



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2024-009765
Case #: RZ-2024-00001
Original Hearing Date: 2/15/2024
REMAND Hearing Date: 6/20/2024

Staff Report – Remand

Agent	Tierra West, LLC
Applicant	Cross Development
Request	Zoning Map Amendment (zone change)
Legal Description	All or a portion of Tract A Plat of Gateway Subdivision
Location	1100 Woodward Pl NE, between Mountain Rd and Lomas Blvd
Size	Approximately 3.0 acres
Existing Zoning	MX-M
Proposed Zoning	MX-H

Staff Recommendation

DEFER of Project # 2024-009765, RZ-2024-00001.

Staff Planners:
Megan Jones, Principal Planner
Vicente Quevedo, Senior Planner

Summary of Analysis

The applicant is requesting a 30-day deferral to the July 18, 2024 EPC hearing to notify property owners of the correct remand hearing date. The request was originally heard by the EPC on 2-15-2024, appealed by the opposing Neighborhood Association (NA) and was heard by the LUHO on 5-16-2024. The request was remanded back to the EPC to be heard anew.

The applicant is requesting a zone change from MX-M zoning to MX-H zoning which would result in a spot zone. The request would facilitate the future development of a rehabilitation hospital, being heard subsequently to this request. The subject site is in an Area of Change and is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660’ of the Lomas Blvd. Major Transit Corridor.

The applicant is required to re-notify all eligible NAs and property owners within 100 feet as required. Staff is aware of opposition to this request by the Santa Barbara Martineztown NA.

Staff Agrees with the reason for deferral.

Map





June 11, 2024

Mr. Jonathan R. Hollinger, Chair
Environmental Planning Commission
600 Second NW
Albuquerque, NM 87102

**RE: ZONE MAP AMENDMENT - EPC
SITE PLAN – EPC, MAJOR AMENDMENT
TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC
IDO ZONE ATLAS PAGE J-15-Z**

Dear Mr. Hollinger:

Tierra West LLC, on behalf of Cross Development, respectfully requests a deferral for cases PR-2024-009765, RZ-2024-00001 (Zone Map Amendment – EPC), and PR-2024-009765, SI-2024-00468 (Site Plan – EPC, Major Amendment). We request a 30-day deferral from the scheduled June 20th, 2024, hearing to the July 18th, 2024, hearing.

We are requesting a deferral for the following reasons:

PR-2024-009765, RZ-2024-00001 (Zone Map Amendment – EPC)

There were inconsistencies in the notification materials for the requested Zone Map Amendment. The neighborhood associations and property owners within 100 feet were given the incorrect hearing date. Although we re-notified the neighborhood associations with the correct date, the 15-day notification window for property owners within 100 feet passed on June 5th. Therefore, we request deferral to the July 18th hearing to allow sufficient time for public re-notification and to ensure a consistent record for the hearing.

PR-2024-009765, SI-2024-00468 (Site Plan – EPC, Major Amendment)

The requested Site Plan – EPC, Major Amendment proposes access from Mountain Rd. NMDOT has provided comments to Planning Staff indicating their disagreement with this access, and the City Traffic Engineer is withholding approval pending NMDOT’s consent. We submitted a traffic safety study to the City and NMDOT on June 4, 2024. As NMDOT has not yet reviewed this study, EPC Staff recommends waiting until both NMDOT and the City Traffic Engineer have reviewed and approved the proposed access. We request a 30-day deferral from the June 20, 2024, hearing to the July 18, 2024 hearing to allow the relevant departments to complete their review

In conclusion, we respectfully request deferral of the hearings for both the Zone Map Amendment and the Site Plan – EPC, Major Amendment to the July 18, 2024, meeting. This deferral will allow adequate time for re-notification of affected parties, ensuring transparency and consistency in the hearing process, and will provide sufficient time for the necessary reviews and approvals from NMDOT and the City Traffic Engineer regarding the proposed access. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a stylized flourish at the end.

Sergio Lozoya
Sr. Planner

cc: Megan Vieren

JN: 2023123
SL/db/aj