



**Environmental
Planning
Commission**

*Agenda Number: 4
Project Number: 1006972
Case #: 12EPC 40076
January 10, 2013*

Staff Report

Agent	City of Albuquerque Planning Department
Applicant	City of Albuquerque
Request	Text Amendment to the Nob Hill Highland Sector Development Plan
Current Zoning	Various; including All Nob Hill Highland Sector Plan Specific Zones
Proposed Zoning	same

Staff Recommendation
DEFERRAL of 12EPC 40076 for 30-days.

Staff Planner
Christopher Hyer, Senior Planner

Summary of Analysis

The purpose of this request is to allow freestanding pole-mounted signs as an allowable signage type in the Nob Hill Highland Sector Development Plan (NHHS DP) area – currently they are not allowed. This text amendment is intended to allow business owners the option of a sign that can be freestanding and pole-mounted, no other type of freestanding sign is permissive. These freestanding signs would be regulated by the O-1 zone sign regulations, which allow a maximum sign size of 75 square feet and a height of 26 feet, or the height of the tallest building on the site, whichever is lower.

Findings for Deferral

1. This is a request to amend the Nob Hill Highland Sector Development Plan to allow freestanding pole-mounted signs for the Central Avenue Neon Design Overlay Zone (CAN DOZ).
2. This request is accompanied by two companion requests: creation of the CAN DOZ (12EPC-40077); and an amendment to the Zoning Code to waive the sign fees for qualifying signs in the CAN DOZ (12EPC-40075).
3. The creation of the CAN DOZ needs further analyzing due to: comments received during the Agency Review process - additional revisions are needed to improve the formatting and organization of the CAN DOZ; to make the regulations more clear and enforceable; and to incorporate changes suggested by PNM to ensure adequate clearance for electric facilities.
4. The Planning Department requests a 30-day deferral to address issues raised in Agency Comments and to revise the proposed Design Overlay Zone document.



ity Departments and other interested agencies reviewed this application from 12/3/2012 to 12/14/2012.