



## ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

Thursday, November 9, 2017  
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW

**COMMISSIONER MEMBERS PRESENT:** Karen Hudson, Chair  
James Peck  
Bill McCoy  
Dan Serrano  
Moises Gonzalez  
Peter Nicholls  
Maia Mullen

**COMMISSIONER MEMBERS ABSENT:**  
Derek Bohannon, Vice Chair

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**Call to Order: 8:40 a.m.**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda

### WITHDRAWN

**7. Project# 1011346**  
17EPC-40040 Zone Map Amendment  
(Zone Change)

Modulus Architects, Inc, agent for STIF Seven-Bar, LLC, requests the above action for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, zoned O-1 to C-1, located on the southeast corner of Valley View Dr. NW and Irving Blvd NW, east of Coors Blvd. NW, containing approximately 1.75 acres.  
(C-13)

Staff Planner: Cheryl Somerfeldt **(DEFERRED FROM  
SEPTEMBER 14, 2017)**

**A motion was made by Commissioner Serrano and Seconded by Commissioner Peck that matter 17EPC-40040 be withdrawn. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Nicholls, Peck, Serrano and Gonzalez and Mullen**

**C. Approval of Amended Agenda**

**A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls to approve the Amended Agenda. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Nicholls, Peck, Serrano, Gonzalez and Mullen**

**D. Swearing in of Staff**

**FINAL ACTIONS**

**1. 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) **(CONTINUED FROM SEPTEMBER 14, 2017 HEARING)**

Staff Planner: Maggie Gould

**WITHDRAWN BY ADMINISTRATION  
12-21-17**

**A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 17EPC-40077 be forwarded to City Council with a recommendation of approval based on findings and conditions. The motion carried by the following vote:**

**For: 4 – Hudson, McCoy, Serrano and Peck,**

**Against: 3 – Gonzalez, Mullen and Nicholls**

**A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 17EPC-40078 be forwarded to City Council with a recommendation of approval based on findings and conditions. The motion carried by the following vote:**

**COMMISSIONER SERRANO LEAVES  
FOR THE DAY**

**2. Project# 1011395**  
17EPC-40050 Zone Map Amendment  
(Zone Change)

**For: 4 – Hudson, McCoy, Serrano and Peck,**

**Against: 3 – Gonzalez, Mullen and Nicholls**

Arch + Plan Land Use Consultants, agents for Ed Anlian and Paula Dal Santo, request the above action for Lots 17-A, 18-A and 19-A, Block 11, Timoteo Chavez Addition, zoned C-2 to C-3, located at 2517 Sierra Dr. NE, just south of Menaul Blvd. NE, between Carlisle Blvd NE and Washington St. NE, containing approximately 0.5 acre. (H-17)  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Peck and  
Seconded by Commissioner Nicholls that matter 17EPC-  
40050 be approved based on findings. The motion  
carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and  
Nicholls**

**3. Project# 1011396**  
17EPC-40051 Sector Development Plan Map  
Amendment

Consensus Planning, Inc., agent for Legacy Hospitality, LLC, requests the above action for all or a portion of Lots 1, 2, 3, & 30, 31 & 32, Tract A, Unit B, North Albuquerque Acres, zoned SU-2 for HC or NC, to SU-2 HDR, located on San Pedro Dr. NE, between Oakland Ave. NE and Alameda Blvd. NE, containing approximately 4.8 acres. (C-38)  
Staff Planner: Maggie Gould

**A motion was made by Commissioner Nicholls and  
Seconded by Commissioner Peck that matter 17EPC-  
40051 be approved based on findings. The motion  
carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and  
Nicholls**

**4. Project# 1001440**  
17EPC-40053 Site Development Plan for  
Building Permit

Palo Alto, Inc., agent for Tierra West, LLC, requests the above action for all or a portion of Tract D-3A, Coors Central North, zoned SU-1 for Planned Industrial Park, located on the northeast corner of Coors Blvd. NW and Avalon Rd. NW, containing approximately 0.6 acre. (K-10)  
Staff Planner: Cheryl Somerfeldt

**A motion was made by Commissioner McCoy and  
Seconded by Commissioner Nicholls that matter 17EPC-  
40053 be approved based on findings and conditions.  
The motion carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and Nicholls**

**5. Project# 1003859**

17EPC-40046 Site Development Plan for Subdivision Amendment

Consensus Planning, Inc., agent for Silverleaf Ventures, LLC, requests the above actions for all or a portion of Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montañó Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)  
Staff Planner: Michael Vos

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Mullen that matter 17EPC-40046 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and Nicholls**

**6. Project# 1004075**

17EPC-40049 Text Amendments to the Mesa del Sol Level B Community Master Plan

SEE ATTACHED TRANSCRIPT  
Ac-17-17

Dekker/Perich/Sabatini (DPS), agent for Land Advisors Organization, LLC, requests the above action for the Mesa Del Sol Level B Community Master Plan, Tracts 6, 7, and 14, Bulk Land Plat of Mesa del Sol (Parcel 1); Tract 12-B, Plat of Tracts 12-A & 12-B, Mesa del Sol, Innovation Park (Parcel 2); Lots numbered 5, 6, 13, 14, 15, 17, and 25 of Bulk Land Plat of Mesa del Sol, Innovation Park (Parcel 3); Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, and OS-7, Bulk Land Plat for Mesa del Sol Innovation Park II, a replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 and 4-A-4, Mesa Del Sol, and Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, and OS-6, Mesa del Sol Innovation Park)(Parcel 4); and Tract lettered 'I-2' Mesa del Sol Innovation Park II (a replat of Tract "I", Mesa del Sol Innovation Park II) (Parcel 5); zoned PC (Planned Community), located east of Broadway Blvd. and south of Los Picaros Rd. SE, containing approximately 3,100 acres. (Q-15, R-14, R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-13, T-14, U-13)  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls that matter 17EPC-40049 be denied based on findings. The motion carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and Nicholls**

**8. Project# 1011366**

17EPC-40046 Site Development Plan for Building Permit  
17EPC-40047 Zone Map Amendment (Zone Change)

Devin Cannady requests the above actions for Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, zoned C-1, located on Ladera Dr. NW, between 72<sup>nd</sup> St. NW and Laurelwood Parkway NW, containing approximately 2 acres. (H-10) **(DEFERRED FROM OCTOBER 12, 2017)**  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 17EPC-40047 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and Nicholls**

**A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 17EPC-40046 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Gonzalez, Mullen and Nicholls**

## **9. OTHER MATTERS:**

### **A. Approval of October 12, 2017 Action Summary Minutes**

**A motion was made by Commissioner Peck and Seconded by Commissioner McCoy that matter be approved. The motion carried by the following vote:**

**For: 5 – Hudson, McCoy, Peck, Gonzalez and Nicholls**  
**Abstained: 1 – Mullen**

### **B Approval of September 14, 2017 Amended Action Summary Minutes**

**A motion was made by Commissioner Peck and Seconded by Commissioner Mullen that matter be approved. The motion carried by the following vote:**

**For: 5 – Hudson, McCoy, Peck, Mullen and Nicholls**  
**Abstained: 1 - Gonzalez**

### **C. Approval of August 10, 2017 Amended Action Summary Minutes**

**A motion was made by Commissioner Peck and Seconded by Commissioner McCoy that matter be approved. The motion carried by the following vote:**

**For: 6 – Hudson, McCoy, Peck, Mullen, Gonzalez and Nicholls**

**10. ADJOURNED: 5:57 p.m.**

**NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>**