



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, September 12, 2019
8:30 a.m.**

**Vincent E. Griego Chambers
One Civic Plaza NW
Albuquerque/Bernalillo County Government Center**

MEMBERS

**Dan Serrano, Chair
David Shaffer, Vice Chair**

**Joseph Cruz
Richard Meadows
Derek Bohannan**

**Karen Hudson
Gary L. Eyster P.E. (Ret.)
Bill McCoy**

Robert Stetson

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. Cross-examination of speakers is possible per EPC Rules of Conduct.

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 #2019-002667

SI-2019-00249 – Site Plan

Ingrid Kocher, agent for Presbyterian Healthcare Services, requests the above action for all or a portion of Tract 3B, Coors Village, zoned MX-M, located at 4515 Coors Blvd. NW, between Milne Rd. NW and Western Trails NW, containing approximately 7 acres. (F-11)
Staff Planner: Leslie Naji

2. Project #2019-002670 (1008994)

RZ-2019-00047 – Zoning Map Amendment
(Zone Change)

Environmental Dynamics, Inc., agent for Matt Finkelstein, requests the above action for all or a portion of Tract B4A, Academy Acres, zoned MX-T, to MX-H, located at 5700 Harper Dr. NE, between Pan American Highway NE and Harper Dr. NE, containing approximately 3 acres. (E-18)
Staff Planner: Whitney Phelan

3. Project #2019-002661

SI-2019-00250 – Site Plan

Dekker/Perich/Sabatini (DPS), agents for Presbyterian Healthcare Services, requests the above action for Tracts 1-A, 2-A, 3-A, 4-A and 9-A, Plat of Tract 1-A, 2-A, 3-A, 4-A and 9-A Presbyterian Hospital-Main Campus; Tracts 5, 6, and 7 Plat of Tracts 1 thru 9 Presbyterian Hospital- Main Campus Phase One; Tract 8-A Correction Plat of Tract 8-A Presbyterian Hospital- Main Campus Phase One, zoned MX-H, located south of Central Ave. SE, north of Lead Ave. SE, east of Oak St. SE, and west of Sycamore St. SE (1100 Central Ave. SE), containing approximately 28 acres. (K-15). Staff Planner: Catalina Lehner

4. Project #2019-002669

RZ-2019-00045 – Zoning Map Amendment
(Zone Change)

Consensus Planning, Inc., agent for Prime Properties, LLC, requests a zoning map amendment from R-1B to MX-L for all or a portion of GIBSON X MILES AREA TR A LANDS OF HUGH B WOODWARD CONT 0.65969 AC PLAT F and ELY POR OF TR D OF GIBSON & MILES AREA-LAND OF HUGH B WOODWARD CONT 0.239 AC and A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 28 AND SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST. NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACT A, GIBSON AND MILES AREA, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH

22, 1965, IN VOLUME D3, FOLIO 110, and A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING THE REMAINING PORTION OF TRACT D, GIBSON AND MILES AREA, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1965, IN VOLUME D3, FOLIO 110, located at 1314 Gibson Blvd. SE, between Mulberry St. SE and Gibson Blvd. SE, containing approximately 0.1 acre. (E-18)
Staff Planner: Linda Rumpf

5. Project #2019-002663

RZ-2019-00043 – Zoning Map Amendment
(Zone Change)

Consensus Planning, Inc., agent for Group II U26 VC, LLC and Volcano Cliffs, Inc., requests the above action for all or a portion of Lot 1, Block 2, Volcano Cliffs Unit 26 and Lot 1-A-1, Block 3, Volcano Cliffs Unit 26, zoned MX-L to MX-M, located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW, containing approximately 23 acres.
(C-11)

Staff Planner: Catalina Lehner

6. Project #2019-002263

VA-2019-00107
Appeal of a determination by the Impact Fees Administrator

Hunt & Davis PC, agent for Paul Allen Homes, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.
Staff: Tony Lloyd

(DEFERRED FROM May 9, 2019)

7. Project #2019-002264

VA-2019-00108
Appeal of a determination by the Impact Fees Administrator

Hunt & Davis PC, agent for SLG Holdings, LLC, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.
Staff: Tony Lloyd

(DEFERRED FROM May 9, 2019)

8. Project #2018-001843

RZ-2019-00046 – Text Amendment to the IDO

City of Albuquerque, Planning Department, requests the above action City Wide for the IDO Annual Update.
Staff Planner: Russell Brito

9. OTHER MATTERS:

- a. Approval of August 8, 2019 Action Summary Minutes

10. ADJOURNED: