



**Environmental
Planning
Commission**

**Agenda Number: 7
Project Number: 1005278
Case Numbers: 06EPC- 01700/01701
July 8, 2010**

Staff Report

Agent	Mark Goodwin & Associates, PA
Applicant	Juan Tabo Hills West
Requests	Annexation Establishment of Zoning
Legal Description	Tract A, Juan Tabo Hills West
Location	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
Size	Approximately 85 acres
Existing Zoning	County A-1
Proposed Zoning	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 Transportation Division on the TIS. When the TIS is approved, the pre-annexation agreement will be updated to reflect the requirements stated in the TIS. Once this is completed, a facilitated meeting will be held between the applicant and relevant neighborhoods.

Location Map (3" x 3")