



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, July 11, 2019
8:30 a.m.**

**Vincent E. Griego Chambers
One Civic Plaza NW
Albuquerque/Bernalillo County Government Center**

MEMBERS

**Dan Serrano, Chair
David Shaffer, Vice Chair**

**Joseph Cruz
Richard Meadows
Derek Bohannan**

**Karen Hudson
Gary L. Eyster P.E. (Ret.)
Bill McCoy**

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. 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. 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. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project #2019-002479 (1010286)

SI -2019-00148 – Site Plan

Living Designs Group Architects LLC., agent for Albuquerque Central Care Center, requests the above action for all or a portion of TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY(BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E located on Yale Blvd SE and Columbia Dr SE at 621 Columbia Dr SE between Garfield Ave SE and Santa Clara Ave SE, containing approximately 42 acres.

(L-16) Staff Planner: Linda Rumpf

2. Project #2018-001198

SI-2019-00149 – Site Plan

VA-2019-00188 – Variance

VA-2019-00189 – Variance

VA-2019-00190 – Variance

Consensus Planning, Inc., agent for PV Trails Albuquerque, LLC, requests the above action for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails Unit 3A, zoned R-1B and R-1D, located on Woodmont, between the Petroglyph National Monument and Paseo del Norte Blvd. NW, containing approximately 20.4 acres.

(C-8) Staff Planner: Cheryl Somerfeldt

3. Project #2019-002263

VA-2019-00107

Appeal of a determination by the Impact Fees Administrator

Hunt & Davis PC, agent for Paul Allen Homes, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.

Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

4. Project #2019-002264

VA-2019-00108

Appeal of a determination by the Impact Fees Administrator

Hunt & Davis PC, agent for SLG Holdings, LLC, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.

Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

5. Project #2019-002265

VA-2019-00112

Appeal of a determination by the Impact Fees Administrator

RMH Lawyers, PA, agent for Four Hills Ranch Investment, LLC, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.

Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

6. Project #2018-001843

RZ-2019-00035 – Text Amendment to the IDO
(Phase 2 Zoning Conversions, Batch 2)

City of Albuquerque, Planning Department, requests the above action to establish conversion rules for properties city-wide in Batch 2 of Phase 2 IDO Zoning Conversions pursuant to Council Bill R-18-29 (Enactment R-2018-019). More information about the process and a map of the properties is available online here: [tinyurl.com/ Zone Conversion](http://tinyurl.com/ZoneConversion) (city-wide).

Staff Planner: Catalina Lehner

7. OTHER MATTERS:

- a. Approval of June 13, 2019 Action Summary Minutes
- b. EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commisison. **(DEFERRED FROM March 14, 2019)**

8. ADJOURNED: