



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

June 14, 2018

8:30 a.m.

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

COMMISSIONER MEMBERS PRESENT: Derek Bohannon, Chair
Bill McCoy, Vice Chair
David Shaffer
Richard Meadows
Dan Serrano
Karen Hudson
Robert Stetson
Joseph Cruz

COMMISSIONER MEMBERS ABSENT:
Maia Mullen

Call to Order: 8:30 A.M.

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda

DEFERRED TO JULY 12, 2018

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

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

18EPC-40035 Zone Map Amendment (Zone Change)

5DU/AC and Tract 5, Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6 of Lands of Ray A. Graham III, Ovenwest 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

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)**

C. Approval of Amended Agenda

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that Amended Agenda be approved.

For: 8 – Bohannan, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

D. Swearing in of Staff

FINAL ACTIONS

1. 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

A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that matter 18EPC-

40024 be approved based on findings. The motion carried by the following vote:

For: 8 – Bohannan, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Stetson that matter 18EPC-40027 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 – Bohannan, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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: Staff Planner: Terra Reed

A motion was made by Commissioner McCoy and Seconded by Commissioner Hudson that matter 18EPC-40030 be approved based on findings and condition. The motion carried by the following vote:

For: 6 – Bohannan, McCoy, Hudson, Cruz, Stetson and Meadows

Against: 2 – Serrano and Shaffer

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

A motion was made by Commissioner Hudson and Seconded by Commissioner Serrano that matter 18EPC-40031 be approved based on findings and condition. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

A motion was made by Commissioner Hudson and Seconded by Commissioner Serrano that matter 18EPC-40032 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano that matter 18EPC-40023 be approved based on findings and condition. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano that matter 18EPC-40038 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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

A motion was made by Commissioner Serrano and Seconded by Commissioner Hudson that matter 18EPC-40026 be approved based on findings. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that matter 18EPC-40025 be approved based on findings. The motion carried by the following vote:

For: 8 – Bohannon, Serrano, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

**COMMISSIONER SERRANO LEAVES
HEARING FOR THE DAY**

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

A motion was made by Commissioner Meadows and Seconded by Commissioner Hudson that matter 18EPC-40036 be deferred to the July 12, 2018 Hearing, based on findings. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

A motion was made by Commissioner Meadows and Seconded by Commissioner Hudson that matter 18EPC-40037 be deferred to the July 12, 2018 Hearing, based on findings. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

9. 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

A motion was made by Commissioner Meadows and Seconded by Commissioner Hudson that matter 18EPC-40033 be deferred to the the July 12, 2018 Hearing, based on findings. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz,

Stetson and Meadows

A motion was made by Commissioner Meadows and Seconded by Commissioner Hudson that matter 18EPC-40034 be deferred to the July 12, 2018, based on findings. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

A motion was made by Commissioner Meadows and Seconded by Commissioner Hudson that matter 18EPC-40035 be deferred to the July 12, 2018 Hearing, based on findings. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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

A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that matter 18EPC-40028 be forwarded to City Council with a recommendation of approval, based on findings and conditions. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Hudson that matter 18EPC-40029 be forwarded to City Council with a recommendation of approval, based on findings and conditions. The motion carried by the following vote:

For: 7 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson and Meadows

COMMISSIONER MEADOWS LEAVES HEARING FOR THE DAY

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**)

A motion was made by Commissioner McCoy and Seconded by Commissioner Hudson that matter 18EPC-40015 be deferred to the August 9, 2018 Hearing, based on findings. The motion carried by the following vote:

For: 6 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson

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**)

A motion was made by Commissioner Shaffer and Seconded by Commissioner Hudson that matter 18EPC-40014 be deferred to the July 12, 2018 Hearing, based on findings. The motion carried by the following vote:

For: 6 – Bohannon, McCoy, Hudson, Shaffer, Cruz,

Stetson

14. OTHER MATTERS:

A. Approval of May 10, 2018 Action Summary Minutes

A motion was made by Commissioner McCoy and Seconded by Commissioner Shaffer that matter be approved. The motion carried by the following vote:

For: 6 – Bohannon, McCoy, Hudson, Shaffer, Cruz, Stetson

15. ADJOURNED: 3:36 P.M.

NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>