



Environmental Planning Commission

Agenda Number: 4
Project #: PR-2021-005538
Case #: RZ-2021-00017,
Hearing Date: July 15, 2021

Staff Report

Agent	SMPC Architects
Applicant	540 Chama LLC
Request	Zoning Map Amendment - EPC
Legal Description	Lots 13, 14, 15 & 16, Block 9, Del Norte Subdivision
Location	540 Chama NE, located between Roma Ave SE and Marquette Ave SE
Size	Approximately 1.0-acre
Existing Zoning	MX-T
Proposed Zoning	NR-C

Staff Recommendation

DEFERRAL of PR-2021-005538, RZ-2021-00017 at the applicant's request, for one month to the August 19, 2021 EPC Hearing.

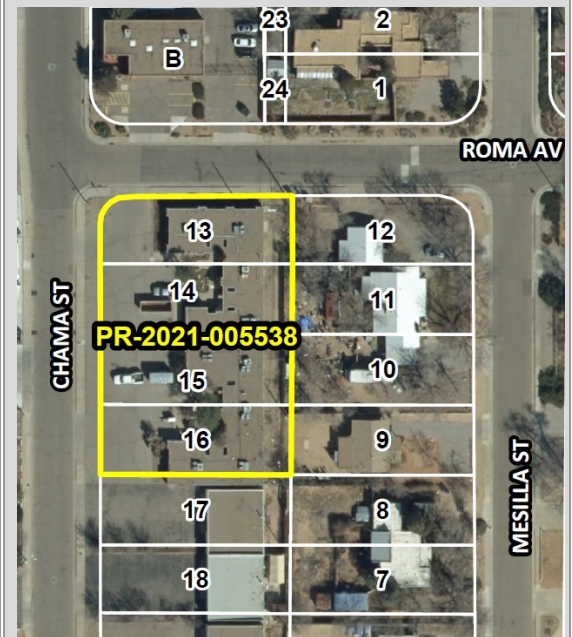
Staff Planner,
Sergio Lozoya

Summary of Analysis

The request is for a Zoning Map Amendment – EPC, for an approximately 1.0-acre site, legally described as Lots 13, 14, 15 & 16, Block 9, Del Norte Subdivision, located at 540 Chama NE, between Roma Ave SE and Marquette Ave SE (the subject site).

The applicant proposes to amend the subject sites zoning from Mixed-Use - Transition (MX-T), to Non-Residential – Commercial (NR-C), to allow for the development of a carwash, and outdoor vehicle storage on the subject site.

The applicant is requesting deferral to amend the request, and complete the application materials.



Lozoya, Sergio

From: Sonia Vinajeras-Gallegos <s.gallegos@smpcarchitects.com>
Sent: Friday, June 25, 2021 12:33 PM
To: Lozoya, Sergio
Cc: Glenn Fellows
Subject: 540 Chama NE - Zone Map Amendment 30-Day Deferral request

Good morning, Sergio.

After discussions with the property owner and your review of the Zone Map Amendment application for the property at 540 Chama NE, Project # 2021-005538, RZ-2021-00017, we would like to request a 30-day deferral to amend our application to reflect a zone change from MX-T to MX-M instead of NR-C. We will revise our application to reflect this change and send the application to you by July 26th in order to participate in the August 19th EPC hearing.

I will be in touch if I have any questions.

Thank you,

Sonia Vinajeras-Gallegos

Intern Architect II

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