



Environmental Planning Commission

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

Staff Report

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

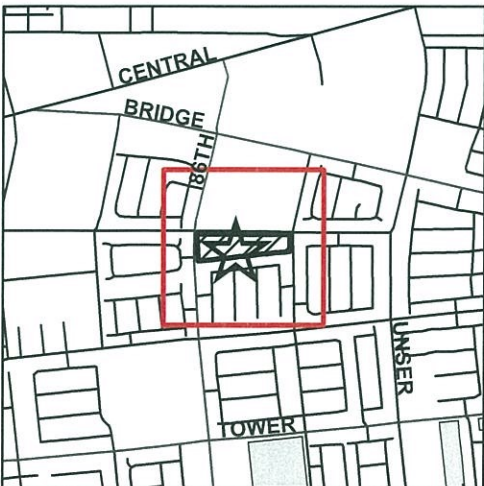
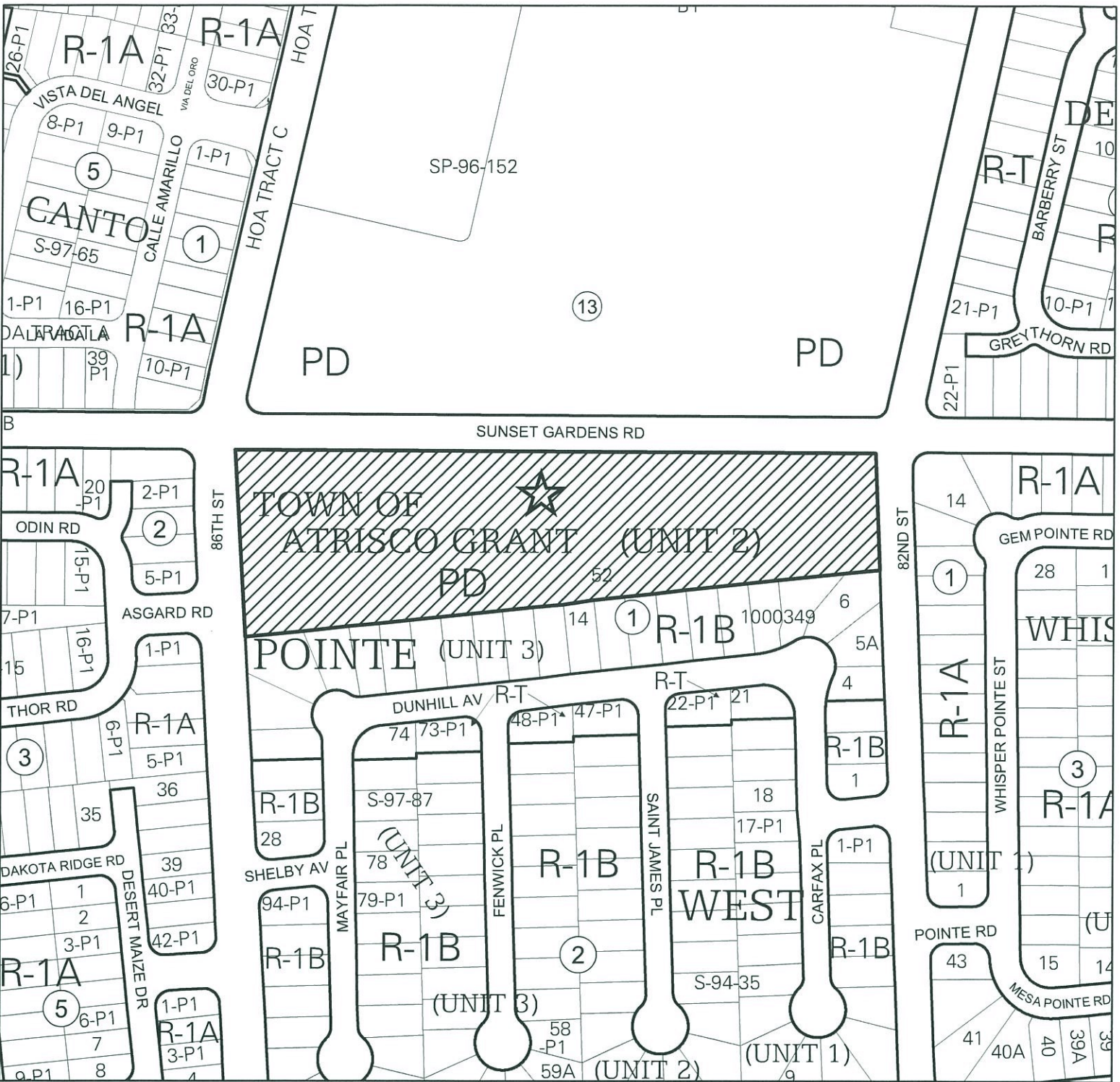
The subject site is in an Area of Consistency, as designated in the ABC Comp Plan. Currently vacant, a site plan was previously submitted but never finalized. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

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.







IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 225 feet

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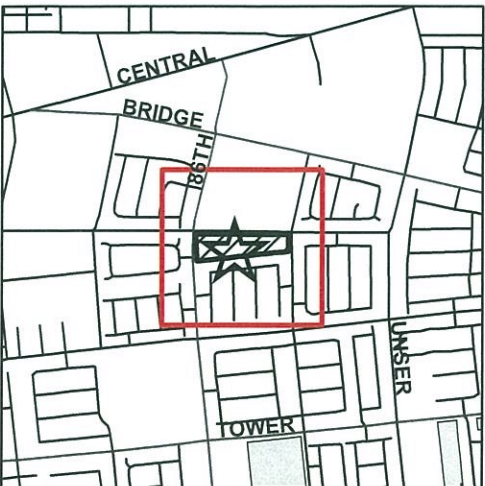
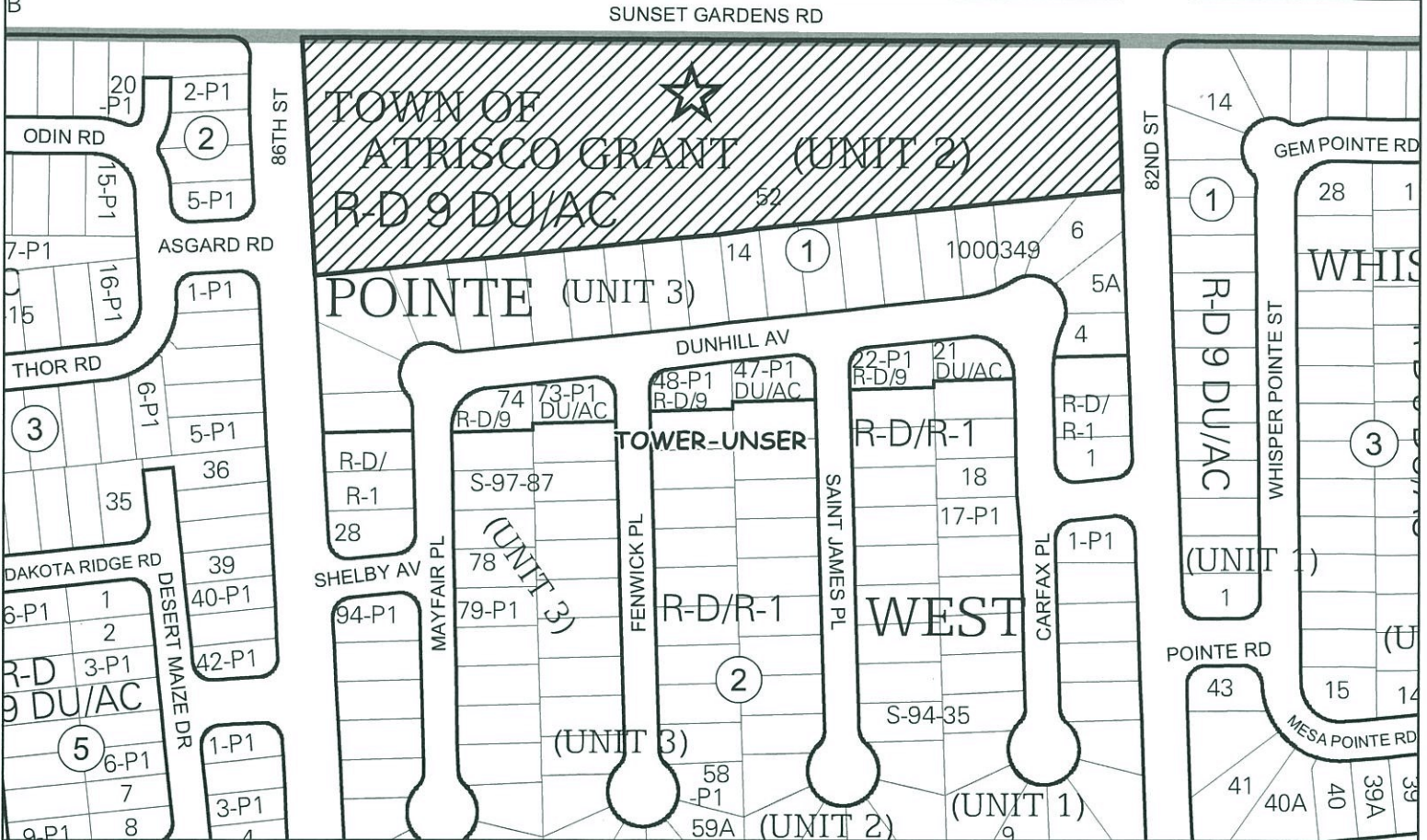
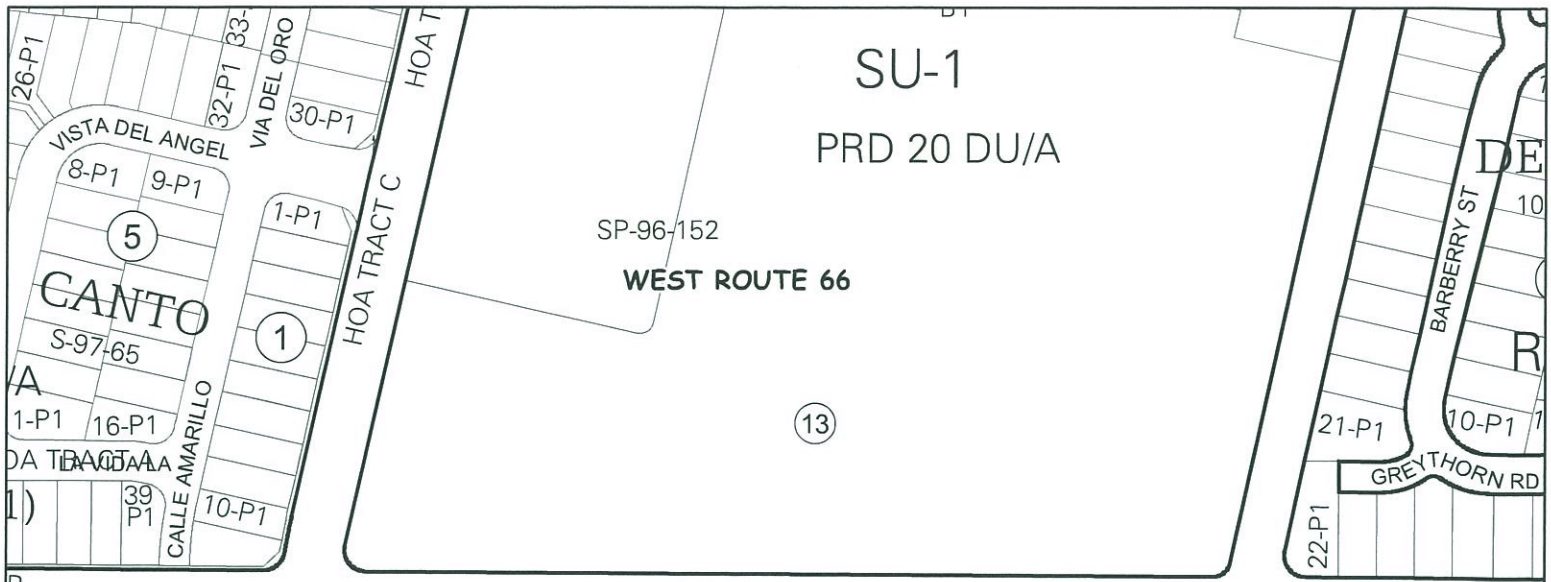
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OLD ZONING MAP

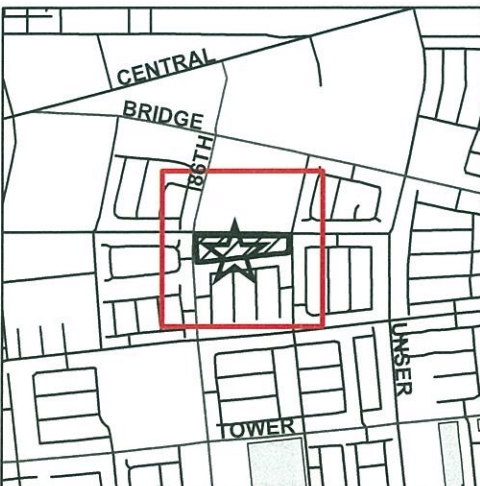
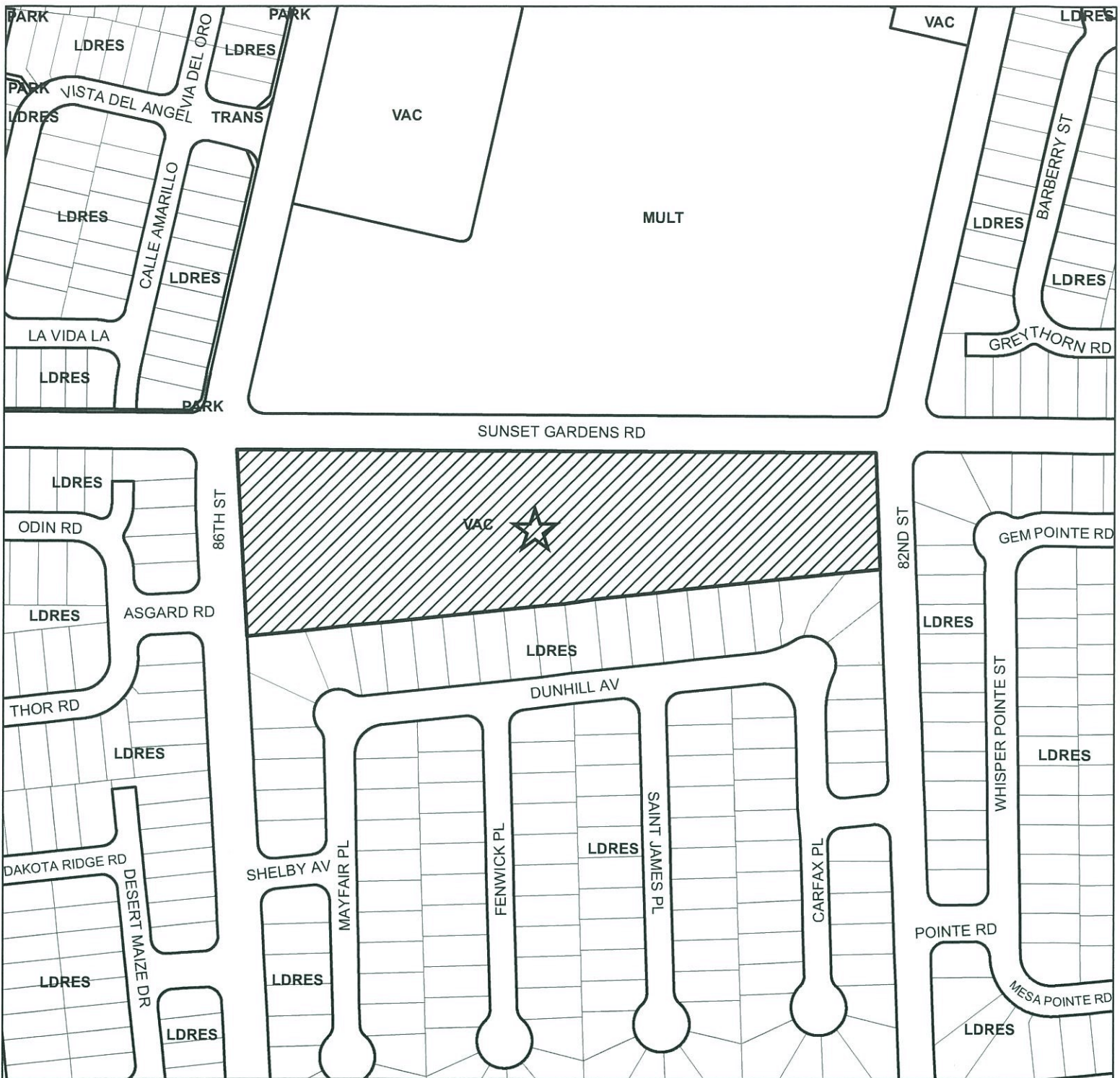
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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

