



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1003993
Case Numbers: 16EPC-40072
January 12, 2016**

Staff Report

Agent	Garcia-Kraemer & Associates
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	C-2 Community Commercial

Staff Recommendation

DEFERRAL of 16EPC-40072, at the applicant's request, for 30 days, to the February 09, 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 development of 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.

The applicant is requesting a 30-day deferral to the February 09, 2016 EPC hearing to allow additional time to justify the zone map amendment pursuant to R270-1980.

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 C-2.
3. The applicant is requesting a 30-day deferral to the February 09, 2016 EPC hearing to allow additional time to justify the zone map amendment.

City Departments and other interested agencies reviewed this application from 12/05/2016 to 12/21/2016.

January 3, 2017

Catalina Lehner

City of Albuquerque

Planning Division

600 2nd NW, Albuquerque 87102

Ms. Lehner:

This letter is to request a deferral for Project #1003993 for 30 days to the hearing on February 9, 2017.

The request is for a zone map amendment for Tract A-36-A, Town of Atrisco Grant Northeast Unit, zoned SU-1 for uses permissive and conditional in O-1 to C-1.

If you have any questions, please do not hesitate to contact me.

Thank you,

A handwritten signature in black ink, appearing to read 'Sujay Thakur', written over a horizontal line.

Sujay Thakur