



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, October 8, 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**

**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.12 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

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

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
(DEFERRED FROM THE SEPTEMBER 10, 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)
(DEFERRED FROM THE SEPTEMBER 10, 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

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

(CONTINUED FROM THE AUGUST 8, 2015 HEARING)

NOTE: THE SOLID WASTE TRANSFER STATION & CONVENIENCE CENTER CASE WILL NOT BE HEARD BEFORE 1:30 P.M.

7. Project# 1010582

15EPC-40051 Zone Map Amendment
(Zone Change)
15EPC-40052 Site Development Plan
For Building Permit

Wilson & Company, agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of a 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 Uses, Solid Waste Transfer Station and Convenience Center, located on Edith and Comanche (4600 Edith NE), containing approximately 22 acres. (G-15)

Staff Planner: Vicente Quevedo

8. OTHER MATTERS:

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

9. ADJOURNED: