



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, October 12, 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# 1004167

17EPC-40043 Site Development Plan for Building Permit

Wooten Engineering, agent for Jim Shull Jr. and Christen Shull, requests the above action for Lot 7-A, Bosque Plaza, zoned C-1 (SC), located on Coors Blvd. NW, between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 1 acre. (E-12)
Staff Planner: Catalina Lehner

2. Project# 1004167

17EPC-40048 Site Development Plan for Building Permit

Daniel Puzak, AIA, agent for Legacy Home Health, requests the above action for Lot 2, Bosque Plaza, zoned C-1 (SC), located on Coors Blvd. NW between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 2 acres. (E-12)
Staff Planner: Cheryl Somerfeldt

3. 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 72nd St. NW and Laurelwood Parkway NW, containing approximately 2 acres. (H-10)
Staff Planner: Catalina Lehner

4. Project# 1006602

17EPC-40044 Site Development Plan for Building Permit Amendment
17EPC-40045 Site Development Plan for Subdivision Amendment

Wooten Engineering, agent for Paseo 2010, LLC, requests the above actions for all or a portion of Parcels A, B, and C, Ventura Plaza, zoned SU-2/C-1, located on Ventura St. NE, between Paseo Del Norte Blvd. and Palomas Ave. NE, containing approximately 6 acres. (D-20)
Staff Planner: Michael Vos

5. Project# 1011363

17EPC-40042 Site Development Plan for Building Permit

Murphy Oil USA, Inc., agent for Murphy Oil USA Inc., requests the above action for all or a portion of Tract C-2, Seven Bar Ranch, zoned SU-1 for IP Uses, located on the northwest corner of NM Highway 528 NW and Cottonwood Dr. NW, containing approximately 1.25 acres. (A-14)
Staff Planner: Maggie Gould

6. Project# 1011337

17EPC-40031 Zone Map Amendment (Zone Change)

SMPC Achitects, agents for Bestway Investments LLC, dba Fiesta Auto Group, requests the above action for: the vacated alley lying south of Lots A-1, A-D and the westerly 20 feet of Lot E, and north of Lot P-3, and the southern half of the alley north of Lot P-4; the vacated alley lying south of the easterly 5 feet of Lot E and all of Lots F-K; the vacated alley south of and adjacent to Lot K-1; Lot P-3; and Lot P-4 of Block 14, Del Norte Subdivision of Williamson's Replat, zoned P to C-2, located on Lomas Blvd. NE, east of Louisiana Blvd. NE, between Chama St. NE and Grove St.

NE, containing approximately 0.7 acre. (K-19)
Staff Planner: Catalina Lehner **(DEFERRED FROM
SEPTEMBER 14, 2017)**

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)**

8. Project# 1011354
17EPC-40034 Site Development Plan for
Subdivision

High Mesa Consulting Group, agent for Mark 3S Inc., requests the above action for Lot 6 and Lot 7, Block 20, Unit 3, Tract 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 1.8 acres. (C-20) Staff Planner: Catalina Lehner
(DEFERRED FROM SEPTEMBER 14, 2017)

9. Project# 1011247
17EPC-40014 Sector Development Plan Map
Amendment (Zone Change)

Garcia/Kraemer & Associates, agent for Community Dental Services Inc. requests the above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) **(DEFERRED FROM JULY 13, 2017)** Staff Planner: Cheryl Somerfeldt

10. OTHER MATTERS:

A. Approval of September 14, 2017 Action Summary Minutes

11. ADJOURNED: