



**Environmental
Planning
Commission**

**Agenda Number: 5
Project Number: 1005357
Case #: 12EPC-40040/40041/40042
August 9, 2012**

Staff Report

| | |
|--------------------------|--|
| Agent | Deker/Perich/Sabatini - Tim Trujillo |
| Applicant | Oxbow Town Center, LLC |
| Requests | Amendment of University of Albuquerque Sector Development Plan to Change Zoning; Site Development Plan for Subdivision; Site Development Plan for Building Permit |
| Legal Description | Tract X-1-A2, Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center |
| Location | St. Joesphs Drive NW between Coors Boulevard NW and Atrisco Drive NW |
| Size | Approximately 21.2-acres |
| Existing Zoning | SU-3/C-2 and O-1 Uses |
| Proposed Zoning | SU-3/R-3 and C-2 Uses |

Staff Recommendation

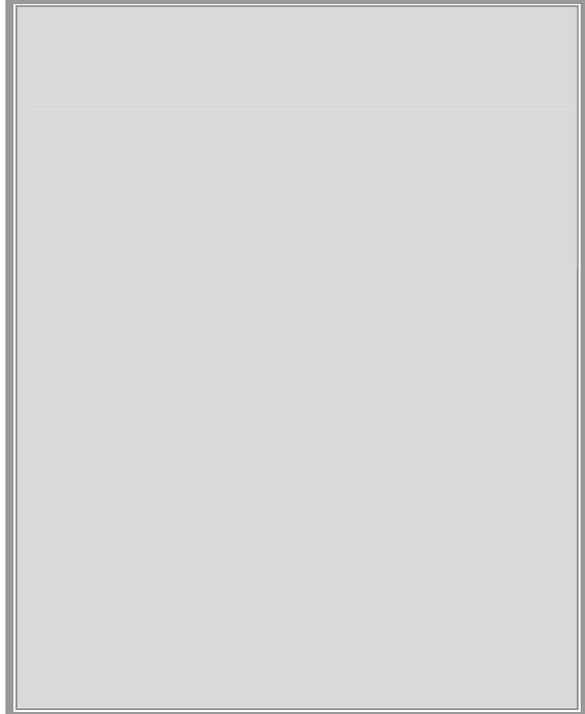
**DEFERAL of 12EPC-40040 for 30-days.
DEFERAL of 12EPC-40041 for 30-days.
DEFERAL of 12EPC-40042 for 30-days.**

**Staff Planner
Christopher Hyer, Senior Planner**

Summary of Analysis
The purpose of this request is to allow multi-family units to be built in the Coors-Western Trail Neighborhood Activity Center. There will be 224 affordable housing units in five buildings (3 & 4 story) and 150 non-assisted living senior housing units in 2 buildings (2 & 3 story).

FINDINGS: 12EPC 40040

1. This is a request for amendment to the University of Albuquerque Sector Development Plan Map to change the Zoning for Lot A of Tract X-1-A2.
2. The applicant is requesting a 30-day deferral to the September 13, 2012 EPC hearing.
3. The applicant is working to address concerns expressed by the neighborhoods from the facilitated meeting held July 25, 2012 and address deficiencies in the application.



(Findings Continued)

FINDINGS: 12EPC 40041

1. This is a request for amendment to the Site Development Plan for Subdivision for Lot A of Tract X-1-A2.
2. The applicant is requesting a 30-day deferral to the September 13, 2012 EPC hearing.
3. The applicant is working to address concerns expressed by the neighborhoods from the facilitated meeting held July 25, 2012 and address deficiencies in the application.

FINDINGS: 12EPC 40042

1. This is a request for amendment to the Site Development Plan for Building Permit for Lot A of Tract X-1-A2.
2. The applicant is requesting a 30-day deferral to the September 13, 2012 EPC hearing.
3. The applicant is working to address concerns expressed by the neighborhoods from the facilitated meeting held July 25, 2012 and address deficiencies in the application.