



**Environmental  
Planning  
Commission**

**Agenda Number:**  
**Project Number: 1005275**  
**Case #'s: 06EPC 01694, 07EPC 40005**  
**January 17, 2008**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Eric Sedillo Jeffries, Esq.
<b>Request(s)</b>	<b>Zone Map Amendment</b> <b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Lot 32, Los Alamos Addition
<b>Location</b>	4th Street and La Plata NW, between Osuna Road and Montano Road NW
<b>Size</b>	Approximately 0.708 acres
<b>Existing Zoning</b>	RA-2
<b>Proposed Zoning</b>	SU-1 for C-1 Permissive Retail Sales, to include outdoor restaurant seating at least 75' from a residential zone and to exclude gasoline, oil and liquefied petroleum gas sales

**Staff Recommendation**

**WITHDRAWN of 06EPC 01694 and 07EPC 40005, based on the applicant's request.**

**Staff Planner**

**Carol Toffaleti, Planner**

**Summary of Analysis**

The request is for a zone map amendment and site development plan for subdivision for Lot 32, Los Alamos Addition, a site of approximately 0.7 acres located at the northeast corner of 4th Street & La Plata NW, between Osuna Rd. and Montano Rd, zoned RA-2. The requested zone is SU-1 for C-1 Permissive Retail Sales, to include outdoor restaurant seating at least 75' from a residential zone and to exclude gasoline, oil and liquefied petroleum gas sales. The application for rezoning was submitted in December 2006 and the site development plan added in June 2007. The applicant requested deferrals to consult with City Staff, residents and property-owners. The cases were heard at the July 19, 2007 EPC hearing. The EPC requested a 90 day deferral to enable the applicant to consult further with property-owners and residents and submit a more detailed site development plan. The applicant requests that there application be withdrawn.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 12/4/2006 to 12/18/2006 and from 6/11/2007 to 6/22/2007 .

