



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, September 8, 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# 1005354

16EPC-40033 Sector Development Plan Map Amendment (Zone Change)

Design Plus, LLC, agent for Sawmill, LLC requests the above action for all or a portion of Lot 2, Correction plat of Sawmill Village, zoned SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery, located on 18th St. and Bellamah Ave. NW between Rio Grande Blvd. NW & 12th St. NW, containing approximately 1.3 acre. (H-13 & J-13) Staff Planner: Vicente Quevedo

2. Project# 1001754

16EPC-40039 Site Development Plan for Building Permit

Daniel Puzak and Debra West, ARIA Studio Consultants Inc, agents for Weingarten Realty, requests the above action for all or a portion of Tract A-1, North Town Plaza, zoned SU-1 Shopping Center, located on Cubero Dr. NE, between Wyoming Blvd. NE and Academy Rd. NE, containing approximately .88 acre. (E-19) Staff Planner: Michael Vos

3. 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

4. Project# 1004428

16EPC-40037 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning, agent for Ceja Vista, LLC, requests the above action for all or a portion of Lots RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts RR-3A through RR-3-E, zoned R-LT to R-2, located on Dennis Chavez Blvd., SW, between 98th St., SW and 118th St., SW, containing approximately 26.86 acres. (P-9) Staff Planner: Maggie Gould

5. Project# 1002717

16EPC-40036 Site Development Plan for Subdivision

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Drive NW, between Coors Blvd, and I-40, containing approximately 5.4 acres. (H-11) Staff Planner: Vicente Quevedo

6. Project# 1008952

16EPC-40034 Sector Development Plan Map Amendment (Zone Change)
16EPC-40035 Site Development Plan for Building Permit

Consensus Planning, agent for U.S. Eagle Federal Credit Union, requests the above actions for all or a portion of Tract A, Morningstar at Palomas, zoned SU-2 for O-1 to SU-2 C-1, located on Palomas Ave., NE between Wyoming Blvd., NE, and Barstow St., NE, containing approximately .9 acre. (D-19)
Staff Planner: Maggie Gould

7. Project# 1010536

16EPC-40038 Text Amendment to Sector Development Plan

Consensus Planning, agent for Pulte Group, requests the above action for the Northwest Mesa Escarpment Plan. Staff Planner: Maggie Gould

8. Project# 1006604

16EPC-40029 Site Development Plan for Building Permit

Rio Grande Engineering, agent for State Employees Credit Union, requests the above action for all or a portion of Lot G2A1, Montgomery Complex, zoned SU-1 for C-2 Uses, located on Montgomery NE, between I-25 and Carlisle NE, containing approximately 1.6 acres. (F-16)
Staff Planner: Maggie Gould **(DEFERRED from August 11, 2016 Hearing)**

9. 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 August 11, 2016 Hearing)**

10. Project# 1001695

16EPC-40008 Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)
Staff Planner: Catalina Lehner **(DEFERRED FROM JUNE 9, 2016 HEARING)**

11. OTHER MATTERS:

- A. Approval of August 4, 2016 Comp Plan Action Summary Minutes
- B. Approval of August 11, 2016 Action Summary Minutes

12. ADJOURNED: