



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000762***
06EPC-01308 EPC Site Development Plan-
Building Permit

First Baptist Church
P.O. Box 26446
Albuq. NM 87125

LEGAL DESCRIPTION: for all or a portion of Tract B, **Richland Hills**, zoned SU-1 for IP Uses with exceptions, located on PASEO DEL NORTE NW, between RICHLAND HILLS ROAD and EAGLE RANCH ROAD, containing approximately 14 acres. (C-12) Stephanie Shumsky, Staff Planner

On December 21, 2006 the Environmental Planning Commission voted to accept withdrawal of Project #1000762/ 06EPC-01308 EPC Site Development Plan-Building Permit.

Sincerely,

Richard Dineen
for Richard Dineen
Planning Director

RD/SS/ac

cc: Dekker/Perich/Sabatini, 7601 Jefferson NE, Suite 100, Albuq. NM 87109
Rich Cederbreg, Piedras Marcadas NA, 9304 Drolet NW, Albuq. NM 87114
Lee Lewis, Piedras Marcadas NA, 9109 Laura Lee NW, Albuq. NM 87114
Fred B. Hampton, Eagle Ranch NA, 9620 Stone St. NW, Albuq. NM 87114
Julia Moore, Eagle Ranch NA, 9208 C Anderson Dr. NW, Albuq. NM 87114
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuq. NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunket Dr. NW, Albuq. NM 87114
Don Atwood, Las Terrazas NA, 8435 Bella Vista Pl. NW, Albuq. NM 87120
Ed Perea, Las Terrazas NA, 8424 La Ventura Ct. NW, Albuq. NM 87120
Jeff Melvin, Rancho Sereno NA, 4115 Rancho Grande NW, Albuq. NM 87120
SanderRue, Rancho Sereno NA, 7500 Rancho Solano Ct. NW, Albuq. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Stag Horn Dr. NW, Albuq. NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuq. NM 87120

Project # 1001049
06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED TO JANUARY 18, 2007)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project #1001049 06EPC-01304 Zone Map Amendment to the Environmental Planning Commission Public Hearing on January 18, 2007.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER VALENZUELA

MOTION PASSED UNANIMOUSLY

Project # 1001620
06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner **(DEFERRED TO JANUARY 18, 2007)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project #1001620/ 06EPC-00958 Text Amendment to the Environmental Planning Commission Public Hearing on January 18, 2007.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER VALENZUELA

MOTION PASSED UNANIMOUSLY

Project # 1000762*
06EPC-01308 EPC Site
Development Plan-Building
Permit

DEKKER/PERICH/SABATINI agents for FIRST BAPTIST CHURCH request the above action for all or a portion of Tract B, **Richland Hills**, zoned SU-1 for IP Uses with exceptions, located on PASEO DEL NORTE NW, between RICHLAND HILLS ROAD and EAGLE RANCH ROAD, containing approximately 14 acres. (C-12) Stephanie Shumsky, Staff Planner **(WITHDRAWN)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to accept withdrawal of Project #1000762/ 06EPC-01308 EPC Site Development Plan-Building Permit.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER GROUT

MOTION PASSED UNANIMOUSLY

Project # 1001620
06EPC-01144 Text Amendment

COA/PLANNING DEPARTMENT agent(s) for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the concealment of wireless telecommunications facilities. City Wide. Stephanie Shumsky, Staff Planner (**DEFERRED TO FEBRUARY 15, 2007**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project #1001620/ 06EPC-01144 Text Amendment to the Environmental Planning Commission Public Hearing on February 15, 2007.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER VALENZUELA

MOTION PASSED UNANIMOUSLY

B. Approval of the Amended Agenda.

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve the agenda as amended.

MOVED BY COMMISSIONER MOY
SECONDED BY COMMISSIONER VALENZUELA

MOTION PASSED UNANIMOUSLY

2. Project # 1005236*
06EPC-01579 Zone Map
Amendment

NANCI STAHLMAN agent(s) for NANCI STAHLMAN request the above action for Tracts H and I, **La Cuesta Subdivision**, a zone map amendment from SU-1 for Retirement Apartments and SU-1 for Single Family Residential to RT, located on ZIA ROAD NE, between PAISANO and ZENA LONA ST., containing approximately 3 acres. (K-22) Petra Morris, Staff Planner (**APPROVED**)

STAFF PRESENT:

Petra Morris, Planning Department



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday December 21, 2006
8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jeffery Jesionowski, Chairman
James Grout, Vice Chair

Jonathan Siegel
Laurie Moye
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda

2. **Project # 1005236***

06EPC-01579 Zone Map Amendment

NANCI STAHLMAN agent(s) for NANCI STAHLMAN request the above action for Tracts H and I, **La Cuesta Subdivision**, a zone map amendment from SU-1 for Retirement Apartments and SU-1 for Single Family Residential to RT, located on ZIA ROAD NE, between PAISANO and ZENA LONA ST., containing approximately 3 acres. (K-22) Petra Morris, Staff Planner

3. **Project # 1005239***

06EPC-01583 EPC Site Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for MECH-CON INVESTMENTS, LLC request the above action for all or a portion of Tract K-1, **Gateway Industrial Park**, zoned SU-1 for Planned Industrial Development, located on BROADWAY NE, between MENAUL and CLAREMONT NE, containing approximately 2 acres. (H-15) Catalina Lehner, Staff Planner

4. **Project # 1005240***

06EPC-01584 EPC Site Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for MECH-CON INVESTMENTS, LLC request the above action for all or a portion of Tract H-1, **Gateway Industrial Park**, zoned SU-1 for Planned Industrial Development, located on BROADWAY NE, between MENAUL NE and CLAREMONT NE, containing approximately 3 acres. (H-14) Catalina Lehner, Staff Planner

5. **Project # 1002717***

06EPC-01585 Sector Plan Map Amendment

TIMOTHY FLYNN-O'BRIEN agent for WEST BLUFF CENTER LLC request the above action for all or a portion of Tracts 303-306, Unit B, **Town of Atrisco Grant**, a sector plan amendment from SU-1 for O-1 and PRD to SU-1 for O-1 and Warehouses located on ATRISCO DR. NW, between I-40 and COORS BLVD. NW, containing approximately 6 acres. (H-11) Stephanie Shumsky, Staff Planner

6. Project # 1003794*

06EPC-01586 EPC Site Development Plan-
Subdivision
06EPC-01587 EPC Site Development Plan-
Building Permit

PETERSON-98TH/CENTRAL LLC request the above actions for all or a portion of Tract 1-A, **West of Westland**, Town of Atrisco Grant Row 1, Unit A, zoned SU-2 Planned Commercial Area, located on 98TH ST. NW, between CENTRAL AVE. and VOLCANO ROAD NW, containing approximately 5 acres. (K-9) Maggie Gould, Staff Planner

7. Project # 1005237*

06EPC-01580 EPC Site Development Plan-
Subdivision
06EPC-01581 EPC Site Development Plan-
Building Permit

JEFF MORTENSEN & ASSOCIATES, INC. agents for MARK 3S INC. C/O MR. AMIT PATEL request the above actions for all or a portion of eastern half of Lots 9 & 10, Block 20, Unit 3, Tract 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE. NE, between VENTURA ST. NE and HOLBROOK ST. NE, containing approximately 2 acres. (C-20) Petra Morris, Staff Planner

8. Project # 1005242*

06EPC-01588 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for COMPASS BANK request the above action for all or a portion of Tract A-1-E, Unit 7, **Town of Atrisco Grant**, zoned SU-1 for C-1 permissive uses with Drive Thru Pharmacy, located on SAGE RD. SW, between SNOW VISTA BLVD. SW and REBA ROAD SW, containing approximately 2 acres. (M-9) Stephanie Shumsky, Staff Planner

9. Project # 1005244*

06EPC-01595 Zone Map Amendment
06EPC-01596 EPC Sector Development Plan

CONSENSUS PLANNING agents for K & M DEVELOPMENT request the above action(s) for all or a portion of Lots 17-20, Blocks 30 Lots 13-19, Block 29, Huning Castle Addition, **Raynolds Addition**, a zone map amendment from SU-1 Fraternal Organization to SU-2 MFR, located on 14TH ST., between COAL and LEAD SW, containing approximately 1 acre. (K-13) Maggie Gould, Staff Planner

10. Project # 1000892*

06EPC-01567 EPC Site Development Plan-
Building Permit
06EPC-01566 Zone Map Amendment

LEE GAMELSKY ARCHITECTS agent for CHARLES BENZAQUEN request the above actions for all or a portion of Lots 47 & 48, Block 20, **Perea Addition**, a zone map amendment from SU-2/TH to SU-2 SU-1 for SFR & Restaurant w/beer & wine, located on TIJERAS NW, between 12TH ST. NW and 13TH ST. NW, containing approximately 1 acre. (J-13) Carol Toffaleti, Staff Planner

11. Project # 1002981

06EPC-01590 EPC Sector Development Plan
Map Amendment
06EPC-01591 EPC Site Development Plan-
Subdivision

CONSENSUS PLANNING agents for CIELO AT
SAWMILL request the above actions for all or a portion of
Lots A, and B-1-A-3-A, **Duke City Lumber Company, and
Lot D, A.T and S.F. Subdivision**, a sector plan map
amendment from SU-2/S-M1 to SU-2/SU-1 for PRD, located
on 12TH ST. NW, between SAWMILL ROAD SW and
BELLAMAH AVE. NW, containing approximately 13 acres.
(J-13) Stephanie Shumsky, Staff Planner

12. Project # 1005243

06EPC-01592 EPC Site Development Plan-
Subdivision
06EPC-01593 EPC Site Development Plan-
Building Permit
06EPC-01594 Zone Map Amendment

CONSENSUS PLANNING agents for ALLIANCE
RESIDENTIAL request the above actions for all or a portion
of Parcels 1, 2, 3, 4, 5, and 6, **University Village
Subdivision**, a zone map amendment from R-1 to SU-1/PRD
and SU-1/C-2, located on GIBSON BLVD. SE, between
UNIVERSITY BLVD. SE and BUENA VISTA SE,
containing approximately 17 acres. (L-15) Catalina Lehner,
Staff Planner

13. Project # 1005021

06EPC-01575 Zone Map Amendment

DAC ENTERPRISES, INC agents for JC PETERSON
request the above action for all or a portion of Tract A-2, plat
of Tracts A-1 and A-2, Block 5, Esperanza Addition (a replat
of Tract A, Block 5, Esperanza Addition) a zone map
amendment from P to R-2, located on ORTIZ DR. SE,
between TRUMBULL AVE. SE and SOUTHERN AVE. SE,
containing approximately 1 acre. (L-18) Carol Toffaleti,
Staff Planner

14. Project # 1001726

06EPC-01445 Zone Map Amendment

HEWITT ENGINEERING & ENVIRONMENTAL
CONSULTANTS agents for WAYNE LUJAN request the
above action for all or a portion of Lot 1, **Lands of
Baldonado, Town of Albuquerque**, a zone map amendment
from RA-2 to R-1, located on BERNADINO RD. NW,
between LILAC AVE. NW and RICE AVE. NW, containing
approximately 1 acre. (H-13) Maggie Gould Staff Planner
(DEFERRED FROM NOVEMBER 16, 2006)

15. Project # 1002819

06EPC-00464 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC., agent for DIAMOND MESA, requests the above action for all or a portion of Tract E-6-A-1, **Albuquerque South, U-3**, zoned SU-1 for R-2/RT, located on the south side of GIBSON BLVD., SW, between 98TH ST., SW and the AMOLE ARROYO DRAINAGE R-O-W, containing approximately 30 acres. (N-9) Carmen Marrone, Staff Planner (REMAND FROM CITY COUNCIL) **(DEFERRED FROM NOVEMBER 16, 2006)**

16. Project # 1003479

06EPC-00955 EPC Site
Development Plan-Building Permit
06EPC-00956 Zone Map
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, zoned R-1 Residential, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

17. Project # 1001049

06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

18. Project # 1000965

06EPC-01314 EPC Site Development Plan-
Building Permit
06EPC-01315 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent for ASW REALTY PARTNERS/ANADALUCIA DEVEL. CORP. request the above actions for all or a portion of Tracts A & B, **Andalucia at La Luz**, zoned SU-1/PRD 5 du/acre, located on COORS BLVD. and SEVILLA AVE. NW, containing approximately 15 acres. (F-11) Carmen Marrone, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

19. Project # 1001209

06EPC-00766 Zone Map
Amendment
06EPC-00764 EPC Site
Development Plan-Amendment to
Subdivision

