



**Environmental
Planning
Commission**

**Agenda Number: 06
Project Number: 1001695
Case #: 16EPC-40008
June 09, 2016**

Staff Report

Agent	DAC Enterprises, Inc.
Applicant	Firoz S. & Jabeen Vagh
Request	Site Development Plan for Building Permit
Legal Description	Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, Tract 2
Location	The NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE (7001 Signal Ave. NE)
Size	Approximately 1.5 acres
Zoning	SU-2/C-1

Staff Recommendation

DEFERRAL of 16EPC-40008 at the request of the applicant, for 60 days to the August 11, 2016 EPC hearing.

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

Summary of Analysis

The request is for a site development plan for building permit for an approx. 1.5 acre site at the NE corner of Signal Ave. and Louisiana Blvd. The applicant proposes to develop an allergy clinic.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The La Cueva Sector Development Plan (LCSDP) also applies. The LCSDP contains design regulations for all SU-2 zoned properties. The subject site is zoned SU-2/C-1, so the design regulations apply to the proposed development.

The proposed site development plan does not comply with Regulation 12R-3 regarding parking, which states that maximum parking cannot exceed the minimum required plus 10%. Regulation 12R-3 states that, if it cannot be met, the applicant may seek a variance from the requirement.

The applicant is requesting a 60-day deferral in order to seek a variance, through the Zoning Hearing Examiner (ZHE) process, to parking regulation 12R-3 of the LCSDP.

Findings

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE
2. The applicant has submitted a written request for deferral, which is included in part of the record.
3. The applicant requests a 60-day deferral to the August 11, 2016 EPC hearing in order to seek a variance to parking regulation 12R-3 of the LCSDP.

Lehner, Catalina L.

From: Doug Crandall <dacinc2001@aol.com>
Sent: Thursday, May 26, 2016 2:54 PM
To: Lehner, Catalina L.
Cc: CenturyLink Customer
Subject: Project #1001695

Good afternoon Catalina,

Please accept this communication as an official request for an additional deferral for the above referenced project. It is our desire that the case be deferred until the August EPC hearing. This will allow us petition the Zoning Hearing Examiner to allow a variance to the parking requirements for the proposed allergy clinic. A deferral until August will allow ample time for the ZHE hearing and subsequent appeal time.

Thank you for your assistance. Please contact me directly if you have any questions.

Doug

Doug Crandall
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