



Environmental Planning Commission

Staff Report

Agenda Number: 1
Project #: PR-2021-006278
Case #: RZ-2021-00051
Hearing Date: January 20, 2022

Agent	Consensus Planning
Applicant	Stovall Paradise LLC and S&W Assisted Living LLC
Request	Zoning Map Amendment – EPC
Legal Description	Tract A-1 Plat of Tracts A-1, A-2, C-1 & T Paradise Hills Golf Course Subdivision
Location	10035 Country Club Lane NW, between Golf Course Rd. and Paradise Hills Golf Course
Size	Approximately 0.76 acre
Existing Zoning	NR-C
Proposed Zoning	R-ML

Staff Recommendation

DEFERRAL of RZ-2021-00051, due to incomplete notification (sign posting), for a month to the February 17, 2022 hearing.

STAFF PLANNERS
Megan Jones, Planner
Leroy Duarte, Planner

Summary of Analysis

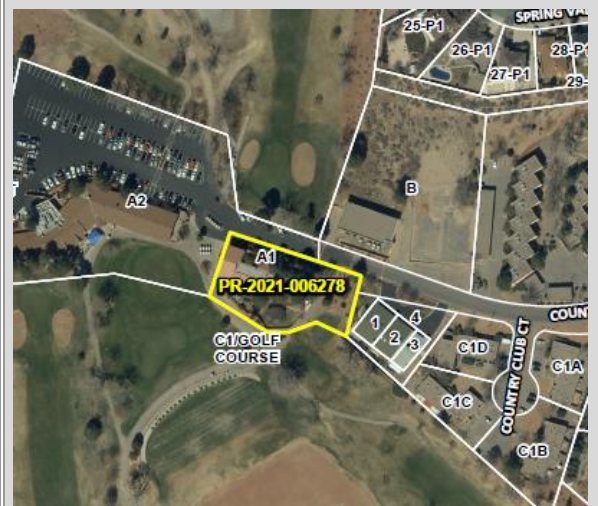
The request is for a Zoning Map Amendment from NR-C to R-ML for approximately 0.76-acre site.

The Zoning Map Amendment would facilitate re-development of the subject site in a manner that is generally consistent with the character of the surrounding community and the R-ML zoning nearby.

The subject site is in an Area of Consistency. It is not in an Activity Center or along a corridor.

The applicant notified the Westside Coalition of Neighborhood Associations, the Paradise Hills Civic Association, and property owners as required. However, when staff conducted a site visit on January 7, 2022, the yellow signs were not posted. Therefore, the IDO requirement for sign posting 15 days prior to the hearing was not fulfilled pursuant to IDO 14-16-6-4(K)(4)

Staff requests a one-month deferral to the February 17, 2022 hearing



From: [Duarte, Leroy D.](#)
To: ["Charlene Johnson"](#)
Subject: RE: Paradise ZMA
Date: Friday, January 7, 2022 9:00:00 AM
Attachments: [image001.png](#)

Charlene,

Yes please remove the sign.

Thank you,



LEROY DUARTE

current planner

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From: Charlene Johnson <Johnson@consensusplanning.com>

Sent: Thursday, January 6, 2022 6:25 PM

To: Jackie Fishman <fishman@consensusplanning.com>; Lehner, Catalina L. <CLehner@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Duarte, Leroy D. <lduarte@cabq.gov>

Cc: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Aranda, James M. <jmaranda@cabq.gov>

Subject: Re: Paradise ZMA

I did just post the sign. With the process of picking up blank signs for EPC I did forget, my mistake. It currently has the January date. Please let me know if I need to remove this sign and repost with the February date at the appropriate time.

Thank you,

Charlene

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Jackie Fishman <fishman@consensusplanning.com>

Sent: Thursday, January 6, 2022 6:14:59 PM

To: Lehner, Catalina L. <CLehner@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Duarte, Leroy D. <lduarte@cabq.gov>

Cc: Charlene Johnson <Johnson@consensusplanning.com>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Aranda, James M. <jmaranda@cabq.gov>

Subject: RE: Paradise ZMA

For clarification, this should be heard next month on the February EPC hearing, not the March hearing, correct?

Jacqueline Fishman, AICP

Principal

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

P: 505.764.9801

From: Lehner, Catalina L. <CLehner@cabq.gov>

Sent: Thursday, January 6, 2022 5:00 PM

To: Jones, Megan D. <mdjones@cabq.gov>; Jackie Fishman <fishman@consensusplanning.com>; Duarte, Leroy D. <lduarte@cabq.gov>

Cc: Charlene Johnson <Johnson@consensusplanning.com>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Aranda, James M. <jmaranda@cabq.gov>

Subject: RE: Paradise ZMA

Hello,

I'm sorry, but I believe this case must be deferred to the March hearing pursuant to the IDO. Charlene was just here (third floor) to pick up signs, but the requirement is for posting 15 days before the hearing so yes, signs should have been posted yesterday.

6-4(K)(4) Posted Sign

Where Table 6-1-1 requires posted sign notice, the applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public meeting or hearing, as applicable, and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(V)(3)(a)1.

We can place this case on the March agenda with the two new zone change requests submitted today by this firm for the March hearing.

Thank you.



CATALINA LEHNER, AICP

senior planner

wireless designee

she | her | hers

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From: Jones, Megan D.
Sent: Thursday, January 06, 2022 4:23 PM
To: Jackie Fishman; Duarte, Leroy D.
Cc: Charlene Johnson; Lehner, Catalina L.
Subject: Re: Paradise ZMA

Good afternoon,

As of today we have everything we need for your case, but if any additional questions come up over the next day, we will let you know.

I did conduct our Site Visit today and as of about 4:00 the signs were not posted. Signs are required to be posted 15 days prior to a public hearing, which would have been yesterday 1-05-22.

Once you get them posted, please take photos to document that you have done so and let me know.

Thank you so much and please let us know if you have any questions.

Happy New Year!

Megan Jones
Current Planner
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cabq.gov/planning

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Wednesday, January 5, 2022 9:18:48 AM
To: Duarte, Leroy D.; Jones, Megan D.
Cc: Charlene Johnson
Subject: Paradise ZMA

Good morning and Happy New Year!

I'm just checking in to see if you have everything you need for our case and/or if you have any last questions for the staff report?

Jacqueline Fishman, AICP
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