



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

**Thursday, March 10, 2016  
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  
James Peck  
Dan Serrano**

**Moises Gonzalez  
Peter Nicholls  
Victor Beserra**

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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; these cases are noted with an asterisk (\*). 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# 1008528**

16EPC-40004 Site Development Plan for Subdivision  
16EPC-40005 Site Development Plan for Building Permit

Tierra West LLC, agent for Palmilla Commercial, LLC, request the above actions for all or a portion of Lot 1B-1-A, Paradise North, zoned SU-1 for IP Uses with exceptions, located on 10301 Golf Course Rd. NW, containing approximately 6 acres. (A-12)  
Staff Planner: Maggie Gould

**2. Project# 1002132**

16EPC-40001 Zone Map Amendment (Zone Change)  
16EPC-40002 Site Development Plan for Building Permit  
16EPC-40003 Site Development Plan for Subdivision

Consensus Planning, agent for Guardian Storage, request the above actions for all or a portion of Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision, zoned SU-1 for Mixed Use C-1, & Tract C, bulk land plat of Village Center North Subdivision, zoned SU-1 for Mixed Use, O-1 to SU-1 For Mixed Uses for C-1, O-1, and Storage Uses Indoor, located on Unser Boulevard, between Summer Ridge Dr. and McMahan Blvd., containing approximately 2.61 acre(s). (A-11) Staff Planner: Vicente Quevedo

**3. Project# 1006973**

16EPC-40006 Site Development Plan for Building Permit Amendment

Joshua Skarsgard, agent for Century Bank, request the above action for all or a portion of Tract 1, Paradise Plaza, zoned SU-1 for C-1 Uses with inclusions (Package liquor sales incidental to a Pharmacy use occupying not less than 14,000 sf), located on NE Corner of McMahan and Unser, containing approximately 1 acre. (A-11) Staff Planner: Maggie Gould

**4. Project# 1000032**

15EPC-40079 Site Development Plan for Subdivision

Retail Equity Development 3, LLC, agent for Oxbow Town Center LLC, request the above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)  
Staff Planner: Vicente Quevedo  
**(DEFERRED FROM JANUARY 14, 2016)**

**5. Project# 1010693**

15EPC-40070 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balloon Museum Dr. NE, containing approximately 7.8 acres. (B-17-Z)  
Staff Planner: Vicente Quevedo

**(DEFERRED FROM FEBRUARY 11, 2016)**

**6. OTHER MATTERS:**

- A. Approval of December 10, 2015 Amended Action Summary Minutes
- B. Approval of January 14, 2016 Amended Action Summary/Minutes
- C. Approval of February 11, 2016 Action Summary/Minutes

**7. ADJOURNED:**