



**Environmental
Planning
Commission**

Deferral Staff Report

*Agenda Number: 2
Project #: PR-2024-009765
Case #: SI-2024-00468
Hearing Date: June 20, 2024*

Agent	Tierra West, LLC
Applicant	Cross Development
Request	Major Amendment – Gateway Center Site Plan for Subdivision
Legal Description	All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted parcel)
Location	1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage
Size	Approximately 23.0 acres
Existing Zoning	MX-M (MX-H pending zoning certification)

Staff Recommendation

DEFERRAL of PR-2024-009765, SI-2024-00468

Staff Planners

Megan Jones – Principal Planner
Vicente Quevedo – Senior Planner

Summary of Analysis

The applicant is requesting an additional one-month deferral for the Site Plan major Amendment to be heard subsequently to the associated zone change request at the July 18, 2024 EPC Hearing. The original request was deferred for a month from 5-16-2024 to the 6-20-2024 EPC hearing as requested by the applicant so that the associated zone change for the 3-acre site could be heard prior to this request.

The request is for a Major Amendment to the Gateway Center Site Development Plan (SDP) for Subdivision for an approximately 3-acre portion of the larger 23-acre site to add a Hospital Use and change setbacks to be pursuant to the IDO for Area 3/Tract A. The amendment will facilitate development of the proposed Hospital (Rehabilitation Facility) being reviewed as a new Site Plan on Tract 2 (the “subject site”).

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 notified all eligible Neighborhood Associations and adjacent property owners (within 100 feet) as required. Staff is aware of opposition to this request by the Santa Barbara Martineztown Neighborhood Association.

Staff is in agreement with the deferral.



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 be 'Sergio Lozoya', written in a cursive style.

Sergio Lozoya
Sr. Planner

cc: Megan Vieren

JN: 2023123
SL/db/aj