



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, April 12, 2018
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Derek Bohannon, Chair
Bill McCoy, Vice Chair**

**Maia Mullen
Karen Hudson
David Shaffer**

**Peter Nicholls
Richard Meadows
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# 1000501

18EPC-40006 Zone Map Amendment
(Zone Change)
18EPC-40007 Site Development Plan for
Subdivision

Thanh Nguyen, agent for the New Mexico Vietnamese Buddhist Association, requests the above actions for Lot 7 & Lot 8 and the north 25 feet of Lot 8, and Lot 16-A, Block 8, Casas Serenas Subdivision, zoned R-2, to SU-1 for Church and Related Uses, located on Pennsylvania St. SE, between Bell Ave. SE and Trumbull Ave. SE, containing approximately 1.2 acres. Staff Planner: Catalina Lehner

2. Project# 1000936

18EPC-40014 Site Development Plan for
Building Permit

Consensus Planning, agent for Robert Reed, Hotsy Equipment Company / Brandenreed Properties LLC, requests the above action for all or a portion of Tract 4, Paradise Plaza, zoned SU-1 for C-1 with Auto-Related Uses Controlled by Project 1000936, located on the east side of Unser Blvd. NW between Crown Rd. NW and Summer Ridge Rd. NW, containing approximately 1 acre. (A-11)
(Staff Planner: Cheryl Somerfeldt)

3. Project# 1007140

18EPC-40010 Zone Map Amendment
(Zone Change)
18EPC-40011 Site Development Plan for
Subdivision

COA Parks and Recreation Dept., agent for COA Parks and Recreation Dept., requests the above actions for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, zoned SU-1 Open Space to SU-1 Parks and Rec, located on Manachos Rd., SE and Gulfstream Dr., SE, containing approximately 7.3 acres. (M-22)
(Staff Planner: Maggie Gould)

4. Project# 1011553

18EPC-40008 Site Development Plan for
Subdivision
18EPC-40009 Site Development Plan for
Building Permit

Modulus Architects Inc., agent for 3XP LLC, requests the above actions for all or a portion of Tract B2A1, Plat for Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales, located on the east side of Coors Blvd. NW north of Sequoia Rd. NW, containing approximately 2 acres. (G-11)
(Staff Planner: Cheryl Somerfeldt)

5. Project# 1011556

18EPC-40012 Site Development Plan for
Subdivision
18EPC-40013 Site Development Plan for
Building Permit

Tierra West LLC., agent for Montgomery Blvd. Church of Christ, requests the above actions for all or a portion of Tract A-1 Plat of Tract A-1, Knapp Heights Addition, zoned SU-1 Church and Related Facilities and Private School for Daycare and Pre-School Thru Secondary, located on Montgomery Blvd., NE, between Louisiana Blvd., NE., and Pennsylvania NE, containing approximately 10.28 acres. (F-19)
(Staff Planner: Maggie Gould)

6. Project# 1011513

18EPC-40005 Zone Map Amendment
(Zone Change)

RBA Architecture, PC, agents for Rio Grande Realty and Investment, LLC (Todd Kruger), requests the above action for Lots 12, 13 & 14, Tract A, Unit A, North Albuquerque Acres, zoned SU-1 PUD (not to exceed 6 DU/ac), to O-1, located on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE, containing approximately 2.8 acres. (D-19) Staff Planner: Catalina Lehner **(DEFERRED FROM MARCH 8, 2018 HEARING)**

7. 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) **REMAND FROM CITY COUNCIL**
Staff Planner: Cheryl Somerfeldt

8. OTHER MATTERS:

- A. Approval of December 14, 2017 Amended Action Summary Minutes (Amended to include AC-18-6)
Commissioners Mullen and Nicholls Absent – Commissioner Shaffer & Commissioner Meadows were not on board)
- B. Approval of February 8, 2018 Amended Action Summary Minutes (Amended to include AC-18-6)
(All Commissioners present – Commissioner Meadows was not on board)
- C. Approval of March 8, 2018 Action Summary Minutes (All Commissioners were present)

9. ADJOURNED: