



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, December 10, 2015
8:30 a.m.**

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

MEMBERS

**Peter Nicholls, Chair
Karen Hudson, Vice-Chair**

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

**Moises Gonzalez
Derek Bohannon
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

1. Project# 1003373

15EPC-40062 Amendment to Zone Map
(Zone Change)
15EPC-40063 Site Development for Building
Permit
15EPC-40064 Site Development for
Subdivision

Consensus Planning, agent for Garrett Lee Studio, requests the above actions for all or a portion of lot S 100ft of lot 8, Alvarado Gardens Unit 1, zoned RA-2 to SU-1 for PRD, located on Rio Grande Blvd., between Candelaria and Campbell, containing approximately 1.24 acres. (G-13-Z)
Staff Planner: Maggie Gould

2. Project# 1004382

15EPC-40066 Amendment to Site
Development Plan for Building Permit
15EPC-40067 Amendment to Zone Map (Zone
Change)

Consensus Planning, agent for Kampgrounds of America, Inc., request the above actions for all or a portion of Tract A, K.O.A Subdivision, zoned SU-2/SU-1 for Overnight Trailer-Camper Facility to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor storage of Recreational Vehicles and Boats, located on Skyline between Paison and I-40, containing approximately 15.37 acres. (K-22-Z & L-22-Z)
Staff Planner: Vicente Quevedo

3. Project# 1008519

15EPC-40016 Site Development Plan for
Building Permit

Garcia/Kramer & Associates, agents for Motoplex Real Estate, requests the above action for Tact A-1-C-1-A-3, a plat of Tracts A-1-C-1-A-2-A & A-1-C-1-A-3-A, Cryer Property, zoned SU-1 for C-3 & IP Uses, located at 4875 Pan American Freeway NE, between Office Blvd. NE and the North Diversion Channel, containing 1.5 acres. (F-17).
Staff Planner: Catalina Lehner

4. Project# 1010649

15EPC-40065 Amendment to Zone Map
(Zone Change)

Anderson Wahlen & Associates, agent for Miller Family Real Estate, requests the above action for all or a portion of lot 46A, block C, Summary Plat of Lots 45, 46, 47, portion of lot 49 & portion of 20 ft. alley vacated by V-81-2 2, Bosque Redondo Addition, zoned O-1, P to C-2, located on 909 Virginia Street NE, containing approximately 1 acre. (K-19)
Staff Planner: Vicente Quevedo

5. Project# 1003275

15EPC-40068 Site Development Plan for
Building Permit

Tierra West LLC, agent for Western Albuquerque Land Holdings LLC and Garrett Development Corporation, requests the above action for all or a portion of tract B-1, Heritage Market Place, zoned SU-2/SU-1 Planned Office Park & Commercial Development, located on Unser Blvd. between Ladera and Market, containing approximately 9 acres. (H & J-9) Staff Planner: Maggie Gould

6. Project# 1010650

15EPC-40069 Text Amendment to Sector Development Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the SU-2/CRZ Corridor Revitalization Zone in the Huning Highland Sector Development Plan to allow: 1) the sale of beer and wine for on-premise consumption for establishments with a small brewer's license or winegrower's license that are not restaurants, and 2) alcohol sales for off-premise consumption for establishments with a small brewer's license or winegrower's license as a conditional use.
Staff Planner: Catalina Lehner

7. Project# 1005517

15EPC-40021 Site Development Plan for Subdivision

Tierra West LLC, agent for Argus Jefferson Partners, LLC, requests the above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner
(DEFERRED FROM THE NOVEMBER 12, 2015 HEARING)

8. OTHER MATTERS:

A. Approval of November 12, 2015 Action Summary/Minutes

9. ADJOURNED: