



**ENVIRONMENTAL PLANNING COMMISSION
AMENDED AGENDA**

**Thursday, September 14, 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# 1007412

17EPC-40024 Zone Map Amendment (Zone Change)
17EPC-40025 Site Development Plan for Subdivision
17EPC-40026 Site Development Plan for Building Permit

Consensus Planning, agent for for SP Albuquerque, LLC, requests the above actions for all or a portion of Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, zoned SU-1 for Church and related facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility, to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, located on Harper Rd. NE, between Ventura St. NE and Wyoming Blvd. NE, containing approximately 14.2 acres. (E-20) **(DEFERRED FROM AUGUST 10, 2017 HEARING)**
Staff Planner: Michael Vos

2. Project# 1011344

17EPC-40039 Zone Map Amendment (Zone Change)

Edward Andrews, LLC agent for Edward Andrews, LLC, requests the above action for all or a portion of Lot 013, Brock Addition, zoned R-1 to RG, located on 223 San Lorenzo Ave. NW, containing approximately 0.18 acre. (G-14) Staff Planner: Maggie Gould

3. Project# 1003991

17EPC-40030 Zone Map Amendment (Zone Change)

Consensus Planning and Bokay Construction, agents for Vuelo, LLC, requests the above action for all or a portion of Lots 1-26 P1 and Tract A, Plat of Sage Ranch, zoned R-LT to R-T, located along Snow Vista Blvd. (98TH), South of Sage Rd, SW, containing approximately 3.08 acre(s). (M-9) Staff Planner: Cheryl Sommerfeldt

4. Project# 1011325

17EPC-40029 Zone Map Amendment (Zone Change)

DAC Enterprises, Inc., agent for Elco Mutual, requests the above action for all or a portion of Lots 10-12, Block 11 & Lots 7-12, Block 10, Swearingen & Marberry Subdivision and Lots 7-9, Block 9, Hinton's Subdivision of Tract 9, Mile-Hi Addition, zoned O-1 to R-2, located at 5905, 6101, and 6001 Marble Ave. NE between Valencia Dr. NE and San Pedro Dr. NE, containing approximately 2.3 acres. (J-18) Staff Planner: Michael Vos

5. Project# 1005237

17EPC-40032 Site Development Plan for Building Permit Amendment
17EPC-40033 Site Development Plan for Subdivision Amendment

High Mesa Consulting Group, agent for Mark 3S Inc., requests the above actions for Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tract A and Tract B, Mark 3S Holly Development, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 2.7 acres. (C-20)
Staff Planner: Catalina Lehner

6. 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

7. Project# 1004675

17EPC-40036 Site Development Plan for Building Permit Amendment

17EPC-40037 Site Development Plan for Subdivision Amendment

17EPC-40038 Site Development Plan for Subdivision Amendment

Consensus Planning, agent for Hajjar Management Co., Inc/ Vista Realty Trust, requests the above actions for all or a portion of Lots 1-72 P1 Block A Plat for Vista de la Luz, Lots 1-65, P1 Block B Plat for Vista de la Luz, zoned SU-1 PRD and Tracts K1 and K2, Vista De La Luz Commercial, zoned SU-1 PRD and one restaurant with full service liquor, located on the SW corner of Coors Blvd. NW and Sevilla Ave. NW, containing approximately 30 acres. (F-11) Staff Planner: Maggie Gould

8. 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

9. Project# 1001989

17EPC-40035 Site Development Plan for Subdivision

Consensus Planning, agent for Poston Investment Collective, LLC requests the above action for all or a portion of Tract C-2-A-1-A, Campbell Lands zoned SU-1 for C-1 Uses with Full Service Liquor for On-premise Consumption Only and Auto and Light Truck Sales, located on Coors Blvd. NW, between Fortuna Rd. NW and Glenrio Rd. NW, containing approximately 3.82 acres. (J-11) Staff Planner: Michael Vos

10. 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

11. Project# 1003859

17EPC-40017 Site Development Plan for Subdivision Amendment
17 EPC-40028 Site Development Plan for Building Permit Amendment

Consensus Planning, 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 Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12) **(DEFERRED FROM AUGUST 10, 2017 HEARING)**
Staff Planner: Maggie Gould

12. 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

NOTE: THE TRANSFER STATION WILL BE HEARD AFTER 1:00 P.M.

13. 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) **(DEFERRED FROM JANUARY 12, 2017 HEARING)**
Staff Planner: Maggie Gould

14. OTHER MATTERS:

- A. Approval of June 8, 2017 Amended Action Summary Minutes
- B. Approval of July 13, 2017 Amended Action Summary Minutes
- C. Approval of August 10, 2017 Action Summary Minutes
- D. Amendments to the EPC Rules of Conduct

15. ADJOURNED: