



Environmental Planning Commission

Agenda Number: 1
Project Number: PR-2024-010187
Case #: SI-2024-00467
Hearing Date: May 16, 2024

Staff Report

Applicant	City of Albuquerque Aviation Department
Request	Site Plan - EPC
Legal Description	All or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86
Location	Between Avenida Cesar Chavez and Woodward Rd SW at 2800 2 nd St SW.
Size	Approximately 23 acres
Zoning	NR-GM (Non-Residential – General Manufacturing)

Staff Recommendation:

DEFERRAL of PR-2024-010187, SI-2024-00467 for 30 days to the June 20, 2024 EPC Hearing.

Staff Planner
Catherine Heyne, Planner

Summary of Analysis

The applicant is requesting a 30-day deferral to the June 20, 2024 EPC hearing to notify property owners west of the Bosque that were not notified and to clean up the proposed Site Plan based on revisions needed for staff’s review moving forward.

The request is for a Site Plan - EPC to document an existing development and an upgrade to concrete mixers with mixer platforms and an operator’s room for a site that does not have an approved Site Plan. The request requires Site Plan – EPC approval because the subject site lies within the Railroad and Spur Small Area and is over 5 acres adjacent to Major Public Open Space (MPOS).

Compliance with IDO §14-16-5-2 Site Design and Sensitive Lands is required which includes a Cumulative Impacts Analysis.

The subject site is within an Area of Change per the Comprehensive Plan and falls within the Airport Protection Overlay Zone.

The Barelvas and San Jose Neighborhood Associations were notified as required, but and property owners within 100 ft of the western boundary were not notified as required. A pre-submittal neighborhood meeting was held on March 14, 2024. There was public concern, and an Air Quality Complaint was filed with the Air Quality Division. At this time, staff is unaware of support or opposition.

Staff agrees with the request for deferral.




FW: Recommend deferral for 2800 2nd St SW, Site Plan - EPC

Rose Saxe <rsaxe@coreslab.com>

Thu 5/9/2024 7:54 AM

To: Heyne, Catherine M. <cheyne@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>
Cc: Cecil Casinger <ccasinger@coreslab.com>; Karl Eisenacher <keisenacher@coreslab.com>

 1 attachments (140 KB)

CONDITIONS OF APPROVAL_2800 2nd St SW_050824.pdf;

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Catherine,

We definitely need to have a call about this. Additionally, Coreslab will allow the City to defer this. I'd like my management team to be on this call so setting for tomorrow morning will work best for us. I will also need time to formulate questions and responses to the items listed.

IS THIS THE FINAL LIST OF ITEMS THAT NEED TO BE ADDRESSED OR WILL MORE BE FORTHCOMING IN ANOTHER MEMO?

Regards,

Rose Saxe, MBA, PMP

Project Manager

[Coreslab Structures \(Albuquerque\) Inc.](#)

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From: Heyne, Catherine M. <cheyne@cabq.gov>

Sent: Wednesday, May 8, 2024 6:45 PM

To: Rose Saxe <rsaxe@coreslab.com>

Cc: Jones, Megan D. <mdjones@cabq.gov>

Subject: Recommend deferral for 2800 2nd St SW, Site Plan - EPC

Dear Rose,

After the review of the case by our Deputy Director and talking with our ZEO (Zoning Enforcement Officer) this evening, we were informed that a one month deferral will be needed for this request.

First, there are still a number of outstanding deficiencies that have generated a list of Conditions of Approval. This list has grown to around 20 items that will need to be addressed before the project can move forward. In some cases, we are able to make recommended Conditions of Approval so that the applicant has time to revise their application after the EPC reviews and makes a decision, but in this case, since there are so many items, we recommend taking the extra time to clean up the drawings further. I have included the list we have below.

Second, since the Site Plan was expanded to include all of the property to the west of 2nd Street, it triggers a need to renotify property owners within 100' of the western boundary. Notification is required for properties that weren't included in the initial contact across the Bosque ROW. Incomplete notification in itself introduces the need for a deferral pursuant to IDO section 6-4(K)(3)(c). If we go back to the original plan of not including the western portion of the site, there will be a lot of work to make sure that you update the Site Plan to remove those properties and that everything is compliant. Our Staff Report will have to be rewritten before posting tomorrow (Thursday) by the 12 PM deadline. As you can see, this option is not possible.

It is our recommendation that you request a one-month deferral to the June hearing and re-notify the additional property owners and take care of the items still needed for your drawing set. We understand the frustration this may cause, but if you do not request a deferral, we will be recommending one.

We are available for a phone call with you tomorrow/Thursday morning to discuss this further if needed.

Respectfully,

Catherine Heyne & Megan Jones



CATHERINE HEYNE

planner

she / her / hers

urban design & development division

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e cheyne@cabq.gov

cabq.gov/planning