



***Environmental
Planning
Commission***

Agenda Number: 2
Project #: PR-2019-002682
Case #s: RZ-2019-00049, SI-2019-00266
Hearing Date: November 14, 2019

Supplemental Staff Report

<i>Agent</i>	Self
<i>Applicant</i>	Richard Dobbs, QMD, LLC
<i>Request</i>	Zone Map Amendment (zone change) Site Plan-EPC
<i>Legal Description</i>	Tract A, Summary Plat of Tract N, Paradise Hills Industrial Park, and a portion of Tract 2 of Eagle Ranch, and a portion of a 100' PNM Easement
<i>Location</i>	between Eagle Ranch Rd. NW and Coors Blvd. NW (4349 Irving Blvd. NW)
<i>Size</i>	Approximately 4 acres
<i>Existing Zoning</i>	MX-M (mixed-use medium)
<i>Proposed Zoning</i>	PD (planned development)

Staff Recommendation

DEFERRAL of RZ-2019-00049 and SI-2019-00266, at the applicant's request, for 90 days to the February 13, 2020 hearing.

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

Summary of Analysis

The request is for a zone change and an associated site plan for an approximately 4 acre site known as the old Rowland's site. The request was deferred at the September 12, 2019 EPC hearing for 30 days because the required notification was incomplete. Also, the zone change justification letter needed to be strengthened.

The applicant wants PD zoning to allow a permanent, outdoor market. Open air market is allowed in the MX-M zone, but it's a temporary use up to 60 days at a time. Conducting the proposed activities indoors, however, would render the zone change unnecessary.

The subject site is in an Area of Change designated by the Comprehensive Plan. The applicant is requesting a 90 day deferral to the February 13, 2020 hearing to allow time to review documents associated with the request and to determine if they want to contract with an agent to assist them.



IRVING VILLAGE
CONTAINER VILLAGE | OPEN-AIR MARKET
4349 IRVING BLVD NW

November 7, 2019

City of Albuquerque
Planning Department
Attn: CATALINA LEHNER
PO Box 1293
Albuquerque, New Mexico 87103

Subject: Project #2019-002682
RZ-2019-00049 (Zone Map amendment)
SI-2019-00266 (Site Plan)

Dear Catalina:

Per our discussion of November 6, 2019, I would am requesting and extension of the hearing scheduled for the 14th of November.

At this time I feel it would be in the best interest of Irving Village to extend the out 90 days based on the following items:

- As discussed Ms. Kean is no longer with Irving Village and we will need additional time to review any and all work, documentation and issues that pertain to this project.
- With the upcoming months of November and December I feel that it is in the best interest to postpone the deadline to the 90 days in order of allow Irving to coordinate the document to properly present to the City.
- The additional time will allow Irving to determine if we will need to retain a planner to assist with this project and if retained all the planner adequate time to review documents presented.

Thank you for your time and assistance in this matter. Should you have any questions please do not hesitate to contact me.

Sincerely,


Richard Dobbs