



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, December 14, 2017
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

Moises Gonzalez
Peter Nicholls
Dan Serrano

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# 1000599

17EPC-40063 Master Plan/Sector Development Plan Amendment

Consensus Planning, agent for Western Albuquerque Land Holdings, LLC requests the above action for the Westland Master Plan and Western Albuquerque Land Holdings Sector Plan (Westland Master Plan Appendix A) to include Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant.

Staff Planner: Michael Vos

2. . Project# 1003458

17EPC-40061 Annexation
17EPC-40062 Sector Development Plan/Zone Map Amendment (Zone Change/Establishment of Zoning)

Consensus Planning, agent for Western Albuquerque Land Holdings, LLC requests the above actions for all or a portion of Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, zoned A-1 (Bernalillo County) to SU-2 Town Center, located north of Interstate 40 between Arroyo Vista Blvd (98th St) NW and 118th Street NW, containing approximately 12.3 acres. (K-8)

Staff Planner: Michael Vos

3. Project# 1000032

17EPC-40066 Site Development Plan for Subdivision Amendment

Red Shamrock 4, LLC requests the above action for all or a portion of Lots 1-9, Coors Pavilion, zoned SU-3 for Mixed Use (O-1 & C-2 Uses), located on Coors Blvd. NW, between St. Josephs Dr. NW and Western Trail NW, containing approximately 21 acres. (G-11)

Staff Planner: Maggie Gould

4. Project# 1008337

17EPC-40065 Zone Map Amendment (Zone Change)

Consensus Planning, agent for Cornerstone Capital, LLC, requests the above action for all or a portion of Tracts 1A, 1B, 1C, and 2 through 5, Brunacini Industrial Park, zoned M-1 to C-2, located on the north side of Menaul Blvd. NE between Vassar Dr. NE and Richard Dr. NE, containing approximately 9.8 acres. (H-16)

Staff Planner: Cheryl Somerfeldt

5. Project# 1011435

17EPC-40058 Site Development Plan for Subdivision
17EPC-40059 Site Development Plan for Building Permit

Scott Anderson, agent for KIDZ Academy Preschool, LLC, requests the above actions for all or a portion of Lot A-1, Fineland Development, zoned SU-1 for C-1 uses, located on Crown Rd. NE and Fineland Dr. NW, containing approximately 4.3 acres. (A-11)

Staff Planner: Maggie Gould

6. Project# 1005280

17EPC-40064 Site Development Plan for Building Permit

Martin Grummer Architect, agent for JMD McMahon, request the above action for all or a portion of Lots 6-A1, 9-A, 9-B, 9-C, 9-D, Plat of McMahon Marketplace, zoned SU-1 for C-1 uses and SU-1 for C-1 uses including grocery store

with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption, located on McMahan Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 7 acres. (A-11)
Staff Planner: Cheryl Somerfeldt

7. Project# 1005206

17EPC-40054 Sector Development Plan Map Amendment (zone change)
17EPC-40067 Site Development Plan for Building Permit

Steven and Kara Grant, request the above action for Lot 8, Lot 9 and the additional south seven feet and eight inches of Lot 7, and Lot 10, Block 24, Huning's Highlands Addition, zoned SU-2/MR, located on High St. NE, between Central Ave. NE and Dr. Martin Luther King, Jr. Ave. NE, containing approximately 0.6 acre. (K-14)
Staff Planner: Catalina Lehner

8. 10. Project# 1000202

17EPC-40057 Site Development Plan for Building Permit Amendment

Treveston Elliot Architect, agent for Alamo Center, LLC, requests the above action for all or a portion of Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement, zoned SU-1 for C-2 Uses, located on Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW, containing approximately 22.5 acres. (B-14)
Staff Planner: Maggie Gould

9. Project# 1011436

17EPC-40060 Zone Map Amendment (Zone Change)

Stephen Caruso, agent for Martin L. Williams, requests the above action for Lot 48, Block 78, Snow Heights Addition and the southerly 22 feet vacated of Candelaria Rd. NE, zoned O-1, to C-1, located on Candelaria Rd. NE, between Juan Tabo Blvd. NE and Morris St. NE, containing approximately 0.27 acre.
(H-21) Staff Planner: Catalina Lehner

10. Project# 1011363

17EPC-40042 Site Development Plan for Building Permit

Murphy Oil USA, Inc., agent for Murphy Oil USA Inc., requests the above action for all or a portion of Tract C-2, Seven Bar Ranch, zoned SU-1 for IP Uses, located on the northwest corner of NM Highway 528 NW and Cottonwood Dr. NW, containing approximately 1.25 acres. (A-14)
Staff Planner: Maggie Gould (**Deferred from 10/12/17**)

11. OTHER MATTERS:

- A. Approval of October 12, 2017 Amended Action Summary Minutes
- B. Approval of September 14, 2017 Second Amended Action Summary Minutes
- C. Approval of August 10, 2017 Second Amended Action Summary Minutes
- D. Approval of July 13, 2017 Third Amended Action Summary Minutes
- E. EPC Election of Officers

12. ADJOURNED: