



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, April 14, 2016
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Karen Hudson, Chair
Derek Bohannon, Vice-Chair**

**Maia Mullen
Bill McCoy
James Peck
Dan Serrano**

**Moises Gonzalez
Peter Nicholls
Victor Beserra**

NOTE: A LUNCH BREAK AND/OR 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 also reviewed at the beginning of the hearing. 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. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily 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.

Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff
- E. Presentation to EPC: Legal Staff on Findings and Conditions of decisions

1. Project# 1001695

16EPC-40008 Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)
Staff Planner: Catalina Lehner

2. Project# 1003532

16EPC-40010 Site Development Plan for Building Permit

Slagle Herr Architects, agent for Robert C. and Katie Kerschen, request the above action for all or a portion of Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located at 7400 Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte containing approximately 0.70 of an acre. (C-19)
Staff Planner: Vicente Quevedo

3. Project# 1009904

16EPC-40009 EPC review of a Proposed Use

Slagle Herr Architects, agent for Sidetrack Brewing Co., LLC, request the above action for all or a portion of Lot 13A, Block 37, New Mexico Town Companys Original Townsite, zoned SU-3 Government/Financial-Hospitality, located on 2nd St., between Lead and Coal, containing approximately 0.1 acre. (K-14)
Staff Planner: Maggie Gould

4. Project# 1000771

16EPC-40007 Site Development Plan for Subdivision

RBA Architects, agent for Brad Allen, request the above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Rd., containing approximately 6.77 acres. (B-13) Staff Planner: Maggie Gould

5. Project# 1004309

16EPC-40012 Zone Map Amendment (Zone Change)

Modulus Architects, agent for Blake's Lotaburger, LLC, request the above action for all or a portion of Tract Q-2, Replat of Tract Q of Unit #2, Atrisco Business Park, zoned SU-1 for Planned Industrial Park to C-2, located at 615 Fortuna Rd. NW, between Coors Blvd., and Fortuna Rd., and North of Los Volcanes, containing approximately 0.62 acre. (J-10)
Staff Planner: Vicente Quevedo

6. Project# 1004167

16EPC-40011 Site Development Plan for Subdivision Amendment

Consensus Planning, agent for Guardian Storage, request the above action for all or a portion of Lots 1-4, 5A, 6A, 7A,8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla and SW corner of Coors Blvd., containing approximately 11.5 acres. (E-12)
Staff Planner: Maggie Gould

7. Project# 1004675

16EPC-40013 Site Development Plan for Building Permit

Modulus Architects, agent for Rain Tunnel Car Spa, request the above action for all or a portion of Tract J, Plat for Vista de La Luz, zoned SU-1/O-1 and C-1 Permissive Uses with Exclusions, located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW, containing approximately 1.9 acres. (F-11)
Staff Planner: Vicente Quevedo

8. Project# 1000032

15EPC-40079 Site Development Plan for Subdivision

Retail Equity Development 3, LLC, agent for Oxbow Town Center LLC, request the above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)
Staff Planner: Vicente Quevedo
(DEFERRED FROM JANUARY 14, 2016)

9. Project# 1010582*

15EPC-40051 Zone Map Amendment
15EPC-40052 Site Development Plan
For Building Permit

***AC-15-6 & AC-15-7 Remanded by the City Council**

Wilson & Company, agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of a northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center, located on Edith and Comanche (4600 Edith NE), containing approximately 22 acres. (G-15)
Staff Planner: Vicente Quevedo

10. Project# 1001620

16EPC-40014 Amendment to Chapter 14 ROA 1994- Zoning, Planning and Building

The City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to add a new article (Article 20) to Chapter 14 ROA 1994, Zoning, Planning and Building, to be known as the Vacant Commercial Buildings Ordinance. City-wide.
Staff Planner: Catalina Lehner

11. OTHER MATTERS:

- A. Approval of December 10, 2015 Amended Action Summary Minutes (**DEFERRED FROM MARCH 10, 2016**)
- B. Approval of March 10, 2015 Action Summary/Minutes
- C. Update on Appeals and Legislation of EPC cases

12. ADJOURNED: