



**Environmental
Planning
Commission**

**Agenda Number:10
Project Number: 1001620
Case #11EPC-40019
May 12, 2011**

Staff Report

Agent City of Albuquerque Planning Department

Applicant City of Albuquerque Planning Department

Request Text Amendment to the Comprehensive Zoning Code, Section 14-16-2-16(A)(7) and 14-16-2-16(A)(8) to allow and encourage residential dwelling units in appropriate locations in C-1 Neighborhood Commercial and C-2 Community Commercial zones

Location City-wide

Staff Recommendation

That a RECOMMENDATION OF APPROVAL of Case #11EPC-40019 be forwarded to the City Council, based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 13.

Staff Planner

Lorena Patten-Quintana, Planner

Summary of Analysis

This is a request to amend the text in Section 14-16-2-16(A)(7) and 14-16-2-16(A)(8) to allow and encourage residential dwelling units in appropriate locations in C-1 Neighborhood Commercial and C-2 Community Commercial zones. The purpose of the text amendment is to encourage higher density residential development in activity centers, metropolitan redevelopment areas, and along transit corridors.

The Planning Department proposes the subject text amendments to allow residential land uses in C-1 and C-2 zones with the option to have it as part of a mixed-use development, but not as a requirement.

The proposed text amendment furthers the intent of the Zoning Code and applicable Comprehensive Plan Goals and Policies. Staff recommends approval of the request.

City Departments and other interested agencies reviewed this application from 04/04/11 to 04/15/11. Agency comments used in the preparation of this report begin on page 14.