



**Environmental  
Planning  
Commission**

**Supplemental Staff Report**

**Agenda Number: 5  
Project Number: 1000032  
Case #: 13EPC-40123  
October 10, 2013**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Oxbow Town Center, LLC
<b>Request</b>	<b>Sector Development Plan Map Amendment / Land Use Change</b>
<b>Legal Description</b>	Tracts X-1-A2 (portion of Parcel A) & X-2-A (Parcel B), University of Albuquerque Urban Center
<b>Location</b>	St. Joseph Drive NW between Coors Blvd. and Atrisco Drive
<b>Size</b>	Approximately 47.7 acres
<b>Existing Zoning</b>	SU-3 for Mixed Use (office uses)
<b>Proposed Zoning</b>	SU-3 for Mixed Use (townhouses)

**Staff Recommendation**

**Staff recommends a 30-Day DEFERRAL based on the Findings beginning on this page.**



**Staff Planner  
Carrie Barkhurst**

**Recommended Findings**

1. The request is to amend the land use description for Parcels A and B of the University of Albuquerque Sector Development Plan (UA SDP).
2. The current land use description allows a mix of office and commercial uses, as regulated by the O-1 and C-2 zones, with a minimum of 17-acres of office uses required. The request seeks to replace the requirement for office uses with townhouses.
3. The West Side Strategic Plan and Coors Corridor Plan apply to this request. The site is within a designated Community Activity Center.
4. According to the letter from the Zone Enforcement Officer, dated May 9, 2013, the Land Use/Zoning Table entitles the property with the full range of Permissive Uses in the O-1 and C-2 zones, including residential uses.
5. On September 23, 2013, a second facilitated meeting occurred. At that meeting, the applicant presented an illustrative site layout on the UA SDP Land Use Plan showing the proposed land uses, and their general location and acreage. The applicant modified the request to include 15 acres of townhouses; 15 acres of multi-family residential; and 17 acres of retail/service uses.
6. Affected neighborhood associations have requested additional time to discuss the changes to the UA SDP Land Use Plan and to provide input.
7. The Planning Department has requested additional detail in the UA SDP to evaluate the request's consistency with applicable Activity Center and Transit Goals and policies.
8. In response to the West Side Coalition and the Planning Department's requests for another 30-day deferral, the applicant has agreed and requested a 30-day deferral.

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City Departments and other interested agencies reviewed this application from 7/1/2013 to 9/4/2013.