ENVIRONMENTAL PLANNING COMMISSION
AGENDA

Thursday, January 12, 2017
8:30 a.m.
Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS
Karen Hudson, Chair
Derek Bohannan, Vice-Chair

Maia Mullen
Bill McCoy
James Peck

Moises Gonzalez
Peter Nicholls
Dan Serrano

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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 with no known opposition that are supported by the Planning Department are scheduled at the
beginning of the agenda. 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# 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

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

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


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
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

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

7. **Project# 1004167**
16EPC-40071 Amended Site Development Plan for Subdivision

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

8. **STUDY SESSION FOR DRAFT IDO**

A study session for the draft IDO will begin at approximately 3 pm on January 5, 2017. This is a public meeting where the public is welcome to attend but no testimony will be taken.

9. **OTHER MATTERS:**
   A. Approval of November 10, 2016 Amended Action Summary Minutes
   B. Approval of December 8, 2016 Action Summary Minutes
   C. EPC Election of Officers

10. **ADJOURNED**