



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, June 9, 2016
8:30 a.m.**

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

MEMBERS

**Karen Hudson, Chair
Derek Bohannon, Vice-Chair**

**Maia Mullen
Bill McCoy
James Peck
Dan Serrano**

**Moises Gonzalez
Peter Nicholls
Victor Beserra**

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# 1000649

16EPC-40023 Site Development Plan for Subdivision

Studio Southwest Architects, Inc., agent for Indian Pueblos Marketing, Inc., requests the above action for Tract A of the Plat for the United States Bureau of Land Management Survey of Town of Albuquerque Grant, Projected Sections 7 and 8 of Township 10 North, Range 3 East New Mexico Principal Meridian, zoned SU-1/C-2, SU-1/O-1 and C-1 Permissive Uses, and R-1, located on 12th St. NW between Menaul Blvd. NW and Indian School Rd., NW, containing approximately 47.3 acres. (H-13 & 14) Staff Planner: Catalina Lehner

2. Project# 1000771

16EPC-40007 Site Development Plan for Building Permit

RBA Architects, agent for Brad Allen, request the above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Rd., containing approximately 6.77 acres. (B-13) Staff Planner: Maggie Gould (**DEFERRED FROM APRIL 14, 2016 HEARING**)

3. Project# 1007017

16EPC-40016 Site Development Plan for Building Permit
16EPC-40017 Zone Map Amendment (Zone Change)

Jim Medley, Architect, agent for Sunport Park Hospitality, LLC/Yogash Kumar, requests the above actions for all or a portion of Lot 2-A-2, block 2 of Sunport Park, zoned IP to SU-1 for IP uses, located on 1401 Woodward Rd., between Transport St. and University, containing approximately 2.03 acres (M-15)
Staff Planner: Maggie Gould (**DEFERRED FROM MAY 12, 2016 HEARING**)

4. Project# 1010546

16EPC-40021 Site Development Plan for Building Permit Amendment

Modulus Architects, agent for Tecolote Resources, Inc., requests the above action for all or a portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39, zoned C-2 (SC), located at the SW corner of Central Ave. SW and Atrisco Dr. NW, containing approximately 13 acres. (K-12)
Staff Planner: Catalina Lehner (**DEFERRED FROM MAY 12, 2016 Hearing**)

5. Project# 1010809

16EPC-40020 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning, agent for Albuquerque Development, LLC, requests the above actions for all or a portion of Lots 31 and 32, Block 11, Tract 1, North Albuquerque Acres, Unit 3, zoned RD-3 DU/ACRE to RD-7 DU/7ACRE located on Glendale Ave. NE at Wyoming Blvd. NE, containing approximately 1.6 acres. (B-19)
Staff Planner: Maggie Gould (**DEFERRED FROM MAY 12, 2016 HEARING**)

6. Project# 1001695

16EPC-40008 Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)

Staff Planner: Catalina Lehner **(DEFERRED FROM APRIL 14, 2016 HEARING)**

7. Project# 1005131

16EPC-40024 Sector Development Plan Map Amendment (Zone Change)

Bohannon Huston Inc., agent for City of Albuquerque, Fire Department/OMD, requests the above action for all or a portion of Lots 1, 2, and 3, Block 28, Huning Highland Addition, zoned SU-2/SU-1 for Fire Station to SU-2 / NCR, located on High Street, between Silver Ave., and Lead Ave., containing approximately 0.5 acre. (K-14)

Staff Planner: Vicente Quevedo

8. Project# 1001620

16EPC-40025 Text Amendment to the Zoning Code

COA Planning Department, requests the above action to amend RO-1(§14-16-2-2), RA-1(§14-16-2-4) and RA-2 (§14-16-2-5) zones so that the minimum required acreage for a private commons development is consistent with the Private Commons Development regulations (§14-16-3-16). City-Wide. Staff Planner: Maggie Gould

9. OTHER MATTERS:

- A. Approval of April 14, 2016 Amended Action Summary Minutes – Verbatim Minutes for 1004675 AC-16-6 included
- B. Approval of May 12, 2016 Action Summary Minutes

10. ADJOURNED: