



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, January 12, 2017
8:30 a.m.**

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

COMMISSIONER MEMBERS PRESENT: Karen Hudson, Chair
Peter Nicholls
James Peck
Bill McCoy
Maia Mullen
Dan Serrano

COMMISSIONER MEMBERS ABSENT:
Derek Bohannon, Vice Chair
Moises Gonzalez

Call to Order: 8:30

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

**DEFERRED TO THE FEBRUARY 9, 2017
HEARING**

4. Project# 1003993
16EPC-40072 Zone Map Amendment (Zone
Change)

Sujay Thakur requests the above action for Tract A-36-A, Town of Atrisco Grant Northeast Unit, zoned SU-1 for Uses Permissive and Conditional in O-1, to C-2, located between Coors Blvd. NW and Atrisco Dr. NW, and between Sequoia Rd. NW and St. Joseph's Dr. NW, containing approximately 4.1 acres. (G-11)
Staff Planner: Catalina Lehner

**DEFERRED TO THE MARCH 9, 2017
HEARING**

5. Project# 1010999
16EPC-40079 Site Development Plan for
Building Permit

66 Architect, agent for 3615 Highway 528, LLC, requests the above action for Lot C-4-A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW, containing approximately 2 acres. (A-14)
Staff Planner: Catalina Lehner

D. Approval of Amended Agenda

A motion was made by Commissioner Peck and Seconded by Commissioner Mullen that the Amended Agenda be approved. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

E. Swearing in of Staff

1. Project# 1005580

16EPC-40070 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning, agent for Mark Baker, requests the above action for Lots 22 and 23, Block 32, Tract 32, Heights Reservoir Addition, zoned R-3 to C-2, located on Adams St. NE, between Lomas Blvd. NE and Roma Ave. NE, containing approximately 0.33 acre (K-17)
Staff Planner: Michael Vos

A motion was made by Commissioner Nicholls and Seconded by Commissioner McCoy that matter 16EPC-40070 be approved based on findings. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

2. Project# 1009573

16EPC-40074 Site Development Plan for Subdivision
16EPC-40075 Amended Site Development Plan for Subdivision
16EPC-40076 Zone Map Amendment (Zone Change)

Tierra West LLC, agent for Thomas Development Company, requests the above actions for Lots 1A and 2A1, Block 2, Sunport Park, zoned IP to SU-1 for IP Permissive Uses and Multi-Family Residential Development, located on Transport St. SE, between Flightway Ave. SE and Woodward Rd. SE, containing approximately 10.7 acres. (M-15)
Staff Planner: Michael Vos

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40076 be approved based on findings and condition. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40075 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40074 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

**THIS CASE WILL NOT BE HEARD
BEFORE 10:00 A.M.**

3. Project# 1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) Staff Planner: Maggie Gould

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 16EPC-40077 & 16EPC-40078 be deferred to the March 9, 2017 EPC Hearing based on findings. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

6. Project# 1003275
16EPC-40073 Site Development Plan for Building Permit

Modulus Architects Inc., agent for ABQ Heritage Marketplace, LLC, requests the above action for Tract C3, Heritage Marketplace, zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant (C-1), located on Unser Blvd., between Ladera Dr. NW and Hanover Rd. NW, containing approximately 1.3 acres. (H-09)
Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Nicholls and Seconded by Commissioner Mullen that matter 16EPC-40073 be approved based on findings and conditions. The motion carried by the following vote:

**COMMISSIONER MULLEN RECUSES
HERSELF**

7. Project# 1004167

16EPC-40071 Amended Site Development
Plan for Subdivision

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

Consensus Planning, agent for Guardian Storage, requests the above action for all or a portion of Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla Rd. NW and SW corner of Coors Blvd. NW, containing approximately 11.5 acres (E-12)

Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Nicholls that matter 16EPC-40071 be approved based on findings and conditions. The motion carried by the following vote:

For: 5 Hudson, Nicholls, Peck, McCoy, Serrano

COMMISSIONERS MULLEN RETURNS

8. OTHER MATTERS:

A. Approval of November 10, 2016 Amended Action Summary Minutes

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano that this matter be approved. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

B. Approval of December 8, 2016 Action Summary Minutes

A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that this matter be approved. The motion carried by the following vote:

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

C. EPC Election of Officers –

Chair Hudson was re-elected as Chair

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

Vice Chair Bohannon was re-elected as Vice Chair

For: 6 Hudson, Nicholls, Peck, McCoy, Mullen, Serrano

9. ADJOURNED: 11:30 a.m.