



**Environmental
Planning
Commission**

Staff Report

Agenda Item Number: 1

Project #: PR-2023-009105

Case #s: RZ-2023-00028

SI-2023-001377

SI-2023-01402

Hearing Date: October 19, 2023

Agent	Tierra West LLC
Applicant	A Management Corporation
Request	Zoning Map Amendment (Tracts 2-A & 2-B) Major Amendment to Site Development Plan Site Plan-EPC
Legal Description	All or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II
Location	located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW
Size	Approximately 10 acres
Zoning	MX-L, MX-T, NR-PO-B (to remain the same)

Staff Recommendation

DEFERRAL of RZ-2023-00028, for two months to the December 21, 221 EPC hearing.

DEFERRAL of SI-2023-01377, for two months to the December 21, 221 EPC hearing.

DEFERRAL of SI-2023-01402, for two months to the December 21, 221 EPC hearing.

Staff Planner
Megan Jones, Senior Planner

Summary of Analysis

This is a three-part request for: 1) a zone change from MX-L to MX-T on Lots 2-A and 2-B to remedy a floating zone line and facilitate development of the proposed Site Plan, 2) a Major Amendment (MA) to the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit to allow new uses and changes to circulation, parking, and landscaping on lots 2-A and 2-B and 3) a new Site Plan that would facilitate mixed use development of townhomes, cannabis retail, general retail, and a restaurant.

The EPC is reviewing this request because zone changes require EPC review and approval pursuant to IDO 14-16-6-7(G) and because the controlling Site Plans were previously approved by the EPC and Major Amendments require EPC review pursuant to 6-4(Z). The EPC is deciding on the proposed Site Plan due to the presence of Sensitive Lands pursuant to IDO 14-16-6-5(G).

The subject site is in an Area of Change and Consistency and within 660' of the Seven bar Loop Rd. and Coors Blvd. Major Transit Corridors. The applicant notified property owners within 100 feet of the subject site as required. A pre-application facilitated meeting was not held and staff is unaware of support or opposition.

The applicant requests a 60-day deferral to the December 21, 2021 hearing to allow time to meet with Open Space about the adjacent MPOS archeological site, clean up the Site Plan drawings, and to add a request for a Variance-EPC to Coors Blvd. VPO-2 building heights. Staff agrees with the request for deferral.



TIERRA WEST, LLC

October 5, 2023

Mr. Tim MacEachen
Grubb & Ellis
2424 Louisiana Blvd. NE, Suite 300
Albuquerque, NM. 87110

RE: RETAIL @ 7 BAR
DEFERRAL REQUEST: LOTS 2-A, 2-B, 2-C AND 2-D, (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) AND LOTS 1, 2, 3, 4, 5, AND 6, PLAT OF LOTS 1, 2, 3, 4, 5, & 6, (BEING A REPLAT OF TRACTS 14-A & 14-B BLACK RANCH) COTTONWOOD CROSSING PHASE II, LOCATED EAST OF COORS BLVD. AT THE INTERSECTION OF COORS BLVD. NW AND 7 BAR LOOP RD. NW, CONTAINING APPROXIMATELY 10 ACRES

Dear Mr. MacEachen:

Tierra West LLC. requests a two-month (60-day) deferral to Thursday, December 21st, 2023 for the following cases; allowing additional time to shore up various exhibits and drawings that address requisite items for a successful application.

- PR-2023-009105, RZ-2023-00028, SI-2023-01377, SI-2023-01402-Zone Change, Major Amendments & Site Plan -EPC-7 Bar Retail

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Derek R. Bohannon

cc: Megan Jones, MCRP, MPA
Pierre Amestoy

JN: 2023004
RRB/db/ca

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com