



**Environmental
Planning
Commission**

**Agenda Number: 3
Project #: PR-2023-008175
Case #: RZ-2023-00007
Hearing Date: March 16, 2023**

Staff Report

Agent	Kinley Raccoon LLC
Applicant	Jitka Dekojova/ Chelsea Gulling
Request	Zoning Map Amendment (zone change)
Legal Description	all or a portion of Lot 07, Block 19, Eastern Addition
Location	located at 1102 Edith Blvd SE, between Garfield Ave. SE, and Lewis Ave. SE
Size	Approximately 0.2 acre
Existing Zoning	R-1A
Proposed Zoning	R-ML

Staff Recommendation

DEFERRAL of PR-2023-008175, based on the applicants request, for a month to the April 20, 2023 hearing.

**STAFF PLANNER
Leroy Duarte, Planner**

Summary of Analysis

The request is for a zoning map amendment for an approximately 0.2-acre site located at 1102 Edith. The applicant wants to change the subject site’s zoning to R-ML to remedy a non-conforming use on the property.

The subject site is in an Area of Consistency. It is not located along a Major Transit Corridor or in an Activity Center.

The applicant is requesting a deferral for one month to the April 20, 2023 hearing. Applicant needs more time addressing zone map amendment criteria.



March 6, 2023

Leroy Duarte, Current Planner
Urban Design and Development
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102


RE: Zoning Map Amendment for 1102 Edith Blvd SE

Dear Mr. Duarte,

The purpose of this letter is to request a deferral for Zone Map Amendment EPC hearing scheduled for March 16, 2023 to a new date on April 20, 2023. Please refer to file **PR 2023-008175 / RZ-2023-00007** with a payment confirmation 202303300-31 received on February 2, 2023. We respectfully request this deferral so we can strengthen our Justification Letter.

We will keep the South Broadway Neighborhood Association informed and ensure sign posting is on the subject's property 15 days prior and after the meeting, as required.

Thank you,


Jitka Dekojova and Chelsea Gulling
Kinley Raccoon, LLC