



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, January 11, 2018  
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW

### MEMBERS

Karen Hudson, Chair  
Derek Bohannon, Vice Chair

Maia Mullen  
Bill McCoy  
David Shaffer

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 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. Election of Officers
- B. Pledge of Allegiance
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda
- E. Swearing in of City Staff

**1. Project# 1007412**

17EPC-40024 Zone Map Amendment (Zone Change)  
17EPC-40025 Site Development Plan for Subdivision  
17EPC-40026 Site Development Plan for Building Permit

Consensus Planning, agent for SP Albuquerque, LLC, requests the above actions for all or a portion of Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, zoned SU-1 for Church and related facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility, to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, located on Harper Rd. NE, between Ventura St. NE and Wyoming Blvd. NE, containing approximately 14.2 acres. (E-20) **(REMAND FROM CITY COUNCIL)**

Staff Planner: Michael Vos

**2. Project# 1011454**

17EPC-40068 APPEAL for Determination of the Impact Fee Administrator

Bob Keeran or Doug Foster, agent for Keeran 1, LLC, requests the above action for an Appeal of Impact Fees.

Staff: Tony Loyd

**3. Project# 1005280**

17EPC-40064 Site Development Plan for Building Permit

Martin Grummer Architect, agent for JMD McMahon, request the above action for all or a portion of Lots 6-A1, 9-A, 9-B, 9-C, 9-D, Plat of McMahon Marketplace, zoned SU-1 for C-1 uses and SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 7 acres. (A-11)  
Staff Planner: Cheryl Somerfeldt **(DEFERRED FROM DECEMBER 14, 2017 Hearing)**

**4. Project# 1011436**

17EPC-40060 Zone Map Amendment (Zone Change)

Stephen Caruso, agent for Martin L. Williams, requests the above action for Lot 48, Block 78, Snow Heights Addition and the southerly 22 feet vacated of Candelaria Rd. NE, zoned O-1, to C-1, located on Candelaria Rd. NE, between Juan Tabo Blvd. NE and Morris St. NE, containing approximately 0.27 acre.

(H-21) Staff Planner: Catalina Lehner **(DEFERRED FROM DECEMBER 14, 2017 Hearing)**

**5. OTHER MATTERS:**

- A. Approval of September 14, 2017 Second Amended Action Summary Minutes (Deferred from 12/14/17)
- B. Approval of November 9, 2017 Action Summary Minutes
- C. Approval of December 14, 2017 Action Summary Minutes

**6. ADJOURNED:**