



Environmental Planning Commission

Agenda Number: 3
Project Number: PR-2022-007872
Case #: SI-2024-00674
Hearing Date: June 20, 2024

Staff Report

Agent Barghausen Consulting Engineers Inc
Applicant Dutch Bros.
Request **Site Plan – EPC, Major Amendment**
 All or a portion of Tract C-1-A Plat of Tracts C-1-A thru C-1-E Academy Acres Unit 17; Tract C1C1A and Tract C1C1B Plat of Tracts C1C1A & C1C1B Academy Acres Unit 17; Tracts C-1-C-2 Academy Acres Unit 17 Plat of Tracts C-1-C-1 & C-1-C-2 Academy Acres.
Legal Description
Location 7330 San Antonio Dr. NE
Size Approximately 3.5 acres
Zoning MX-L

Staff Recommendation:

DEFERRAL of PR-2022-007872, SI-2024-00674 for 30 days to the July 18, 2024 EPC Hearing is necessary to ensure compliance with all site plan requirements.

Staff Planners
Rachel Gross & Vicente Quevedo

Summary of Analysis

The applicant has requested a 30-day deferral to the July 18th, EPC Hearing to ensure compliance with all site plan requirements.

The request is for a Site Plan EPC Major Amendment to the controlling approximately 3.5-acre Wyoming Commercial Complex Site Development Plan for Subdivision for an approximately 1.0-acre site legally described as all or a portion of Tract C-1-A, Plat of Tracts C-1-A thru C-1-E Academy Acres Unit 17, located at 7330 San Antonio Dr. NE, between San Antonio Dr. NE and San Antonio Place NE (the “subject site”). The requested major amendment is to add a restaurant with drive-thru use on the subject site, which is being reviewed as a new Site Plan as part of this request.

The site is currently zoned MX-L (Mixed-use low intensity). For the purposes of this request, staff has reviewed the proposed Site Plan pursuant to development standards listed on the controlling SDP and the MX-L zone district.

Staff agrees with the request for deferral.

Map



From: [Brianna Uy](#)
To: [Quevedo, Vicente M.](#)
Cc: [Jones, Megan D.](#); [Sabrina Rushing](#); [Gross, Rachel](#); [Chen, Tiequan](#); [Cassie Thompson](#)
Subject: RE: 7330 San Antonio NE - Grading and Drainage Plan BCE#23204
Date: Thursday, June 6, 2024 3:50:22 PM

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

Vicente,

We would like to defer the application to the July 18 EPC hearing so our team can receive the grading/traffic reviews necessary for the EPC consideration.

Thanks again for your assistance.

Brianna Uy | Project Planner

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From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, June 3, 2024 3:24 PM
To: Brianna Uy <buy@Barghausen.com>
Cc: Jones, Megan D. <mdjones@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Sabrina Rushing <srushing@Barghausen.com>
Subject: RE: 7330 San Antonio NE - Grading and Drainage Plan

Good afternoon Brianna,

I spoke with Sabrina earlier this afternoon and understand that you are out of the office until 6/5/24. I also relayed to Sabrina that given our timeline, internal review schedule, and that we have not received any updated correspondence since 5/23/24, that this case will need to be deferred to the July 18, 2024 regularly scheduled EPC Public Hearing. Our Hydrology Division also agrees with the need for a 30 day deferral. Our goal here is to present a solid and complete case record to the Environmental Planning Commission for review and consideration.

I would be happy to schedule a meeting with you on Thursday June 6th to discuss in more detail. In the interim, please email me a brief request for a 30-day deferral. Thank you.

Respectfully,