# Environmental Planning Commission

## Staff Report

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| *Agent* | Self |
| *Applicant* | Richard Dobbs and Havanna Kean, QMD, LLC |
| *Request* | **Zone Map Amendment (zone change) Site Plan-EPC** |
| *Legal Description* | 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 |
| *Location* | between Eagle Ranch Rd. NW and Coors Blvd. NW (4349 Irving Blvd. NW) |
| *Size* | Approximately 4 acres |
| *Existing Zoning* | MX-M (mixed-use medium) |
| *Proposed Zoning* | PD (planned development) |

## Staff Recommendation

*DEFERRAL of RZ-2019-00049 and SI-2019-00266, for 30 days to the November 14, 2019 EPC hearing.*

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

## Summary of Analysis

The request is for a zone change for the above-referenced property, known as the old Rowland's site, zoned MX-M upon adoption of the Integrated Development Ordinance (IDO) and pursuant to the conversion rules passed by the City Council.

The applicant wants to change the subject site's zoning to PD to allow a permanent, outdoor market. Open air market is allowed as a temporary use, up to 60 days, but not as a permanent use. The applicant does not want to construct a building, which would render the request unnecessary.

The notification required pursuant to IDO 14-16-6-4(K), Public Notice, for the EPC process has not occurred. The applicant was advised of this in a September 17, 2019 memo. The letters submitted were from January 2019, required content was missing, and hard-copy letters were not sent to the neighborhood contacts (Paradise Hills Civic Association and the Westside Coalition). Public notice as required by the IDO must be completed at least 15 days prior to the EPC hearing, which has not occurred.

Staff recommends deferral so that the required notification can be completed, the zone change justification strengthened, and the site plan revised based on Staff and agency comments.