



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, September 13, 2018  
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW

### MEMBERS

Derek Bohannon, Chair  
Bill McCoy, Vice Chair

Joseph Cruz  
Richard Meadows  
Dan Serrano  
Robert Stetson

Karen Hudson  
Maia Mullen  
David Shaffer

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**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# 2018-001361 (1000845 & 1006833)**

SI-2018-00080 – Site Development Plan Amendment for Atrisco Business Park

Tierra West, LLC, agent for Ben E. Keith Company, requests the above action for all or a portion of Lot 1A, Bulk of Plat of Lot 1-A, Unser Towne Crossing, zoned NR-BP, located at Unser Blvd., between Los Volcanes Rd. NW and Gallatin Pl. NW, containing approximately 50.5 acres. (J-10)  
Staff Planner: Cheryl Somerfeldt

**2. Project #2018-001417 (1003699)**

RZ-2018-00023 - Zone Map Amendment (Zone Change)

The Group, agent for Vermont Hills Properties LLC, requests the above action for all or a portion of Tract B, Block 2, Wells Sandia Manor, zoned PD to R-1D, located on Camino de La Sierra NE, between Trimble Blvd. NE and Camino de La Sierra NE, containing approximately 4 acres. (L-23)  
Staff Planner: Carol Toffaleti

**3. Project #2018-001426 (1007602)**

RZ-2018-00025 – Zone Map Amendment (Zone Change)

Richard Guillermo, Architect, agent for Sidney Mallard, requests the above action for all or a portion of Lot 20, Baling Addition #1, zoned R-T to MX-L, located at 1301 Mountain Rd. NW, between 12<sup>th</sup> St. NW and 14<sup>th</sup> St. NW, containing approximately 0.25 acres. (J-13)  
Staff Planner: Cheryl Somerfeldt

**4. Project# 1005206**

17EPC-40054 Sector Development Plan Map Amendment (Zone Change)

17EPC-40067 Site Development Plan for Building Permit (as-built)

Steven and Kara Grant request the above actions for Lot 8 and the additional south seven feet and eight inches of Lot 7, Lot 9, and Lot 10, Block 24, Hunings Highlands Addition, zoned SU-2/MR, to SU-2/SU-1 for Bed and Breakfast to Include Special Events, located on High St. NE, between Central Ave. NE and Dr. Martin Luther King, Jr. Ave. NE, containing approximately 0.6 acre. (K-14)  
Staff Planner: Catalina Lehner  
**(DEFERRED FROM DECEMBER 14, 2017) (REMAND FROM CITY COUNCIL)**

**5. Project #2018-001200 (1011313)**

RZ-2018-00005 – Sector Development Plan Map Amendment (Zone Change)

SI-2018-00012 - Site Development Plan for Building Permit

Arch & Plan Land Use Consultants, agent for McKown Belanger Associates (MBA), requests the above action for all or a portion of Lot 7, Block 12, Huning's Highland Addition, zoned SU-2/MR to SU-2/SU-1 for O-1 uses, located at 205 Edith Blvd. NE, between Copper Ave. and Tijeras Ave. NE, containing approximately 0.2 acre. (K-14)  
Staff Planner: Catalina Lehner **(DEFERRED FROM JULY 12, 2018)**

**6. Project# 1000965**

18EPC-40033 Site Development Plan for Building Permit

18EPC-40034 Site Development Plan for Subdivision Amendment

18EPC-40035 Zone Map Amendment (Zone Change)

Dekker/Perich/Sabatini, agent for Presbyterian Healthcare Services, requests the above action for all or a portion of all units, tracts and subtracts of the Andalucia at La Luz, Sevilla at Andalucia and Valle Paraiso at Andalucia at La Luz subdivisions zoned SU-1 PRD 6DU/AC and SU-1PRD 5DU/AC and Tract 5, Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6 of Lands of Ray A. Graham III, Owenwest Corp and City of Albuquerque, zoned SU-1 PRD 10 DU/AC to SU-1 for C-2 Restricted Uses to Accommodate a Medical Clinic and Urgent Care & Emergency Room (zone change for tract 5 only), located on Coors Blvd. NW, between Namaste Rd. NW and Learning (Bosque School) Rd. NW, containing approx.115 acres (F-11). Staff Planner: Maggie Gould **(DEFERRED FROM JUNE 14, 2018 HEARING)**

**7. Project# 1007648**

18EPC-40019 Sector Development Plan Map Amendment (Zone Change)

18EPC-40021 Site Development Plan for Building Permit

Stephanie Landry, Landry & Ludewig, L.L.P., agent for Eric Kilmer, requests the above action for all or a portion of Lots 22, 23 and 24, Block 20, Albright-Moore Addition, zoned SU-2/SR to SU-2/SU-1 for Flower Shop and Nursery and Permissive C-1 Uses, located at the NE corner of 6<sup>th</sup> St. NW and Constitution Ave. NW (1416 6<sup>th</sup> Street NW), containing approximately 0.5 acre. (J-14) Staff Planner: Catalina Lehner **(DEFERRED FROM May 10, 2018 Hearing)**

**8. OTHER MATTERS:**

Approval of August 9, 2018 Action Summary Minutes (Commissioner Mullen was absent)

**9. ADJOURNED**