



Environmental Planning Commission

Agenda Number: 6

PR-2022-007103

Case #: SI-2023-00693, SI-2023-00691

Hearing Date: May 18, 2023

Staff Report

Agent	Tierra West, LLC
Applicant	ABQ Terminal LLC, Attn: LB Walker & Associates, Inc.
Request	Site Plan-EPC & Variance-EPC
Legal Description	All or a portion of Map 44 Tract 64C2, excluding 0.30 acres and excluding all of Tract 64C3A2
Location	3200 Broadway Blvd. SE, west of Arno St. SE and south of Wesmeco Dr. SE
Size	Approximately 22 acres
Zoning	NR-LM

Staff Recommendation

DEFERRAL of SI-2023-00693 Site Plan-EPC and SI-2023-00691 Variance-EPC, as requested by the applicant, for a month to the June 15, 2023 hearing.

STAFF PLANNERS

Megan Jones, Senior Planner
Robert Messenger, Planner

Summary of Analysis

This two-part request is for a new Site Plan-EPC and a Variance-EPC to facilitate development of a Travel Stop on approximately 7 acres of the northern portion of the Tract.

The EPC is hearing this request because the subject site is within the Railroad and Spur Small Area and meets the criteria for a Cumulative Impacts Analysis pursuant to IDO 14-16-6-2(E). The subject site is in an Area of Change and not in an Activity Center or along a Corridor.

The affected neighborhood organization is the San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

The applicant requests a one-month deferral to the June 15, 2023 hearing. The applicant requested more time to incorporate revisions to the request.



Jones, Megan D.

From: Jones, Megan D.
Sent: Tuesday, May 9, 2023 2:05 PM
To: Jones, Megan D.
Subject: FW: [#2022031] 2022031 Loves Sunport Station / PR-2022-007103

From: Vince Carrica <VCarrica@tierrawestllc.com>
Sent: Wednesday, May 3, 2023 1:39 PM
To: Jones, Megan D. <mdjones@cabq.gov>; Jaimie Garcia <jgarcia@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>
Cc: Yvanna Escajeda <yescajeda@tierrawestllc.com>; Messenger, Robert C. <rmessenger@cabq.gov>; Lehner, Catalina L. <CLehner@cabq.gov>
Subject: RE: [#2022031] 2022031 Loves Sunport Station / PR-2022-007103

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

Good afternoon Megan,

In order to make sure we have a complete revised package that addresses all yours and Robert's comments, we are going to take a one month deferral on this EPC site plan & sign variance request. Please give me a call if you have any questions. We will be in touch with you over the next couple of weeks to make sure we fully understand your comments and are properly addressing them.

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vcarrica@tierrawestllc.com
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