



# Environmental Planning Commission

Agenda Number: 2  
Project #: 2018-001681  
Case: RZ-2020-00009  
Hearing Date: June 11, 2020

## Staff Report

<b>Agent</b>	Modulus Architects, Inc.
<b>Applicant</b>	Two Rivera LLC
<b>Request</b>	<b>Zoning Map Amendment</b>
<b>Legal Description</b>	Tract 52 Unit 2 Atrisco Grant
<b>Location</b>	Located on Sunset Gardens Rd. SW between 82nd Street SW and 86th St. SW
<b>Size</b>	Approximately 6.04 Acres
<b>Existing Zoning</b>	PD
<b>Proposed Zoning</b>	MX-L

**Staff Recommendation**

APPROVAL of Project # 2018-001681 RZ-2020-00009 based on the Findings 1-14 beginning on Page 23.

**Leslie Naji**  
*Senior Planner*

**Summary of Analysis**  
The request is for a zoning map amendment for an approximately 6.04-acre site located on Sunset Gardens Rd SW, between 82nd Street SW and 86th St. SW, which is currently vacant and zoned PD. The applicant wants to change the subject site’s zoning to MX-L in order to allow for development per IDO standards without additional EPC site plan review.

The subject site is in an Area of Consistency, as designated in the ABC Comp Plan. Currently vacant, a site plan was previously submitted but never finalized. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

Property owners within 100 ft and the affected neighborhood associations, Southwest Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations, were notified as required. No comments have been received.

Staff recommends approval.

