



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, December 21, 2023
8:40 a.m.

Due to COVID-19 this meeting is a Public Zoom Video Conference

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/2269592859> or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859

MEMBERS

David Shaffer, Chair
Tim MacEachen, Vice Chair

Giovanni Coppola
Joseph Cruz
Gary L. Eyster P.E. (Ret.)
Jonathan R. Hollinger

Richard Meadows
Mrs. Jana Lynne Pfeiffer
Robert Stetson

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. 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 pursuant to Article 3, Section 2D, of the EPC Rules of Practice & Procedure.**

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. Cross-examination of speakers is possible per EPC Rules of Conduct.

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. Roll Call of Planning Commissioners
- C. Zoom Overview
- D. Announcement of Changes and/or Additions to the Agenda
- E. Approval of Amended Agenda
- F. Swearing in of City Staff

1. Project # PR-2020-004447 SI-2023-01767 – Site Plan- EPC

Consensus Planning, Inc., agent for Sceye Incorporated, requests a EPC site plan, for all or a portion of Tract A-1, Sunport Municipal addition & Tract A-1-B, Airport Park, located on Columbia Dr., between Girard Blvd., and Gibson Blvd. SE, approximately 8.2 acres (M-16-Z)
Staff Planner: William Steele

2. Project # PR-2023-009476 SI-2023-01764- Site Plan- EPC

Tetra Tech Inc., c/o Ondrea Hummel, agent for the City of Albuquerque Open Space Division, requests a Site Plan-EPC, for all or a portion of Tract 3C-1-A, MRGCD Map 48, Excluding the Portion Out to AMAFCA Right of Way & Tract C-1-B (Aka Tract C-1), Federal Realty Corp, Excluding the Portion Out To the Right of Way For Rio Bravo Blvd., located on Coors Blvd.SW, between Dennis Chaves Blvd. and Gun Club Rd. SW, approximately 91 acres (P-10-Z)
Staff Planner: Dustin Kiska

3. Project # PR-2023-009105 SI-2023-01402- Site Plan- EPC VA-2023-00314- EPC (variance to VPO-2 height standards) VA-2023-00315- EPC (Variance to MPOS Edge buffer)

Tierra West LLC, agent for A Management Corporation, requests a Variance-EPC for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres.
Staff Planner: Megan Jones

4. Project # PR-2023-009105 SI-2023-01377- EPC, Major Amendment RZ-2023-00028 - Zoning Map Amendment (Zone Change)

Tierra West LLC, agent for A Management Corporation, requests a Site Plan – EPC, & zoning map amendment from MX-T to MX-L for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW,

zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres.

Staff Planner: Megan Jones & Seth Tinkle

5. OTHER MATTERS

Approval of the November 16, 2023 Action Summary Minutes

6. ADJOURNMENT