



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

December 13, 2018

8:30 a.m.

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

COMMISSIONER MEMBERS PRESENT: Derek Bohannon, Chair
Bill McCoy
David Shaffer
Dan Serrano
Karen Hudson
Robert Stetson
Richard Meadows
Maia Mullen

COMMISSIONER MEMBERS ABSENT:
Commissioner Cruz

Call to Order: 8:36 A.M.

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda

WITHDRAWN

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)

A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that matter RZ-2018-00005 be withdrawn based on findings. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that matter SI-2018-00012 be withdrawn based on findings. The motion carried by the following vote:

C. Approval of Amended Agenda

For: 8 – Bohannon, Serrano, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that Amended Agenda be approved.

For: 8 – Bohannon, Serrano, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

D. Swearing in of Staff

FINAL ACTION

**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

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that matter SI-2018-00222 be approved, based on findings and conditions. The motion carried by the following vote:

For: 6 – Bohannon, Serrano, McCoy, Stetson, Meadows and Shaffer

No: 2 – Mullen & Hudson

**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

A motion was made by Commissioner Shaffer and Seconded by Commissioner Hudson that matter SI-2018-00223 be continued to January 10, 2018 hearing. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

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)

A motion was made by Commissioner Hudson and Seconded by Commissioner Serrano that matter SI-2018-00171 be deferred to February 14, 2019 hearing. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

COMMISSIONER SERRANO LEAVES

BOHANAN RECUSES HIMSELF

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 Moyer, 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

A motion was made by Commissioner Hudson and Seconded by Commissioner Stetson that matter SI-2018-00220 be approved, based on findings and conditions. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

COMMISSIONER BOHANNAN RETURNS

COMMISSIONER HUDSON RECUSES HERSELF

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Shaffer that matter SI-2018-00173 be approved, based on findings and conditions. The motion carried by the following vote:

For: 6 – Bohannan, McCoy, Stetson, Mullen, Meadows and Shaffer

COMMISSIONER HUDSON RETURNS

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter SI-2018-00217 be approved based on findings and condition. The motion carried by the following vote:

For: 7 – Bohannon, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter SI-2018-00218 be approved based on findings and conditions. The motion carried by the following vote:

For: 7 – Bohannon, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

CHAIR BOHANNAN RECUSES HIMSELF

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

A motion was made by Commissioner Hudson and Seconded by Commissioner Mullen that matter RZ-2018-00047 be approved, based on findings. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

A motion was made by Commissioner Hudson and Seconded by Commissioner Mullen that matter SI-2018-00221 be approved. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

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

A motion was made by Commissioner Shaffer and Seconded by Commissioner Mullen that matter RZ-2018-00044 be approved, based on findings and conditions. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

CHAIR BOHANNAN RETURNS

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Meadows that matter SI-2018-00224 be approved, based on findings and conditions. The motion carried by the following vote:

For: 7 – Bohannan, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

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)

A motion was made by Commissioner Hudson and Seconded by Commissioner Shaffer that matter RZ-2018-00027 be approved, based on findings. The motion carried by the following vote:

For: 7 – Bohannan, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

12. OTHER MATTERS:

Approval of November 8, 2018 Action Summary Minutes

A motion was made by Commissioner McCoy and Seconded by Commissioner Stetson that Matter be approved. The motion carried by the following vote:

For: 7 – Bohannan, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

13. STUDY SESSION: IDO Phase II Zoning Conversion

14. ADJOURNED: 4:00 P.M.

NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>