



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, April 13, 2017  
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW

### MEMBERS

Karen Hudson, Chair  
Derek Bohannon, Vice-Chair

Maia Mullen  
Bill McCoy  
James Peck

Moises Gonzalez  
Peter Nicholls  
Dan Serrano

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**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 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

**1. Project# 1011160**

17EPC-40003 Zone Map Amendment (Zone Change)

Consensus Planning, agent for Donna and Thomas Hunter and Spectrum Capital LLC, requests the above action for all or a portion of Lot 11A, Coleman Addition, zoned R-1 to R-2, located on Menaul Blvd. NW between 12<sup>th</sup> St. NW and Sierra Vista St. NW, containing approximately 0.72 acres. (H-13-Z)

Staff Planner: Michael Vos

**2. Project# 1006936**

17EPC-40005 Sector Development Plan Map Amendment

COA Metro Redevelopment Agency, requests the above action for all or a portion of Silver Gardens Subdivision, Tract 1, zoned SU-3/Housing focus to SU-3/Arts and Entertainment focus within the Downtown 2025 Sector Development Plan, located on Silver St., between 1<sup>st</sup> and 2<sup>nd</sup> St., SW. (K-14-2)

Staff Planner: Cheryl Somerfeldt

**3. Project# 1006864**

17EPC-40004 Site Development Plan for Subdivision Amendment

Consensus Planning, agent for Pulte Group, requests the above action for all or a portion of Lots 63, 64, 66, and 67 of Del Webb @ Mirehaven Phase 2A subdivision and future Lots 108, 109, and 116 of Del Webb@ Mirehaven Phase 2B subdivision (currently a portion of Tract M1, Watershed Subdivision). To request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres. (H-08-Z & H-09-Z)

Staff Planner: Maggie Gould

**4. Project# 1005280**

16EPC-40080 Site Development Plan for Building Permit  
16EPC-40081 Amended Site Development Plan for Subdivision

Martin Grummer Architect, agent for JMD-McMahon, LLC, requests the above actions for all or a portion of Lots 2, 4, 5, 6a, 7a, 8, and 9 in McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon Blvd. NW between Unser Blvd. NW and Finland Dr. NW, containing approximately 14 acres. (A-11) **(CONTINUED FROM MARCH 9, 2017 HEARING)**

Staff Planner: Cheryl Somerfeldt

**5. Project# 1010582**

16EPC-40077 Zone Map Amendment (Zone Change)  
16EPC-40078 Site Development Plan for Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of 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 and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) **(DEFERRED FROM JANUARY 12, 2017 HEARING)**

Staff Planner: Maggie Gould

**6. OTHER MATTERS:**

- A. Approval of February 2, 2017 Action Summary Minutes
- B. Approval of February 9, 2017 Action Summary Minutes
- C. Approval of March 9, 2017 Action Summary Minutes

**7. ADJOURNED**