



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, September 10, 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# 1009178

15EPC-40035 Site Development Plan for Subdivision

Myers, McCready & Myers, PC, agents for RTR, LLC requests the above action for Lots 1-P1 thru 39-P1, Tiburon Heights Subdivision, zoned SU-2/VCLL, located on Petirrojo Rd. NW, between Kimmick Dr. NW and Compass Dr. NW, containing approximately 8 acres. (D-10)
Staff Planner: Catalina Lehner

2. Project# 1010536

15EPC-40034 Sector Development Plan Map Amendment (Zone Change)
15EPC-40036 Text Amendment to Sector Development Plan
15EPC-40037 Site Development Plan for Building Permit
15EPC-40038 Site Development Plan for Subdivision

Consensus Planning, agent for City of Albuquerque Parks and Recreation Department, requests the above actions for all or a portion of Parcels C-2-A, C-3-A and C-3-C, Westland North, zoned SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex, located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street, containing approximately 81.35 acres. (J-7, J-8)
Staff Planner: Vicente Quevedo

3. Project# 1010551

15EPC-40039 Zone Map Amendment (Zone Change)
15EPC-40041 Site Development Plan For Building Permit

Myers, McCready & Myers, PC, agents for Deemer Properties NM, LLC, requests the above actions for Tract 2A, Westgate Mobile Home Park, zoned R-T to SU-1 for C-2 Conditional and Permissive Uses, located on 98th St. SW, between Tower Rd. SW, and DeVargas Rd. SW, containing approximately 14.5 acres. (L-9)
Staff Planner: Catalina Lehner

4. Project# 1003478

15EPC-40040 Site Development Plan for Building Permit

Dekker/Perich/Sabatini, agent for CURB INC requests the above action for all or a portion of Tract 8, (Previously Tract A), Unit 5, (previously Unit 4) Avalon Subdivision, zoned SU-1 for R-2 Uses, located on 90th Street NW, between Bluewater Road NW and Los Volcanes Road NW, containing approximately 10 acres. (K-9)
Staff Planner: Maggie Gould

5. Project# 1010520

15EPC-40023 Sector Development Plan Map Amendment (Zone Change)

DAC Zoning & Land Use Services, agent for Abbas Akhil, requests the above action for Fire Station Site #19, City of Albuquerque, zoned SU-2/O-1 to R-D 7 DU/acre, located on Louisiana Blvd. NE, between Wilshire Ave. NE and Signal Ave. NE, containing approximately 1.5 acres. (C-19)
Staff Planner: Catalina Lehner

(CONTINUED FROM THE AUGUST 13, 2015 HEARING)

6. Project# 1010521

15EPC-40024 Sector Development Plan Map Amendment (Zone Change)

DAC Zoning & Land Use Services, agent for Shakeel Rizvi dba Nazish LLC, requests the above action for Lot 12, Block 3, Tract 2, Unit 3, North Albuquerque Acres, zoned SU-2/O-1 to R-D 6 DU/acre, located on Oakland Ave. NE, between Eagle Rock Ave. NE and Alameda Blvd. NE, containing approximately 1 acre. (C-19)

Staff Planner: Catalina Lehner

(DEFERRED FROM THE AUGUST 13, 2015 HEARING)

7. 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

8. Project# 1000420

15EPC-40033 Zone Map Amendment (Zone Change)

15EPC-40044 Site Development Plan for Building Permit Amendment

Answers Inc. agent for Panera Bread, LLC requests the above actions for all or a portion of Tract K-1-A Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25, zoned IP to SU-1 IP Uses to include a Restaurant with Drive Thru, located on The 25 Way NE between The 25 Way NE and Jefferson St. NE, containing approximately 2 acres. (F-17)

Staff Planner: Maggie Gould

9. Project# 1005517

15EPC-40021 Site 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 THE AUGUST 13, 2015 HEARING)

10. OTHER MATTERS:

A. Approval of August 13, 2015 Action Summary/Minutes

B. **Project #1003450**, 15EPC-40029 - APD SE Substation. Request to reschedule the continuance from the November 12, 2015 EPC Hearing to the October 8, 2015 EPC hearing.

11. ADJOURNED: