



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, November 10, 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# 1002358

16EPC-40056 Amendment to Sector Development Area

The City of Albuquerque (COA) Department of Municipal Development (DMD), CIP Division, agent for the COA DMD, CIP Division, requests the following action: Mayor's proposed 2017 General Obligation Bond Program and 2017-2026 Decade Plan. (City Wide).

Staff Planner: Mark Motsko

2. Project# 1007489

16EPC-40064 Sector Development Plan Map Amendment

COA Metropolitan Redevelopment Agency (MRA), requests the above action for all or a portion of Tract B, West Route 66 Addition, zoned SU-2/IP to C-2, located on the northwest corner of the intersection of Central Ave. NW and Unser Blvd. NW, containing approximately 6.6 acres. (K-10)

Staff Planner: Michael Vos

3. Project# 1005213

16EPC-40053 Zone Map Amendment (Zone Change)

DAC Enterprises, Inc., agent for Brian Chaffee and Roger Kay, requests the above action for Tract B, Block 6 and Tract A-2-A, Block 13, Brentwood Hills, zoned O-1 and C-1 respectively, to R-2, located on Menaul Blvd. NE, between Marie Park Dr. NE and Tramway Blvd. NE, containing approximately 1.6 acres. (H-22)

Staff Planner: Catalina Lehner

4. Project# 1000216

16EPC-40054 Amended Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Mountain West Lodging LLC, request the above action for all or a portion of Tract A-3-A, J. Group Addition, zoned SU-1 C-1 Uses and Motel, located on San Antonio Dr. NE, between I-25 and San Pedro Dr. NE, containing approximately 2 acres. (E-18)

Staff Planner: Michael Vos

5. Project# 1009154

16EPC-40061 Site Development Plan for Building Permit

Vigil and Associates Architect Group, agent for Jaime Galles, requests the above action for all or a portion of Lot 1, Big I Commerce Center, zoned M-1, located on the southeast corner Candelaria Rd. NE, and University Blvd. NE, containing approximately 9.2 acres. (H-15) Staff Planner: Maggie Gould

6. Project# 1003275

16EPC-40055 Site Development Plan for Building Permit

HCI Engineering, agent for Palo Alto, Inc., requests the above action for all or a portion of Tract C-2, Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace, zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant, located on Unser Blvd. NW, Between

Ladera Dr. NW and I-40, containing approximately 1.1 acres.
(H-9) Staff Planner: Vicente Quevedo

7. Project# 1005354

16EPC-40059 Amend Site Development Plan
for Building Permit
16EPC-40060 Amend Site Development Plan
for Subdivision

Design Plus LLC, agent for Sawmill LLC, requests the above actions for Tract 2-D-1, Arbolera de Vida Unit 2B, and Lot 2, Correction Plat of Sawmill Village, zoned SU-2/SU-1 for PRD and Microbrewery; Lots 3 through 10, Correction Plat of Sawmill Village; Lots 1-A, 1-B and 1-C Sawmill Village, zoned SU-2/SU-1 for PRD; located on Bellamah Ave. NW, between 18th St. NW and 19th St. NW, containing approximately 10 acres. (H-13 and J-13) Staff Planner: Catalina Lehner

8. Project# 1011008

16EPC-40057 Zone Map Amendment
(Zone Change)
16EPC-40058 Site Development Plan for
Building Permit

Design Plus, LLC, agent for Sequel of New Mexico LLC and AOC New Mexico LLC, requests the above actions for all or a portion of Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1, zoned IP to SU-1 for IP and Hospital, located on Randolph Rd. SE, between Yale Blvd. SE and University Blvd SE, containing approximately 4.8 acres. (M-15) Staff Planner: Vicente Quevedo

9. Project# 1010879

16EPC-40062 Sector Development Plan Map
Amendment
16EPC-40063 Site Development Plan for
Building Permit

Consensus Planning, agent for Cedar Investors, LLC, requests the above actions for all or a portion of Lots 1-3, 7-9 of the Brownell and Lails Highland Addition and Lots A-E and F-J, block 21 of the Whitteds Replat and vacated alleys (Public R/W – EC-16-126), zoned SU-2 MD-1 to SU-2/SU-1 for MD-1, located on Copper Ave. NE, between Cedar St. NE and Mulberry St. NE, containing approximately 2.5 acres. (K-15) Staff Planner: Maggie Gould

10. Project# 1010550

16EPC-40040 Site Development Plan for
Building Permit

Colin Bott, agent for Starbucks Coffee Co., 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, excluding southwesterly portion & portion out to right-of-way, zoned C-2 (SC), located on Montgomery Blvd. NE, between Wyoming Blvd. NE, and Pennsylvania NE., containing approximately 1.2 acres. (F-19) Staff Planner: Vicente Quevedo **(DEFERRED FROM SEPTEMBER 8, 2016 HEARING)**

11. Project# 1000936

16EPC-40051 Site Development Plan for
Subdivision Amendment
16EPC-40052 Site Development Plan for
Building Permit
16EPC-40065 Zone Map Amendment
(Zone Change)

Scott Anderson, agent for Danny Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum

4.5 acres, to SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres), located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11) Staff Planner: Catalina Lehner
(DEFERRED FROM OCTOBER 13, 2016 HEARING)

12. Project# 1010903
16EPC-40030 Zone Map Amendment (Zone Change)

Jody L. Borris, agent for High Desert Assisted Living, LLC, requests the above action for all or a portion of Lot 1, Block B, Monterey Manor, zoned R-1 to O-1, located on Sierra Grande Ave NE, between Lomas Blvd, NE and Mountain Rd. NE, containing approximately .24 acre. (J-22)
Staff Planner: Vicente M. Quevedo **(DEFERRED FROM SEPTEMBER 8, 2016 Hearing)**

13. OTHER MATTERS:

- A. Approval of August 25, 2016 Comp Plan Amended Action Summary Minutes
- B. Approval of September 1, 2016 Comp Plan Amended Action Summary Minutes
- C. Approval of October 13, 2016 Action Summary Minutes

14. ADJOURNED: