



**Environmental
Planning
Commission**

**Agenda Number: 03
Project #: 2018-001402
SI-2018-00171
Hearing Date: November 08, 2018**

Staff Report

Agent	Consensus Planning, inc.
Applicant	Gamma Development LLC
Request	Site Plan - EPC
Legal Description	Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West
Location	Addressed 5001 Namaste Road NW, between La Bienvenida Place NW and the Oxbow Open Space
Size	23 acres
Existing Zoning	R-A
Proposed Zoning	N/A

Staff Recommendation

DEFERRAL of
Project # 2018-001402
RZ-2018-00171

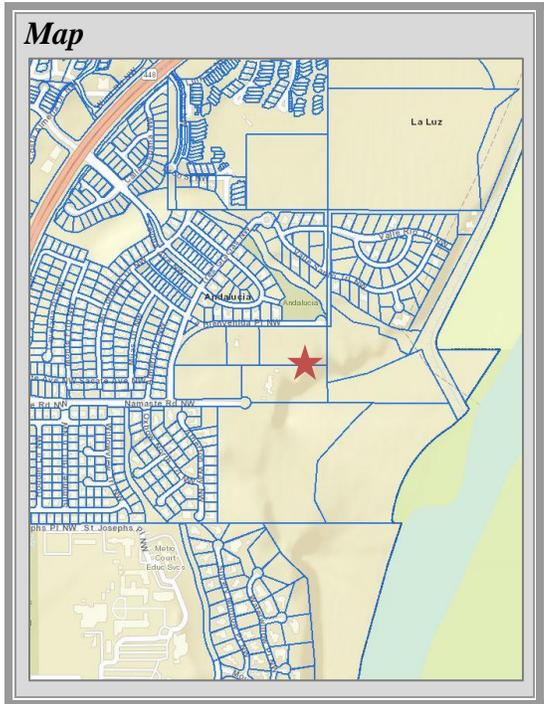
**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This is a request for a 30-day deferral of the EPC hearing for a Site Plan- EPC. The subject site is located at the end of the cul-de-sac on Namaste Road NW to the east of Coors Boulevard NW, immediately adjacent to the Oxbow Major Public Open Space and surrounded by existing single-family development.

Pursuant to the existing R-A zone, the applicant proposes 73 single-family lots with a portion as quarter acre lots and a portion as cluster development with common open space. IDO Section 5-2 Site Design and Sensitive Lands is applicable.

The applicant notified the La Luz Landowners Association, the Taylor Ranch Neighborhood Association, and the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet as required. Staff received emails, letters, comments, reviews, and reports from approximately 50 individuals and organizations in opposition. The applicant requests deferral pursuant to the attached email.



Somerfeldt, Cheryl

From: Jaime Jaramillo <jaramillo@consensusplanning.com>
Sent: Wednesday, October 31, 2018 4:38 PM
To: Somerfeldt, Cheryl; Brito, Russell D.
Cc: Jim Strozier; Chris Green; Michael Balaskovits; Brian McCarthy; C.K. Scott; Mackenzie Bishop
Subject: Project #2018-001402 - EPC Hearing Deferral Request

Cheryl,

Consensus Planning requests a 30 day deferral of the EPC hearing based on the following:

- preparing detailed responses to comments from Planning staff and commenting agencies;
- the need for a DRB approved variance to the connectivity requirements in the IDO; and
- the Open Space Advisory Board's questions and request for a deferral.

The development team can adequately address these items in a month's time. This will give the EPC a more informed perspective of the sensitive nature of this request and the care that has gone into the planning and design of this project.

Please let me know if you have any questions.

Thank you,

Jaime Jaramillo
Planner
Consensus Planning, Inc.
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Albuquerque, NM 87102
505.764.9801



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This message has been analyzed by Deep Discovery Email Inspector.