



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1010546
Case #: 16EPC-40021
May 12, 2016**

Staff Report

Agent	Modulus Architects
Applicant	Tecolote Resources, Inc.
Request	Site Development Plan for Building Permit Amendment
Legal Description	Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39
Location	The SW corner of Central Ave. SW and Atrisco Dr. NW
Size	Approximately (≈) 13 acres
Zoning	C-2(SC)

Staff Recommendation

DEFERRAL of Case 16EPC-40021, at the applicant's request and based on the Findings below, for 30 days to the June 9, 2016 EPC hearing.

**Staff Planner
Catalina Lehner, AICP- Senior Planner**

Summary of Analysis

The request is for a Site Development Plan for Building Permit Amendment for the shopping center at the SW corner of Central Ave./Atrisco Dr., known as the "K-Mart shopping center". The subject site was recently re-developed with two new retailers.

The applicant proposes to add ≈ 25,000 square feet (sf) of retail space to the existing ≈ 115,000 sf of retail space. The addition exceeds the 10% change that Staff can approve administratively, so the request is in the EPC process.

The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan and West Route 66 Sector Development Plan also apply.

A Traffic Impact Study (TIS) is required because the proposed addition exceeds the threshold for which a study is required. The TIS has not yet been completed, and Transportation Staff will need time to review it once it's done.

Findings

1. The request is for a Site Development Plan for Building Permit Amendment for a portion of an approximately 13 acre site located at the SW corner of Central Ave. SW and Atrisco Dr. NW.
2. The applicant has submitted a written request for deferral, which is included in the record.
3. The applicant requests a 30-day deferral to the June 9, 2016 EPC hearing to allow time for the TIS to be completed and reviewed by Transportation Staff.

City Departments and other interested agencies reviewed this application from 04/04/2016 to 04/20/2016.

Lehner, Catalina L.

From: Angela Benson <abenson@modulusarchitects.com>
Sent: Monday, May 02, 2016 9:57 AM
To: Lehner, Catalina L.
Cc: Craig Calvert; Stephen Dunbar; Jon Stern
Subject: ECP Project #1010546

Good morning Catalina,

I would like to request a 30 day deferral for 16EPC-40021 Project # 1010546 in order to allow for sufficient time for our TIS to be completed and reviewed by transportation. If you would please schedule us for the June EPC hearing. Please let me know if I need to do anything further.

Best regards,
Angela

**ANGELA M. WILLIAMSON, PRINCIPAL
MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Mobile + Text 505.999.8016
Office 505.338.1499 (Ext. 1000)
Fax 505.338.1498
www.modulusarchitects.com

