



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1005517
Case #: 15EPC-40021
November 12, 2015**

Staff Report

Agent	Tierra West
Applicant	Argus Jefferson Partners, LLC
Request	Site Development Plan for Subdivision
Legal Description	Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Enviroco Tract (being a replat of Lot 2-A, Tract B)
Location	On Jefferson Street NE, between Osuna Road NE and Ellison Street NE
Size	Approximately 7.2 acres
Existing Zoning	M-1 Light Manufacturing Zone
Proposed Zoning	No Change

Staff Recommendation

**DEFERRAL of 15EPC-40021, based on the
findings below, at the request of the applicant,
for 30 days.**

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

Summary of Analysis

The request is for a site development plan for subdivision (SPS) with design standards for an ≈ 7.2 acre site. The proposed SPS would consolidate two lots and create four new ones.

The applicant envisions various commercial uses, such as restaurants, banks and retail, and an office use in the future. Delegation of review authority to the DRB is requested.

The subject site is in the Established Urban area of the Comprehensive Plan and is in the Journal Center Major Activity Center. The North Valley Area Plan also applies. A TIS was required and has been completed.

Neighbors and property owners were notified as required.

The applicant is requesting a 30-day deferral to the December 10, 2015 hearing to allow additional time to coordinate access easements through adjacent parcels.

Findings:

1. This request is for a site development plan for subdivision with design standards.
2. The applicant requests a 30-day deferral to the December 10, 2015 EPC hearing in order to allow additional time to continue to coordinate access easements through adjacent parcels and to deal with some drainage issues.

Jon

TIERRA WEST, LLC

October 26, 2015

Mr. Peter Nicholls, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: MAJOR SITE DEVELOPMENT PLAN FOR SUBDIVISION
6701 JEFFERSON AVE (NWC JEFFERSON AND OSUNA)
PROJECT # 1005517
ZONE ATLAS PAGE E-17-Z**

Dear Chairman Nicholls:

Tierra West LLC, on behalf of Argus Jefferson Partners LLC, requests a 30-day deferral of the Major Site Development Plan for Subdivision for the above-referenced site to the December 10, 2015 hearing. The deferral is requested to allow time for additional coordination efforts related to access and drainage easements through the adjacent church property.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vince Carrica, P.E.

cc: Jeff Jesionowski
Scott Throckmorton

JN: 2014065

RRB/VC/jg

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