



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1000032
Case #: 15EPC-40079
February 11, 2016**

Staff Report

Agent	Retail Equity Development 3, LLC
Applicant	Oxbow Town Center, LLC
Request	Site Development Plan for Subdivision
Legal Description	Tracts X-1-A2 and , Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center
Location	On St. Josephs Drive NW between Coors Blvd. and Atrisco Drive
Size	Approximately 21.3 acres
Existing Zoning	SU-3 for Mixed Use
Proposed Zoning	No Change

Staff Recommendation

DEFERRAL of Case # 15EPC-40079 based on the findings below, at the request of the applicant for 30 days.

**Staff Planner
Vicente M. Quevedo, Planner**

Summary of Request

This request is for a Site Development Plan for Subdivision for an approximately 21.3 acre site located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The original request also included a zone change but the agent withdrew that portion of the request. The applicant is proposing to develop approximately 7 acres for office uses and approximately 14.3 acres as C-2 commercial uses.

The subject site is located within the Established Urban Area of the Comprehensive Plan as well as within the boundaries of the Coors Corridor Plan and University of Albuquerque Sector Development Plan.

The applicant has requested a 30 day deferral to the March 10, 2016 EPC Public Hearing to allow adequate time for a facilitated meeting to occur.

- Findings**
1. This request is for a Site Development Plan for Subdivision for an approximately 21.3 acre site located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive.
 2. A written request for the deferral from the applicant has been included as part of the record for the case.
 3. The applicant requests a 30-day deferral to the March 10, 2016 EPC Hearing adequate time for a facilitated meeting to occur.

Quevedo, Vicente M.

From: Josh Skarsgard <josh@skarsgardfirm.com>
Sent: Monday, January 25, 2016 7:11 AM
To: JOEVALLES@aol.com; jessie@lawrencemeetingresources.com; almqdog@aol.com; uppsge@comcast.net; aludi415@gmail.com; aludi2wo@yahoo.com; cgbsemper@earthlink.net; berentgroth@mac.com; schaefer@unm.edu; jfworrall@comcast.net; hlhen@comcast.net; alretberg@gmail.com; LasLomasNA@comcast.net; wsconamembers@gmail.com; rshine60@hotmail.com; Trish Lopes; Diane Rossignol
Cc: Quevedo, Vicente M.; Dicome, Kym; Hummell, Tyson; Triplett, Shannon; Winklepleck, Stephani I.
Subject: RE: Re: Facilitated Meeting: Shopping Center (across St. Pius) Project #100032

Good Morning Dr. Joe Valles and Neighbors:

I will happily honor your request for a one month deferral to learn more about the project. I am copying Vicente and Kym (City of Albuquerque Planning Dept.) above. Please accept this email as a formal request to defer the application to the March EPC Hearing (and not the Feb. 11th EPC Hearing). I am available to meet any day that works for your neighbors with the "facilitated meeting". I can also meet for coffee to discuss this project (if any of you wish to review the project with me). We are proud that this project has "rescinded" the zone map amendment/zone change application and is simply seeking Site Plan approval for buildings and uses that are allowed ("permissive") in the current zoning. We are excited to bring needed amenities to your community (coffee shop, restaurants, etc.).

Have a great week and please email me or call me if you have any questions. All the best, Josh

Joshua J. Skarsgard, Esq., CPA
Owner



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State of New Mexico Attorney Bar Number: 25965 (Active)
State of New Mexico Certified Public Accountant Number: 5873 (Inactive)