



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1011513
Case Number: 18EPC-40005
Hearing Date: March 08, 2018**

Supplemental Staff Report

Agent	RBA Architecture, PC
Applicant	Rio Grande Realty & Investments, LLC (Todd Kruger)
Request	Zone Map Amendment (zone change)
Legal Description	Lots 12, 13 & 14, Tract A, Unit A, North Albuquerque Acres
Location	on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE.
Size	Approximately 2.8 acres
Existing Zoning	SU-1 PUD (Planned Unit Development) (not to exceed 6 du/ac)
Proposed Zoning	O-1

Staff Recommendation

DEFERRAL of 18EPC-40005, based on the Findings below, at the request of the applicant (see attachment) for 30 days to the April 12, 2018 EPC hearing.

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

The request is for a zone map amendment for an approx. 2.8 acre vacant site, zoned SU-1 PUD, on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE. The applicant wants to develop a medical office complex. A site development plan is not required at this time.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan. No sector development plans apply.

The affected neighborhood organizations are the North Wyoming Neighborhood Association (NA), the Countrywood Area NA, and the District 4 Coalition, which was notified. Property owners within 100 feet of the subject site were also notified. A facilitated meeting was held on February 22. Concerns include traffic landscaping, and buffering. Staff has received two written comments; one party is opposed.

The applicant is requesting a 30 day deferral in order to strengthen the zone change justification and address any other concerns.

Findings

1. The request is for a zone map amendment (zone change) from SU-1 PUD to O-1. The applicant intends to develop an office complex.
2. Since the request is for a change to a straight zone (O-1), a site development plan is not required at this time.
3. The applicant is requesting a 30-day deferral to the April 12, 2018 EPC hearing to strengthen the zone change justification and address any other concerns.



March 7, 2018

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: PALOMAS MEDICAL OFFICE BUILDINGS
8300 / 8310 / 8320 Palomas Ave NE
Albuquerque, NM 87109

Project Number: 1011513
CASE #18EPC-40005

We are requesting a 30 day deferral in the above referenced project to the April 12th hearing in order to address the items of concern.

If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Bennett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rick Bennett
Architect