



# Environmental Planning Commission

**Agenda Number: 4**  
**Project #: PR-2022-007565**  
**Case #: SI-2022-1663, SI-2022-1665**  
**Hearing Date: November 17, 2022**

## Staff Report

<b>Agent</b>	Consensus Planning Inc.
<b>Applicant</b>	Keystone Homes
<b>Request</b>	1. Site Plan - EPC 2. Major Amendment - EPC
<b>Legal Description</b>	Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam
<b>Location</b>	located at the SW corner of the Golf Course Road and Westside Boulevard intersection
<b>Size</b>	Approximately 12 acres
<b>Existing Zoning</b>	MX-M

**Staff Recommendation**

**DEFERRAL of PR-2022-007565, based on the applicants request, for a month to the December 15, 2022 hearing.**

**STAFF PLANNER**  
Leroy Duarte, Planner

**Summary of Analysis**

The request is for a Site Plan Major Amendment to the controlling Site Development Plan for Subdivision to facilitate future development of 101 build-to-rent townhomes. The subject site would adopt the IDO standards and abandon the current design parameters of the controlling Site Development Plan for Subdivision in place.

The subject site is in an Area of Consistency. It is not located along a Major Transit Corridor or in an Activity Center.

The applicant is requesting a deferral for one month to the December 15, 2022 hearing. Applicant needs more time addressing comments received from AMAFCA and re-configure site plan.

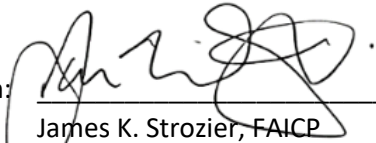


## PROJECT MEMORANDUM

Date: November 10, 2022

To: Leroy Duarte, Planner  
City of Albuquerque, Urban Design and Development

From:

  
James K. Strozier, FAICP  
Consensus Planning

Re: PR-2022-007565 Deferral Request

Tierra West, Consensus Planning, and our client are in the process of modifying the site plan based on changes agreed to with AMAFCA. We would like to request a deferral to the December EPC meeting.