



**Environmental  
Planning  
Commission**

**Agenda Number: 2  
Project Number: 1003859  
Case #: 11EPC-40067/40068  
August 23, 2012**

**Staff Report**

<b>Agent</b>	Tierra West LLC
<b>Applicants</b>	Silver Leaf Ventures LLC
<b>Requests</b>	<b>Site Development Plan for Subdivision Amendment</b> <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tracts 1-6, North Andalucia at La Luz
<b>Location</b>	SE corner of Coors Blvd. NW and Montano Rd.
<b>Size</b>	Approximately 60 acres
<b>Zoning</b>	SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre)

**Staff Recommendation**

**DEFERRAL of 11EPC-40067 and 11EPC-40068, for 30 days, at the request of Staff, to a special hearing on September 20, 2012.**

**Staff Planners  
Carmen Marrone, Current Planning Manager  
Catalina Lehner-AICP, Senior Planner**

**Summary of Analysis**

This proposal for an amendment to the North Andalucia at La Luz site development plan for subdivision and a site development plan for building permit for a Large Retail Facility (LRF, or “big box”) was heard on January 19, 2012 and continued to March 15. This case was continued for 60 days to May 17 and then deferred for 60 days to August 23, to allow more time to address outstanding issues. A revised site development plan set was received on April 5.

Two appeals are related to this proposal. AC-12-6, an appeal of the EPC’s approval of a site development plan for subdivision extension, was heard by City Council on June 18. The EPC’s decision was upheld.

AC-12-10 is an appeal of the Zoning Enforcement Manager’s Declaratory Ruling regarding access to the subject site, where a large retail facility (LRF) is proposed. AC-10-12 will be heard at City Council on August 20. Pursuant to Zoning Code §14-16-4-4(B)(5), the subject requests cannot be decided until any pending appeals have been resolved.

Staff recommends a 30-day deferral to September 20 to allow time for the second appeal to be heard and to address any issues that may result from it.

City Departments and other interested agencies reviewed this application from 10/31/11 to 11/10/11. The revised site development plan set was re-distributed the week of April 9, 2012.

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***FINDINGS- Site Development Plan for Subdivision Amendment, 11EPC- 40068, August 23, 2012***

1. This is a request for an amendment to the North Andalucia at La Luz Site Development Plan for Subdivision (Project #1003859, 04EPC-01845), an approximately 60-acre site, consisting of Tracts 1 – 6, North Andalucia at La Luz, located at the southeast corner of Coors Boulevard NW and Montaña Road and zoned SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre) (the “subject site”).
2. The applicant proposes to subdivide Tract 1 into six new tracts and Tract 2 into three new tracts. The new Tracts 3-A and 3-B would be created to replace the existing Tract 3.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The design standards in the North Andalucia at La Luz site development plan for subdivision (04EPC-01845) and the Large Retail Facility (LRF) Regulations (Zoning Code 14-16-3-2) apply.
5. This request was heard on January 19, 2012, beginning at 3:00 p.m. Many concerns were raised at this hearing. The EPC voted to CONTINUE the hearing for 60 days to March 15, 2012 in order to give Staff and the applicant sufficient time to address the concerns raised.
6. On March 15, 2012, the Environmental Planning Commission (EPC) voted to CONTINUE this request to May 17, 2012. The applicant had requested an additional 60 days to complete revisions to the proposed site development plan set and to allow sufficient time for review by City Departments and the public.
7. On May 17, 2012, the request was deferred for 60 days to August 23, 2012. At that time, two appeals related to the request were pending - AC-12-6 and AC-12-10. AC-12-6 is an appeal of the EPC’s January approval of a site development plan for subdivision extension. The City Council heard AC-12-6 on June 18, 2012 and upheld the EPC’s approval decision.
8. AC-12-10, an appeal of a Declaratory Ruling issued by the interim Zoning Enforcement Manager regarding access to the site, is scheduled to be heard by the City Council on August 20, 2012.
9. Pursuant to Zoning Code §14-16-4-4(B)(5), Appeals, the request cannot be decided upon until the pending appeals related to the request have been resolved. A Staff report for the August 23, 2012 hearing is due on August 16, 2012, one week prior to the hearing date.

10. The Planning Department requests a 30-day deferral to allow time for the pending appeal to be resolved and to address any issues that may result. It is the EPC's intent to preserve and incorporate all previous work and input received into the record for consideration in the September 20, 2012 vote.

**RECOMMENDATION - 11EPC- 40068, August 23, 2012**

**DEFERRAL of 11EPC- 40068, a request for a Site Development Plan for Subdivision Amendment, to September 20, 2012, based on the preceding Findings.**

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***FINDINGS- Site Development Plan for Building Permit, 11EPC-40067, August 23, 2012***

1. This is a request for a Site Development Plan for Building Permit for Tract 2-A, North Andalucia at La Luz, an approximately 11.5 acre site located at the southeast corner of Coors Boulevard NW and Montañño Road, zoned SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre) (the "subject site").
2. The applicant proposes to develop a 98,901 square foot retail use with the associated parking lots, landscaping and outdoor areas. The proposed use meets the definition of a Large Retail Facility (LRF) (Zoning Code 14-16-1-5) and therefore is subject to the Large Retail Facility Regulations (Zoning Code 14-16-3-2).
3. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The design standards in the North Andalucia at La Luz site development plan for subdivision (04EPC-01845) and the Large Retail Facility (LRF) Regulations (Zoning Code 14-16-3-2) apply.
5. This request was heard on January 19, 2012, beginning at 3:00 p.m. Many concerns were raised at this hearing. The EPC voted to CONTINUE the hearing for 60 days to March 15, 2012 in order to give Staff and the applicant sufficient time to address the concerns raised.
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8. AC-12-10, an appeal of a Declaratory Ruling issued by the interim Zoning Enforcement Manager regarding access to the site, is scheduled to be heard by the City Council on August 20, 2012.
9. Pursuant to Zoning Code §14-16-4-4(B)(5), Appeals, the request cannot be decided upon until the pending appeals related to the request have been resolved. A Staff report for the August 23, 2012 hearing is due on August 16, 2012, one week prior to the hearing date.
10. The Planning Department requests a 30-day deferral to allow time for the pending appeal to be resolved and to address any issues that may result. It is the EPC's intent to preserve and incorporate all previous work and input received into the record for consideration in the September 20, 2012 vote.

**RECOMMENDATION - 11EPC-40067, August 23, 2012**

**DEFERRAL of 11EPC-40067, a request for a Site Development Plan for Building Permit, to September 20, 2012, based on the preceding Findings.**