



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, June 14, 2018
8:30 a.m.**

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

MEMBERS

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

**Joseph Cruz
Richard Meadows
Dan Serrano
Robert Stetson**

**Karen Hudson
Maia Mullen
David Shaffer**

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# 1005234

18EPC-40024 Zone Map Amendment
(Zone Change)

Kent Beierle, Architect with EDI Architecture, agent for Rhino Investments NM Hotel, LLC, requests the above action for all or a portion of Tracts 1, 2 & 3, Carlisle Replat Unit 1 and Tracts 4, 5 & 6A, Carlisle Replat Unit 2, zoned C-2 & C-3 to C-2, located on Carlisle Blvd NE, between Solano Drive NE, Prosepect Ave NE, and the Embudo Channel, containing approximately 11.1 acres (H-17).

Staff Planner: Michael Vos

2. Project# 1006520

18EPC-40027 Site Development Plan for
Subdivision Amendment

William Fanning Architect, agent for Episcopal Diocese of the Rio Grande, requests the above action for all or a portion of Hope Plaza Subdivision, North Albuquerque Acres, zoned SU-2/O-1 & R-T, located on Signal Ave. NE, between Barstow St. NE and Ventura St. NE, containing approximately 16 acres (C-20).

Staff Planner: Cheryl Somerfeldt

3. Project# 1011631

18EPC-40030 Zone Map Amendment
(Zone Change)

Arch & Plan Land Use Consultants, agent for Karen A. Rose Trust/Jeffrey and Geraldine Rose, requests the above action for all or a portion of Lots 82 and 84 portions of Lots 83, 85 and 86, Block 7, Perfecto Armijo and Brothers Addition, zoned SU-2/DNA-MR to SU-2/DNA-OR, located at 700 and 710 Roma Av., NW, between 7th St. NW and 8th St., NW, 7th St., NW and 8th St. NW, containing approximately 0.25 acre (J-14). Staff Planner: Terra Reed

4. Project# 1003449

18EPC-40031 Sector Development Plan Map
Amendment
18EPC-40032 Site Development Plan for
Building Permit

Consensus Planning, Inc., agent for Jackson Real Estate Services Inc., requests the above action for all or a portion of Tract 52, Unit 2, Town of Atrisco Grant, zoned RD-9 DU/acre to SU-1 PRD, located on Sunset Gardens Rd. SW, between 82nd St. SW and 86th St. SW, containing approximately 6.1 acres (L-09). Staff Planner: Cheryl Somerfeldt

5. Project# 1004375

18EPC-40023 Zone Map Amendment
(Zone Change)
18EPC-40038 Site Development for
Subdivision

Consensus Planning, Inc., agent for Haggar Group, LLC, requests the above action for all or a portion of Tract 1-B, plat of tracts 1-A and 1-B of the P & J Subdivision, zoned SU-1 for PRD to SU-1 for Outdoor Vehicle (RV and Boat) Storage, located on San Antonio Dr. NE, between San Pedro Dr. NE and Louisiana Blvd. NE, containing approximately 3.1 acres (E-18).

Staff Planner: Maggie Gould

6. Project# 1000976
18EPC-40026 Zone Map Amendment
(Zone Change)

Consensus Planning, Inc., agent for Riverside West, LLC, requests the above action for all or a portion of Tract 1, Lands of Westland Development Co., Inc., in projected Section 3, T9N, R2E, NMPM together with an unplatted Tract within the SE ¼ of projected Section 34, T10N, R2E, NMPM, Town of Atrisco Land Grant, Bernalillo County, New Mexico, and a Tract of Land East of Amole Del Norte Diversion Channel North of Section Line Of Sections 34 & 3, zoned SU-1 PRD 250 DU MAX to MH, located at 2911 Ervien Lane SW, between Coors Blvd. SW and the Amole del Norte Diversion Channel, containing approximately 41 acres (M-10). Staff Planner: Carol Toffaleti

7. Project# 1000603
18EPC-40025 Zone Map Amendment
(Zone Change)

Consensus Planning, Inc., agent for Ladera Partners LLC and Ladera Two Partners LLC, requests the above action for all or a portion of Tract M-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract N-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract O of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract P of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract Q-1, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; and Tract Q-2, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; zoned C-1 to C-2 (SC), located between Coors Blvd. and Atrisco Dr. and between Sequoia Rd. and Redlands Rd., containing approximately 15 acres, not including Nusenda Credit Union. (G-11). Staff Planner: Maggie Gould

8. Project# 1001081
18EPC-40036 Zone Map Amendment
(Zone Change)
18EPC-40037 Site Development Plan for
Building Permit

Consensus Planning, Inc., agent for City of Albuquerque, Fire Department and Department of Municipal Development, requests the above action for all or a portion of Parcel D within Lot 23, Block 31, Snow Heights Addition, zoned C-2 to SU-1 for Fire Station, located on Snow Heights Circle NE, near the corner of Menaul Blvd. NE and Eubank Blvd. NE, containing approximately 1.1 acres (H-20). Staff Planner: Cheryl Somerfeldt

9. Project# 1000965
18EPC-40033 Site Development Plan for
Building Permit
18EPC-40034 Site Development Plan for
Subdivision Amendment
18EPC-40035 Zone Map Amendment

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

(Zone Change)

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

10. Project# 1001656

18EPC-40028 Double Eagle II Airport Master Plan Update

Molzen-Corbin & Associates, agents for the COA Aviation Department, requests the above action for all or a portion of Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, zoned SU-1 for Airport and Related Facilities, located on Atrisco Vista Blvd., between Atrisco Vista Blvd. and Shooting Range Park Rd., containing approximately 4,500 acres. (C-4-6, D-4-6, E-4-6, F-4-6) Staff Planner: Catalina Lehner

11. Project# 1000270

18EPC-40029 Albuquerque International Sunport Master Plan Update

Molzen-Corbin & Associates, agents for the COA Aviation Department, requests the above action for all or a portion of Tracts A-1, A-2, B, C, D, E, F, G, H, J, K, L & M, Sunport Municipal Addition, Lands of Albuquerque International Airport, zoned SU-1 for Airport and Related Facilities, SU-1 for Airport and Related Facilities/Office/School & Cargo Facility, and M-2, located on Sunport Blvd., between Gibson Blvd., the Tijeras Arroyo, University Blvd., and Kirtland Air Force Base, containing approximately 2,500 acres. (L-16, M-15-18, N-15 -18, P-15-16). Staff Planner: Catalina Lehner

12. Project# 1005455

18EPC-40015 Site Development Plan for Subdivision

Arch & Plan Land Use Consultants, agent for Robert Gutierrez Investment Co., LLC, requests the above action for all or a portion of Lot B, El Jaral, zoned SU-1 for RA-1/Planned Development Area, located on the west side of Montoya Rd. NW, between Interstate-40 and Maximillian Rd. NW, containing approximately 5 acres. (H-12) Staff Planner: Cheryl Somerfeldt **(DEFERRED FROM MAY 10, 2018 Hearing)**

13. 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) **(DEFERRED FROM APRIL 12, 2018 Hearing)**

14. OTHER MATTERS:

A. Approval of May 10, 2018 Action Summary Minutes (Commissioners Bohannon and Hudson were absent)

15. ADJOURNED: