**Staff Report**

<table>
<thead>
<tr>
<th>Agent</th>
<th>Dekker/Perich/Sabatini</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Presbyterian Healthcare</td>
</tr>
<tr>
<td>Request</td>
<td>Zone Change, Site Plan for Subdivision Amendment, Site Plan for Building Permit</td>
</tr>
<tr>
<td>Legal Description</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>SE corner of Coors Boulevard and Learning Road</td>
</tr>
<tr>
<td>Size</td>
<td>115 acres</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>SU-1PRD 10 du/acre</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>SU1- for C-2 uses</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

DEFERRAL of Project # 1000965
Case # 18EPC-40033, 34, and 35
based on the Findings on this page

Staff Planner
Maggie Gould

**Summary of Analysis**

This is a request for a Zone Change, Site Development Plan for Subdivision Amendment, and Site Development Plan for Building Permit to allow the development of a medical clinic and urgent care and emergency room facility.

The applicant requests a 30 day deferral to the September 13, 2018 hearing.

Findings:

1. This is a request for a Zone Change, Site Development Plan for Subdivision Amendment and Site Development to allow the development of a medical clinic and urgent care and emergency room.
2. The applicant requests a 30 day deferral to the September 13, 2018 EPC hearing to allow additional time to address concerns about the project.

**Map**

![Map Image](image-url)
Application Number: 18EPC-40033, Site Development - Buildg Prmt

Address:

Location Description: COORS BLVD BETWEEN LOOP ONE DR NW AND LEARNING RD NW

Project Number: 1000965

Applicant
PRESBYTERIAN HEALTH CARE SERVICES
PO BOX 26666
ALBUQUERQUE NM 87125
563-6641

Agent / Contact
DEKKER PERICH SABATINI
CHRIS GUNNING
7601 JEFFERSON NE SUITE 100
ALBUQUERQUE NM 87109
CHRISG@DPSABQ.COM

Application Fees

APN Fee

Conflict Mgmt Fee

EPC Actions $110.00

TOTAL: $110.00
City of Albuquerque
Planning Department

EPC Deferral Fees

Pursuant to Zoning Code Section 14-16-4-1(B)(1), Deferral requests by the applicant for map amendments and site development plans are subject to a $110 fee per item. Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

Payment Procedure: Applicant is required to pay the amount indicated at Plaza Del Sol Building, 600 2nd Street NW, Development Services Counter, ground floor, Albuquerque, NM 87102. Applicant will receive an invoice at this counter and then take it across the hall to Treasury to pay the indicated amount. Upon payment, the applicant should contact the EPC case planner in order to provide proof of payment in the EPC file.

Name of Applicant: Presbyterian Hospital / Dekker/Perich/Sabatini

Project Number: 1000965 – 18EPC-40033, 34 and 35

Date: August 9, 2018

Amount Due: X $110 ___ $220 ___ $330 $ Other