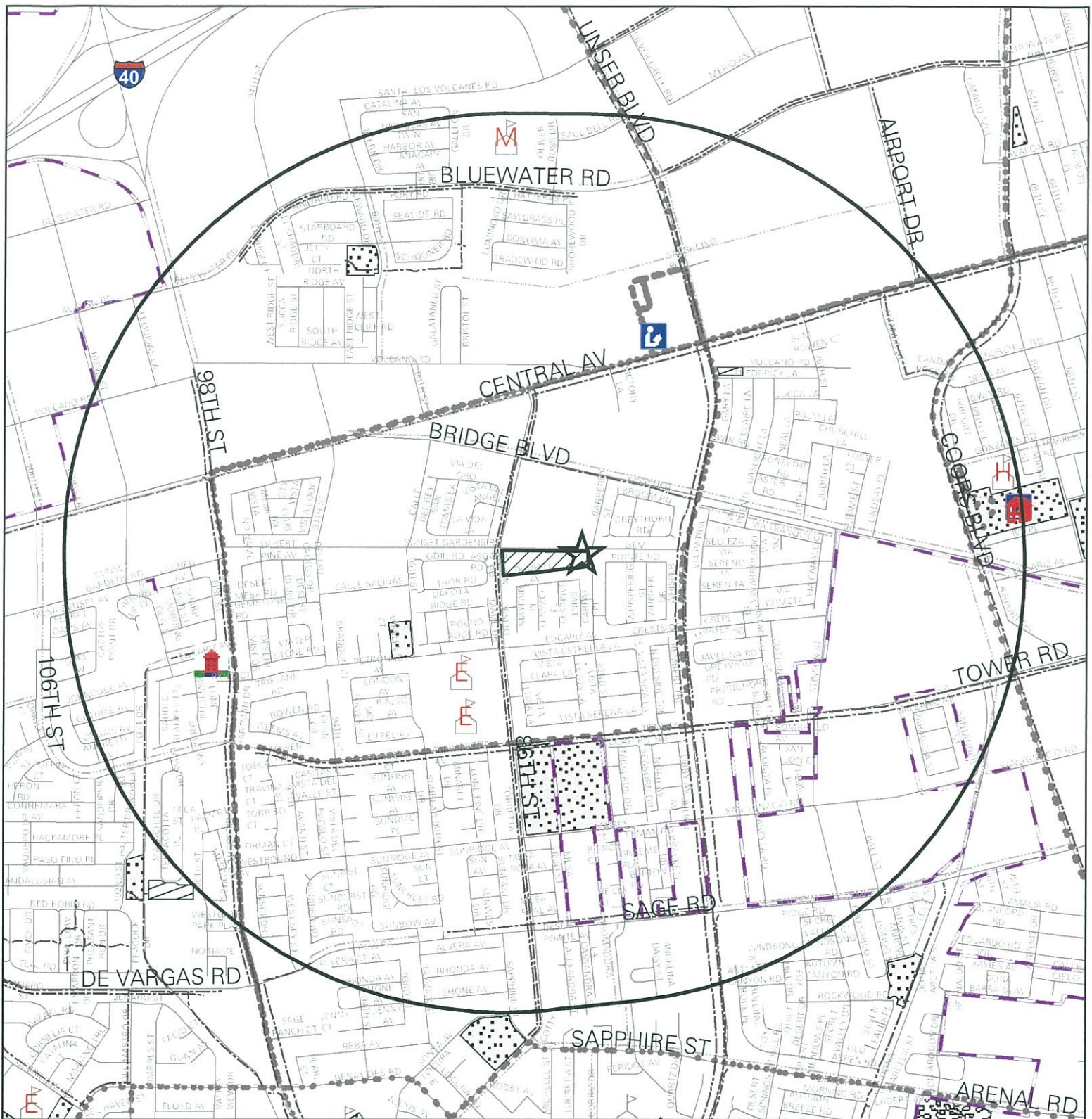


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Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public School |  Landfill designated by EHD |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill Buffer (1000-feet) |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed City Park |
|  Library |  Solid Waste |  ABQ Ride Route |  Undeveloped City Park |
|  Museum |  Albuquerque City Limits | |  Developed County Park |
| | | |  Undeveloped County Park |

STAFF REPORT