



**ENVIRONMENTAL PLANNING COMMISSION
AMENDED AGENDA**

**Thursday, November 12, 2015
8:30 a.m.**

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

MEMBERS

**Peter Nicholls, Chair
Karen Hudson, Vice-Chair**

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

**Moises Gonzalez
Derek Bohannon
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; 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# 1010581

15EPC-40045 Zone Map Amendment
(Zone Change)
15EPC-40046 Site Development Plan for
Building Permit

DAC Zoning & Land Use Services, agents for Longs Peaks, LLC requests the above actions for Tract A-1, Block L, Cenaroca Subdivision, zoned C-1 to SU-1 for C-1 Uses to include the Retail Sale of Beer and Wine for On and Off-Premises Consumption, located on Tramway Blvd. NE, between Cloudview Ave. NE/Encantado Rd. NE and Skyline Rd. NE, containing approximately 2.1 acres. (K-23)
Staff Planner: Catalina Lehner (RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

2. Project# 1006864

15EPC-40049 Site Development Plan for
Subdivision
15EPC-40050 Amendment to Site
Development Plan for Subdivision

Consensus Planning agent for Pulte Homes of New Mexico, Inc. requests the above actions for all or a portion of Tracts M and N-2-A-1, Watershed Subdivision, zoned SU-2 for PDA, located on Tierra Pintada Blvd. between Mirehaven Parkway and West Creek Place, containing approximately 72.9 acres. (H-8 & 9)
Staff Planner: Maggie Gould (RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

3. Project# 1010550

15EPC-40032 Site Development Plan for
Subdivision

Tierra West LLC, agent for W & M Company, requests the above action for all or a portion of Tract A-1 Redivision of Tract A (now comprising Tracts A1 & A2), Los Pastores Shopping Center, zoned C-2, located on Wyoming Blvd. NE, between Montgomery Blvd. NE and Osuna Rd. NE, containing approximately 5.8 acres. (F-19)
Staff Planner: Vicente Quevedo
(RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

4. Project# 1005517

15EPC-40021 Site Development Plan for
Subdivision

Tierra West LLC, agent for Argus Jefferson Partners, LLC, requests the above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner (Deferred from July 9, 2015 hearing)
(RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

5. Project# 1003675

15EPC-40048 Zone Map Amendment
(Zone Change)
15EPC-40047 Site Development Plan for
Building Permit

Dekker/Perich/Sabatini, agents for City of Albuquerque Family and Community Services, request the above actions for Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition, and a vacated portion of Esperanza Drive NW, zoned R-1 to SU-1 for R-2 and Community Center Uses, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, containing approximately 3.8 acres. (K-11)
Staff Planner: Catalina Lehner (RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

6. Project# 1003450

15EPC-40029 Site Development Plan for
Building Permit Amendment

Cherry/See/Reames Architects P.C., agent for City of Albuquerque Police Department, requests the above action for all or a portion of Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located on Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop, containing approximately 1.8 acres. (L-19)
Staff Planner: Carol Toffaleti
(RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

7. Project# 1003123

15EPC-40056 Sector Development Plan Map
Amendment (Zone Change)
15EPC-40060 Site Development Plan for
Building Permit

KPM LLC requests the above action for all or a portion of Tract 2, Plat of Tracts 1 & 2 Lands of Devereux & Watson, zoned SU-2 S-MI to SU-2/SU-1 S-MI to include beer and wine in association with restaurant or taproom, located on 5th Street NW, between Aspen NW, and Haynes NW, containing approximately 1.10 acres. (H-14)
Staff Planner: Vicente Quevedo

8. Project# 1007786

15EPC-40053 Amendment to Zone Map
(Establish Zoning/Zone Change)
15EPC-40054 Site Development Plan Building
Permit
15EPC-40059 Site Development Plan for
Subdivision

DAC Enterprises, Inc agent for Joe Azar III, CCIM requests the above actions for all or a portion of Lots 2A, Indian Ridge Subdivision, zoned O-1 to SU-1 PRD, located on Menaul Boulevard NE, Between Deanna Street NE and Chelwood Park NE, containing approximately 1.73 acre(s). (H-22)
Staff Planner: Maggie Gould

9. Project# 1010626

15EPC-40055 Site Development Plan Wavier –
Wireless Telecommunication Facility

Kevin Provance, Black & Reatch Corp., agent for Verizon Wireless request the above action for all or a portion of Lot P-1, Replat of Tract P, LA Reina De Las Altos, P-1 Replat of Tract P, La Reina De Los Altos, Unit 2, zoned C-1, located on Morris and Comanche NE, containing approximately .5125 acres. (G-21)
Staff Planner: Catalina Lehner

10. Project# 1001620

15EPC-40057 Text Amendment to Subdivision Ordinance

COA Planning Department, agent for COA City Council Services, request the referenced/ above action for Amending the Subdivision Ordinance section 14-14-5-12, to amend the alternative methods for construction of sidewalks, allowing for a deposit and agreement for completion of sidewalks in residential subdivisions. CITY WIDE
Staff Planner: Jack Cloud

11. Project# 1001620

15EPC-40058 Text Amendment to Zoning Code

COA Planning Department, agent for COA Council Services requests the above actions to amend the Zoning Code to add a definition for secondary dwelling units. CITY WIDE
(REMAND FROM CITY COUNCIL)
Staff Planner: Catalina Lehner

12. OTHER MATTERS:

- A. Approval of September 10, 2015 Action Summary/Minutes

13. ADJOURNED: