



Environmental Planning Commission

***Agenda Number: 10
Project Number: 1005278
Case Numbers: 06EPC- 01700/01701
November 18, 2010***

Staff Report

<i>Agent</i>	Mark Goodwin & Associates, PA
<i>Applicant</i>	Juan Tabo Hills West
<i>Requests</i>	Annexation Establishment of Zoning
<i>Legal Description</i>	Tract A, Juan Tabo Hills West
<i>Location</i>	Bordering south/east of the Tijeras Arroyo, north of Kirtland Air Force Base and west of Juan Tabo Hills, between Eubank and Juan Tabo Blvds
<i>Size</i>	Approximately 85 acres
<i>Existing Zoning</i>	County A-1
<i>Proposed Zoning</i>	R-D

Staff Recommendation

***DEFERAL of 06EPC-01700 for 30-days.
DEFERAL of 06EPC-01701 for 30 days.***

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

This is a two-part request: Annexation and Establishment of Zoning for Juan Tabo Hills West, an 85-acre site west of the existing Juan Tabo Hills between the Tijeras Arroyo and Kirtland Air Force Base. The requested zoning for the entire site is R-D with R-T controls. Access to the site will be across the existing Juan Tabo Boulevard Bridge.

The applicant requests a 30-day deferral in order to work with City staff of the Open Space Division and City legal regarding the pre-annexation agreement. Also, the applicant has resubmitted a TIS to the City Engineer and awaits review and comment in hopes that it is accepted. Once the TIS is approved, the pre-annexation agreement will be updated to reflect the requirements stated in the TIS and required by the Open Space Division.

Location Map (3" x 3")