



**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: September 21, 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

Staff Recommendation

DEFERRAL of RZ-2023-00028, for a month to the October 19, 2023 EPC hearing.

DEFERRAL of SI-2023-01377, for a month to the October 19, 2023 EPC hearing.

DEFERRAL of SI-2023-01402, for a month to the October 19, 2023 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 changed 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 the Westside coalition of Neighborhood Associations and 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 is requesting a deferral for one month to the October 19, 2023 hearing to clean up the language in the request to relocate the zone boundary line and make revisions to the MA & Site Plan Drawings.



TIERRA WEST, LLC

September 6, 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 one month deferral to Thursday, October 19th, 2023 for the following cases; allowing additional time to address staff comments for the case.

- 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

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