

*Environmental
Planning
Commission*

Staff Report

Agenda Item Number: 1
Project #: PR-2023-008911
Case #: SI-2023-01190
Hearing Date: August 17, 2023

Agent	Groundwork Studio	Staff recommendation DEFERRAL of PR-2023-008911 SI-2023-01190, for 60 days to the October 19, 2023 EPC hearing
Applicant	City of Albuquerque Parks & Recreation Department, Open Space Division	
Request	Site Plan- EPC for an Extraordinary Facility	
Legal Description	Lots 1 through 3, Block 1, Plat of West Bank Estates, together with Tract A1, Lands of Suzanne H. Poole, and Tracts C-1, C-2 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole, being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West, and Tract B1 Lands of Suzanne H. Poole except the easterly portion, and the Easterly portion of Tract B-1 Lands of Suzanne H. Poole, and Tract G Plat of Oxbow Subdivision, Zoned NR-PO-B, and City Parcel Lot C, Block 0000, University of ABQ Annexation Plat (unnamed Bernalillo County Parcel, known as the Oxbow Bluffs)	
Location	south of La Bienvenida Pl. NW, west of the Rio Grande Bosque, and east of Athertown Way (5501 Namaste Rd NW)	
Size	Approximately 100 Acres	Senior Planner Megan Jones, MCRP
Zoning	NR-PO-B	

Summary of Analysis

The request is for a Site Plan-EPC for an Extraordinary Facility for the San Antonio Oxbow Open Space, containing approximately 100-acres. The request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC. Compliance with IDO Section 5-2 Site Design and Sensitive Land, is required. The subject site is in an Area of Consistency.

The affected neighborhood organizations (NAs) are the Alvarado Gardens Neighborhood Association, North Valley Coalition, and the Rio Grande Boulevard Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified. A pre-submittal neighborhood meeting was held on May 4, 2022. As of this writing, staff has not been contacted and there is no known opposition.

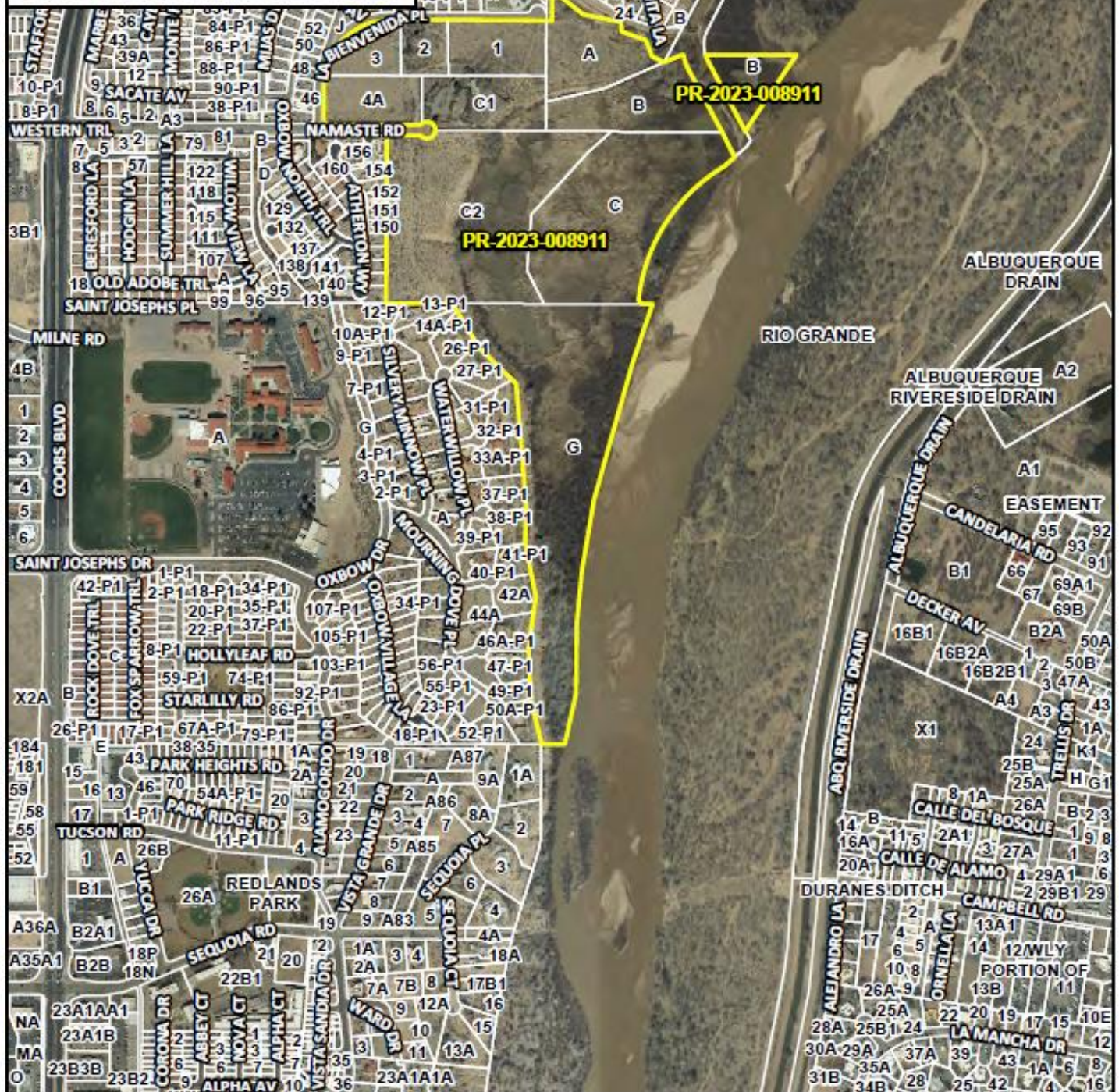
The applicant requests a 60-day deferral to complete additional site research, clean up the proposed site plan and re-notify the NAs about changes (see attached deferral request letter). Staff agrees with the request for deferral.

Hearing Date:
August 17, 2023

Project Number:
PR-2023-008911

Case Numbers:
SI-2023-01190

0 500 1,000
Feet



Project #2023-008911, SI-2023-01190 - San Antonio Oxbow Site Plan-EPC

August 3, 2023

City of Albuquerque Planning

C/O Megan Jones, Senior Planner
Current Planning I UD&D

To: Megan Jones, Senior Planner

Please consider our request for a 60-day deferral for Project #2023-008911, SI-2023-01190 - San Antonio Oxbow Site Plan-EPC. This deferral will provide us with time to investigate the status of the parcel in question, change the legal description and notify the neighborhood associations as needed, as well as make the other changes and additions outlined in the memo dated July 25, 2023.

We appreciate your consideration. Thank you.

Richard Perce

Project Manager | Landscape Designer
Groundwork Studio