



**Environmental
Planning
Commission**

**Agenda Number: 5
Project Number: 1003275
Case #: 13EPC-40148
December 12, 2013**

Staff Report

Agent	Garrett Development Corp. & Consensus Planning
Applicant	Western Albuquerque Land Holdings LLC
Request	Site Development Plan for Subdivision
Legal Description	Tract 1-A-1, Plat of Tracts 1-A-1 and I-B-1, El Rancho Atrisco Phase 3
Location	SE Corner of Unser Blvd. NW and Ladera Dr. NW
Size	Approximately 19.98 acres
Zoning	SU-1 for C-1 and O-1 Uses

RECOMMENDATION

DEFERRAL OF THIS REQUEST FOR 60 DAYS TO FEBRUARY 13, 2014

**Chris Glore, Planner
Current Planning Section
COA Planning Department**

Request

This request is for Tract 1-A-1, Plat of Tracts 1-A-1 and I-B-1, El Rancho Atrisco Phase 3. The subject site is within the West Side Strategic Plan and the El Rancho Atrisco Sector Plan and is zoned SU-1 for Office and Commercial Uses. The applicant proposes a Site Plan for Subdivision with design standards for a mixed-use development.

During agency review, comments were received regarding the process for requesting access from Unser Blvd., through the NMDOT and the MRCOG. The applicant will be working with the NMDOT and MRCOG to resolve these issues.

FINDINGS FOR DEFERRAL

1. This is a request for a site development plan for subdivision (SPS). The subject site is undeveloped and located at the southeast corner of Unser Blvd. NW and Ladera Dr. NW and contains approximately 19.98 acres.
2. The property owner's agents request that this matter be deferred to February 13, 2014 in order to work with the NMDOT regarding access to Unser Blvd. and to allow more time to schedule a facilitated meeting.
3. The Planning Department does not object to the request for deferral.