



**Environmental  
Planning  
Commission**

**Agenda Number: 3  
Project Number: 1005280  
Case Number: 17EPC- 40064  
Hearing Date: January 11, 2018**

**Staff Report**

<b>Agent</b>	Martin Grummer
<b>Applicant</b>	JMD McMahon, LLC
<b>Request</b>	<b>SDP for Building Permit</b>
<b>Legal Description</b>	Lots 6A1, 9A, 9B, 9C, 9D, Plat of McMahon Marketplace
<b>Location</b>	South side of McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW
<b>Size</b>	approximately 7 acres
<b>Existing Zoning</b>	SU-1 for C-1 uses and SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption
<b>Proposed Zoning</b>	N/A

**Staff Recommendation**

WITHDRAWAL of Project # 1005280  
Case # 17EPC-40064  
based on the  
Findings below.

**Staff Planner  
Cheryl Somerfeldt**

**Summary of Analysis**

This is a request for a Sector Development Plan for Building Permit for Lots 6A1, 9A, 9B, 9C, 9D, Plat of McMahon Market Place.

The subject site is within an Area of Change as designated by the Comprehensive Plan; and within the boundaries of the West Side Strategic Plan and the Unser Boulevard Design Overlay Zone.

The Tuscan Neighborhood Association and the Westside Coalition were notified. A facilitated meeting occurred on November 22, 2017 and the attendees were in support of the project.

The applicant requested a 30 day deferral from the December 14, 2017 EPC hearing to the January 11, 2018 EPC hearing in order to discuss Condition Number 3 and the Site Plan for Subdivision submittal. After consideration, the applicant wishes to withdraw the request due to current high construction costs (see the attached email dated January 2, 2018).

**Findings**

1. This is a request for a Sector Development Plan for Building Permit for Lots 6A1, 9A, 9B, 9C, 9D, Plat of McMahon Market Place.
2. The applicant requested a 30-day deferral from the December 14, 2017 EPC hearing to the January 11, 2018 EPC hearing in order to discuss the Site Plan for Subdivision and Condition Number 3.
3. The applicant wishes to withdraw the request due to current high construction costs, as stated in the applicant's email dated January 2, 2018.

## Somerfeldt, Cheryl

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**Subject:** FW: McMahon Marketplace Deferral and Administrative Approval

**From:** Doug Peterson [<mailto:Doug@petersonproperties.net>]

**Sent:** Tuesday, January 02, 2018 2:35 PM

**To:** Somerfeldt, Cheryl; Martin Grummer

**Cc:** Brito, Russell D.; Dicome, Kym; Brecken Mallette; Christine Swanson; Matt Smokov

**Subject:** RE: McMahon Marketplace Deferral and Administrative Approval

Cheryl, we respectfully request withdrawal. Extraordinarily high construction prices that we have witnessed both at McMahon / Unser as well as at other properties where we have intended to build in the Albuquerque area in the last few months indicate that proceeding with new construction anytime soon is not feasible. Moreover, I recently reviewed the Site Plan for Subdivision for McMahon Marketplace and saw that it states "Subsequent site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22(A)(6)". So when we do get ready to build again we'll come in administratively. Thanks.

Douglas H. Peterson

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