



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, March 9, 2017
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**

**Moises Gonzalez
Peter Nicholls
Dan Serrano**

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. 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# 1011130

17EPC-40002 Zone Map Amendment
(Zone Change)

Modulus Architects, Inc., agent for JB Holdings, LLC and Zia Management, requests the above action for Tract 3F-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A Black Ranch, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1 Black Ranch); Tract 3G-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1 Black Ranch); and Tract 3H (being a replat of Tract 3 Black Ranch), Black Ranch, zoned O-1, to C-1, located north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal, containing approximately 2.66 acres. (C-13) Staff Planner: Catalina Lehner

2. Project# 1011129

17EPC-40001 Text Amendment to Sector
Development Plan

Consensus Planning, agent for Palo Duro Homes, requests the above action for all of the University Neighborhood Sector Development Plan to clarify the lot standards for a townhouse in the Diverse Residential Zone. Staff Planner: Cheryl Somerfeldt

3. 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: Maggie Gould

(DEFERRED FROM JANUARY 12, 2017 HEARING)

4. Project# 1005280

16EPC-40080 Site Development Plan for
Building Permit
16EPC-40081 Amended Site Development Plan
for Subdivision

Martin Grummer Architect, agent for JMD-McMahon, LLC, requests the above actions for all or a portion of Lots 2, 4, 5, 6a, 7a, 8, and 9 in McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 14 acres. (A-11) **(DEFERRED FROM FEBRUARY 9, 2017 HEARING)**

Staff Planner: Cheryl Somerfeldt

5. Project# 1010582

16EPC-40077 Zone Map Amendment (Zone
Change)
16EPC-40078 Site Development Plan for
Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-

of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) **(DEFERRED FROM JANUARY 12, 2017 HEARING)**
Staff Planner: Maggie Gould

6. OTHER MATTERS:

- A. Approval of February 2, 2017 Action Summary Minutes
- B. Approval of February 9, 2017 Action Summary Minutes

7. ADJOURNED