



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

**Thursday, February 18, 2021  
8:40 a.m.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference**

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/2269592859>  
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859

**MEMBERS**

**Tim MacEachen, Chair  
David Shaffer, Vice Chair**

**Joseph Cruz  
Richard Meadows  
Jonathan R. Hollinger**

**Gary L. Eyster P.E. (Ret.)  
Robert Stetson**

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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. 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. Roll Call of Planning Commissioners
- C. Suspension of the Rules per C.8 of the EPC Rules of Conduct
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

**1. PR-2020-004595/RZ-2021-00002  
Zoning Map Amendment (Zone Change)**

JAG Planning & Zoning, agents 505 Solutions LLC, requests a Zoning Map Amendment from PD to R-1D, for all or a portion of Parcels A & B and Parcels 1 & 3, Lands of Albuquerque Ranch Estates and Lands of Albuquerque Academy, located west of Tramway Blvd. NE, between Spain Rd. NE and Academy Rd. NE, approximately 4.7 acres (E-22)  
Staff Planner: Linda Rumpf

**2. PR-2018-001398/SI-2021-00024- VA-  
2021-00006 –Site Plan & EPC Variance**

JAG Planning & Zoning, agents for Darryl Chitwood, ECO-Green Building, requests the above action for all or a portion of Tract B, Lands of Ella G. Rossiter, Section 32, Township 11 North, Range 3 East, N.M.P.M, zoned PD, located at 704 Griegos Rd. NW, between 8<sup>th</sup> St. NW and 9<sup>th</sup> St. NW, approximately 0.8 acre (F-14)  
Staff Planner: Sergio Lozoya

**3. PR-2021-004918/RZ-2021-00003  
Zoning Map Amendment (Zone Change)**

Consensus Planning, agent for Insight Construction, requests a Zoning Map Amendment from NR-LM to MX-M for Lots 99 & 100, Rio Grande Heights Addition, located at 301 and 303 Old Coors Dr. SW, between Churchill Rd. SW and Gonzales Rd. SW, approximately 0.65 acre (K-11-Z)  
Staff Planner: Silvia Bolivar

**4. PR-2020-004919/RZ-2021-00004  
Zoning Map Amendment (Zone Change)**

Modulus Architects Inc., agents for John Herrera, requests a Zoning Map Amendment from PD to R-T, for all or a portion of Lots 1-A, 2-A-1, 2-A-2, 3-A, 4-A, Herrera Redivision, located on 90<sup>th</sup> St. SW, between San Ygnacio Rd. SW and Sage Rd. SW, approximately 5 acres. (L-09-Z)  
Staff Planner: Leslie Naji

**5. PR-2021-004920/RZ-2021-00005  
Zoning Map Amendment (Zone Change)**

Consensus Planning, agent for Tekin & Associates, LLC, requests a Zoning Map Amendment from NR-BP to R-MH for Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres, located at 9320 San Pedro Dr. NE, between Oakland Ave. NE and Eagle Rock Ave. NE, approximately 6.8 acres (C-18-Z)  
Staff Planner: Silvia Bolivar

**6. Project# 2018-001843  
RZ-2020-00048 – Text Amendments to  
Integrated Development Ordinance  
(IDO)—Small Areas**

The City of Albuquerque Planning Department requests the above action to amend the text of the Integrated Development Ordinance (IDO). This second annual update includes changes requested by neighbors, developers, staff, and Council Services to the standards applicable to the following, 14 small areas:

Downtown Neighborhood Area - CPO 3

East Downtown – CPO 4

Los Duranes – CPO 6

Nob Hill/Highland – CPO 8

Rio Grande Blvd – CPO 11

Sawmill/Wells Park – CPO 12

Volcano Mesa – CPO 13

East Downtown - HPO 1

Coors Blvd – VPO 1

Northwest Mesa – VPO 2

Downtown Area – 14-16-5-5(B)(2)(a)(1)

Downtown Center – 14-16-5-12(E)(4)(d)

Uptown Area – 14-16-5-5(I)(2), and the

Mixed-Use Form Based (MX-FB) Zone District –  
14-16-2-4(E)(3)(d).

Staff Planners: Catalina Lehner and Carrie Barkhurst

More information is available online at:

<https://abc-zone.com/ido-annual-update-small-area-text-amendments>

A map of the affected Small Areas can be viewed at:

<https://tinyurl.com/SmallArea2020>

**7. Project #2018-001843  
RZ-2020-00046 –Text Amendments to the  
Integrated Development Ordinance (IDO)  
– City-wide**

The City of Albuquerque Planning Department requests the above action to amend the text of the Integrated Development Ordinance (IDO). This second annual update includes approximately 100 changes requested by neighbors, developers, staff, and Council Services. City-wide.

Staff Planners: Catalina Lehner and Carrie Barkhurst

More information is available online at:

<https://abc-zone.com/ido-annual-update-2020>

**8. OTHER MATTERS:**

- a.** Approval of January 21, 2021 Action Summary Minutes

**7. ADJOURNMENT**