CONSENSUS PLANNING, agent for CLIFFORD CAPITAL FUND, INC, requests the above actions for all or a portion of Tract A-2, **Lava Trails**, a zone map amendment from SU-1 for Neighborhood Commercial to SU-1 for Neighborhood Commercial and Automobile Body Shop, located on the southeast side of UNSER BLVD NW and WESTERN TRAIL NW, containing approximately 5 acres. (F-10) Catalina Lehner, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

20. Project # 1001620
06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner (**DEFERRED FROM NOVEMBER 16, 2006**)

21. Project # 1000762*
06EPC-01308 EPC Site Development Plan-
Building Permit

DEKKER/PERICH/SABATINI agents for FIRST BAPTIST CHURCH request the above action for all or a portion of Tract B, **Richland Hills**, zoned SU-1 for IP Uses with exceptions, located on PASEO DEL NORTE NW, between RICHLAND HILLS ROAD and EAGLE RANCH ROAD, containing approximately 14 acres. (C-12) Stephanie Shumsky, Staff Planner (**DEFERRED FROM OCTOBER 19, 2006**)

22. Project # 1001620
06EPC-01144 Text Amendment

COA/PLANNING DEPARTMENT agent(s) for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the concealment of wireless telecommunications facilities. City Wide. Stephanie Shumsky, Staff Planner (**DEFERRED FROM OCTOBER 19, 2006**)

23. Other Matters



**Environmental
Planning
Commission**

**Agenda Number: 21
Project Number: 1000762
Case #: 06EPC-01308
December 21, 2006 deferred from
December 21, 2006**

Staff Report

Agent	Bob Golden
Applicant	First Baptist Church
Request	Site Development Plan for Building Permit
Legal Description	Tract B, Richland Hills Subdivision, Unit 1
Location	Paseo del Norte NW between Richland Hills Road NW and Eagle Ranch Road NW
Size	Approximately 13.5 acres
Existing Zoning	SLU-1 IH Uses with Exceptions
Proposed Zoning	Same as above

Staff Recommendation

WITHDRAWAL of 06EPC-01308 based on the applicant's request.

Staff Planner
Stephanie Skumsky, Planner

Summary of Analysis

This request is for a site development plan for building permit for an approximately 13.5-acre site located on Paseo del Norte between Richland Hills Road and Eagle Ranch Road NW.

The subject site will be the new location of the First Baptist Church, which is relocating to the west side from the downtown area.

This request was deferred for 60-days at the October 2006 EPC hearing. In a letter dated 12/12/06, the applicant requested withdrawal of this request.

Location Map (3" x 3")

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F I R S T B A P T I S T C H U R C H



December 12, 2006

Stephanie Shumsky, Staff Planner
Albuquerque Planning Department
600 2nd Street NW, Ste 300
Albuquerque, NM 87102

924-3933

RE: Withdrawal EPC 01308, Project 1000 762

Dear Ms. Shumsky:

The First Baptist Church requests the withdrawal of EPC 01308, Project 1000 762 previously submitted by Dekker Perich Sabatini as our agent

On December 7, 2006, The First Baptist Church has submitted a new EPC 01710/01711, Project 1000 762 with Golden Associates LLC.

Thank you for your assistance.

Sincerely,

Kyle Childress
Associate Pastor and Administrator

cc: Bob Golden, Golden Associates LLC, Expediter



**Environmental
Planning
Commission**

*Agenda Number: 21
Project Number: 1000762
Case #: 06EPC-01308
December 21, 2006 deferred from
December 21, 2006*

Staff Report

Agent	Bob Golden
Applicant	First Baptist Church
Request	Site Development Plan for Building Permit
Legal Description	Tract B, Richland Hills Subdivision, Unit 1
Location	Paseo del Norte NW between Richland Hills Road NW and Eagle Ranch Road NW
Size	Approximately 13.5 acres
Existing Zoning	SU-1 IP Uses with Exceptions
Proposed Zoning	Same as above

Staff Recommendation
WITHDRAWAL of 06EPC-01308 based on the applicant's request.

Staff Planner
Stephanie Shumsky, Planner

Summary of Analysis

This request is for a site development plan for building permit for an approximately 13.5-acre site located on Paseo del Norte between Richland Hills Road and Eagle Ranch Road NW.

The subject site will be the new location of the First Baptist Church, which is relocating to the west side from the downtown area.

This request was deferred for 60-days at the October 2006 EPC hearing. In a letter dated 12/12/06, the applicant requested withdrawal of this request.

Location Map (3" x 3")