



Environmental Planning Commission

**Agenda Number: 04
Project Number: 1000032
Case #: 15EPC-40079
March 10, 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 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 April 14, 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 April 14, 2016 EPC Hearing to continue meeting with the interested parties regarding the proposed Site Development Plan for Subdivision.

City Departments and other interested agencies reviewed this application from 1/04/16 to 1/15/16.

Quevedo, Vicente M.

From: Josh Skarsgard <josh@skarsgardfirm.com>
Sent: Tuesday, February 23, 2016 11:19 AM
To: rshine60@hotmail.com; Joe Valles; Pauline Garcia; Richard Dineen; Dicome, Kym; Jessie Lawrence
Cc: Quevedo, Vicente M.; William R. Keleher; Jim Rogers Jr. (jim@sunlandnm.com); Thomas F. Keleher; mjmcMahonx@gmail.com; Charles Price; Trish Lopes; Diane Rossignol; Becky Torres
Subject: Vicente, Jessie, Kym: Applicant Request for 30-day deferral (April EPC Hearing). St. Joseph's/Coors Blvd. (21 Acre)
Importance: High

Good Morning Vicente:

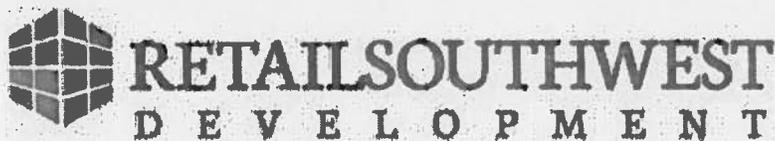
The applicant for the 21 acre Site Development Plan for Subdivision on St. Joseph's and Coors Blvd. is formally requesting a 30 day deferral from the March EPC Hearing to the April EPC Hearing. This request for a deferral is to continue to meet with the interested parties (St. Joseph's on the Rio Grande, Local Neighbors, etc.) regarding the site plan.

Vicente, when we arrive at a final SDP for Subdivision I will print the obligatory copies and give you an updated "letter" addressing the application.

Jessie: if you believe another facilitated meeting is required, please let me know a date and time and I will be there.

Thanks for your help, we are excited to move this project forward in the coming weeks. All the best, Josh

Joshua J. Skarsgard, Esq., CPA
Owner



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