



Environmental Planning Commission

Agenda Number: 3
Project #: PR-2022-007565
Case #: SI-2022-1663, SI-2022-1665
Hearing Date: October 20, 2022

Staff Report

Agent	Consensus Planning Inc.
Applicant	Keystone Homes
Request	1. Site Plan - EPC 2. Major Amendment - EPC
Legal Description	Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam
Location	located at the SW corner of the Golf Course Road and Westside Boulevard intersection
Size	Approximately 12 acres
Existing Zoning	MX-M

Staff Recommendation

DEFERRAL of PR-2022-007565, based on the applicants request, for a month to the November 17, 2022 hearing.

STAFF PLANNER
Leroy Duarte, Planner

Summary of Analysis

The request is for a Site Plan Major Amendment to the controlling Site Development Plan for Subdivision to facilitate future development of 101 build-to-rent townhomes. The subject site would adopt the IDO standards and abandon the current design parameters of the controlling Site Development Plan for Subdivision in place.

The subject site is in an Area of Consistency. It is not located along a Major Transit Corridor or in an Activity Center.

The applicant is requesting a deferral for one month to the November 17, 2022 hearing. Applicant needs to address comments received from AMAFCA and re-configure site plan.

The were no affected neighborhood organizations to be notified. Property owners were notified as required. As of this writing, Staff has not been contacted and there is no known opposition. Staff recommends approval subject to conditions.

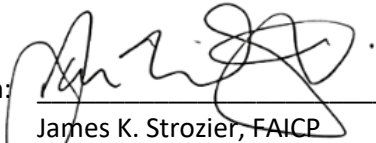


PROJECT MEMORANDUM

Date: September 7, 2022

To: Leroy Duarte, Planner
City of Albuquerque, Urban Design and Development

From:



James K. Strozier, FAICP
Consensus Planning

Re: PR-2022-007565 Deferral Request

We met with Tierra West and our Client this week. Tierra West has had several conversations with AMAFCA about their site plan review and are working on addressing all their comments. It is likely that minor changes will be made to the site plan, but those will only affect ponding areas and redefining an easement to allow the existing service road to remain in its current location. The removal of the pond will allow us to provide additional landscaping along the dam edge as well.

Based on their progress and the conversations with AMAFCA, we would like to request a deferral to the November EPC meeting.