



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, December 13, 2018
8:30 a.m.**

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

MEMBERS

**Derek Bohannon, Chair
Bill McCoy, Vice Chair**

**Joseph Cruz
Richard Meadows
Dan Serrano
Robert Stetson**

**Karen Hudson
Maia Mullen
David Shaffer**

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 #2018-001759

SI-2018-00222 – Site Plan

Consensus Planning, Inc., agent for Pulte Group, LLC, requests the following action for all or a portion of Tract P, Plat of the Watershed Subdivision, zoned PC, located on Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW, approximately 90 acres. (H-01 & J-07)

Staff Planners: Russell Brito & Angela Behrens

2. Project #2018-001760

SI-2018-00223 – Site Plan for Building Permit

Consensus Planning and Cherry/See/Reames architects, agents for the COA Department of Municipal Development (DMD), requests the following action for Tract A Singing Arrow Park, Canada Village Second Unit, zoned NR-PO-A, located at 13,001 Singing Arrow Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 16 acres. (L-22)

and

Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex, zoned MX-M, located at 13,200 Wenonah Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 1.4 acres. (L-22)

Staff Planner: Catalina Lehner

3. Project #2018-001402

SI-2018-00171 – Site Plan

Consensus Planning, Inc, agent for Gamma Development, LLC, requests the above action for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West; zoned R-A, located at 5001 Namaste Rd. NW, between LaBienvenida Pl. NW and the Oxbow Open Space, containing approximately 23 acres. (F-11 and F-12)

Staff Planner: Cheryl Somerfeldt

(DEFERRED FROM NOVEMBER 8, 2018 HEARING)

4. Project #2018-001757

SI-2018-00220 – Site Plan

(approval of a project in Table 5 of the
*Facility Plan: Electric System Transmission
& Generation, 2010-2020*)

Laurie Moye, agent for Public Service Company of New Mexico (PNM), requests the above action for a linear electric facility, approximately 5 miles long, running south from the West Mesa Switching Station, crossing Unser Blvd. NW and Arroyo Vista Blvd. NW and proceeding west to the City limits, then running south through a portion of Bernalillo County and re-entering the City near the Westgate Dam drainage facility near 118th St. SW, and continuing south to connect to the Huning Ranch Switching Station in Valencia County, zoned NR-BP, NR-C, PD, NR-PO-A, PC, R-1B, MX-L. (H-10, H-9, J-8, K-7, L-7, L-8, M-8, N-8, P-8)
Staff Planner: Catalina Lehner

5. Project #2018-001223

SI-2018-00173 – Major Amendment of Prior
Approval, Site Development Plan

Modulus Architects, Inc., agent for 3XP, LLC, requests the following action for all or a portion of Tract B2A1 Plat for Tract B-2-A-1, Town of Atrisco Grant, zoned MX-L, located at Coors Blvd. NW, between Sequoia NW and Tucson NW, containing approximately 1.9 acres. (G-11)
Staff Planner: Cheryl Somerfeldt

**6. Project #2018-001751 (1002397 &
1004167)**

SI-2018-00217 – Site Plan Amendment for
Subdivision

SI-2018-00218 – Site Plan Amendment for
Building Permit

Jeffrey T. Wooten, P.E., agent for Hutton Ex Albuquerque Coors LLC, requests the above action for all or a portion of Lot 7-A, Bosque Plaza, MRGCD, zoned MX-L, located at 6380 Coors Blvd NW, between Bosque Plaza Lane NW and La Orilla Rd. NW, containing approximately 1 acre. (E-12)
Staff Planner: Linda Rumpf

**7. Project #2018-001584 (1000032, 1007282,
1001624)**

RZ-2018-00047 – Zone Map Amendment
(Zone Change)

SI-2018-00221 – Site Plan for Building Permit

Dekker/Perich/Sabatini and Tierra West LLC for Univest Coors Road LLC, requests a zone change for a portion of Lot 3, Coors Village, zoned MX-L to MX-M, located on Coors Blvd., between Western Trail and Milne Rd., containing approximately 6.8 acres. (F-11)
and

A major amendment to a site plan for all or a portion of Tract 3, Plat of Tracts 1 through 4, Coors Village, site development plan, located at Coors Blvd., NW, between Western Trail NW and Milne Rd. NW, containing approximately 14 acres
Staff Planner: Leslie Naji

8. Project #2018-001678

RZ-2018-00044 – Zone Map Amendment
(Zone Change)

Tierra West LLC, agent for Robert Melloy and Melloy Brothers Enterprises, Inc. requests the following action for all or a portion of Tract A2A, A2B, A2C, Plat of Tracts A2A, A2B, A2C & A2D, a Replat of Tracts A2A & A2B of Spanish Land Company Subdivision, and Tracts C and D of Spanish Land Company Subdivision, zoned MX-H to NR-C, located on the east side of San Mateo Blvd NE south of Osuna Rd NE, containing approximately 6.2 acres. (F-18)
Staff Planner: Cheryl Somerfeldt

9. Project #2018-001764 (1004677)

SI-2018-00224 – Site Plan for Building Permit

PlaceMakers, LLC, agent for Sandia Theater, LLC, requests the following action for all or a portion of Lots 1, 2, and 3 of PLAT OF LTS 1 THRU COUNTRY CLUB PLACECONT 1.1336 AC +/-, formerly zoned Su-2 and utilize current IDO regulations for MX-M as rezoned through the IDO process, located at 232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW, containing approximately 2.34 acres. (J-13)
Staff Planner: Linda Rumpf

10. Project #2018-001497 (1011473)

RZ-2018-00027 – Zone Map Amendment
(Zone Change)

Elmer Medina requests the above action for MRGCD Map 31, Tract 63A2A1B, except portion to right-of-way of Griegos Rd. NW, zoned MX-L, to MX-T, located on 1711 Griegos Rd. NW, between 12th St. NW and Rio Grande Blvd. NW, containing approximately 0.25 acres. (F-13)
Staff Planner: Catalina Lehner
(DEFERRED FROM OCTOBER 11, 2018 HEARING)

11. Project #2018-001200 (1011313)

RZ-2018-00005 – Sector Development Plan
Map Amendment (Zone Change)
SI-2018-00012 - Site Development Plan for
Building Permit

Arch & Plan Land Use Consultants, agent for McKown Belanger Associates (MBA), requests the above action for all or a portion of Lot 7, Block 12, Huning's Highland Addition, zoned SU-2/MR to SU-2/SU-1 for O-1 uses, located at 205 Edith Blvd. NE, between Copper Ave. and Tijeras Ave. NE, containing approximately 0.2 acre. (K-14)
Staff Planner: Catalina Lehner
(DEFERRED FROM JULY 12, 2018)

12. OTHER MATTERS:

Approval of November 8, 2018 Action Summary Minutes

13. STUDY SESSION: IDO Phase II Zoning Conversion

14. ADJOURNED: