



ENVIRONMENTAL PLANNING COMMISSION
Action Summary

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

COMMISSIONER MEMBERS PRESENT: Tim MacEachen, Chair
David Shaffer, Vice Chair
Gary L. Eyster, P.E. (Ret.)
Richard Meadows
Robert Stetson
Jonathan R. Hollinger
Joseph Cruz

Call to Order: 8:40

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules per C.8 of the EPC Rules of Conduct
A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, that this matter be approved. The motion carried by the following vote:

For 7: – Cruz, Meadows, MacEachen, Stetson, Eyster, Hollinger, & Shaffer

- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

Commissioner Hollinger Excused

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

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

For 5 - Meadows, MacEachen, Cruz, Shaffer, & Stetson,

Against 1 - Eyster

Commissioner Hollinger Returned

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 8th St. NW and 9th St. NW, approximately 0.8 acre (F-14)

Staff Planner: Sergio Lozoya

A motion was made by Commissioner Eyster, and Seconded by Commissioner Meadows, that this matter be approved. The motion carried by the following vote:

For 7: – Cruz, Meadows, MacEachen, Stetson, Eyster, Hollinger, & Shaffer

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

A motion was made by Commissioner Eyster, and Seconded by Commissioner Cruz, that this matter be approved. The motion carried by the following vote:

For 7: – Cruz, Meadows, MacEachen, Stetson, Eyster, Hollinger, & Shaffer

Commissioner Shaffer Excused

**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 90th St. SW, between San Ygnacio Rd. SW and Sage Rd. SW, approximately 5 acres. (L-09-Z)

Staff Planner: Leslie Naji

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Meadows, that this matter be approved. The motion carried by the following vote:

For 6: – Cruz, Meadows, MacEachen, Stetson, Eyster, & Hollinger

**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

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Stetson that this matter be approved. The motion carried by the following vote:

For 6: – Cruz, Meadows, MacEachen, Stetson, Eyster, & Hollinger

Commissioner Cruz Excused

Commissioner Shaffer Returned

**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>

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

For 6: – Shaffer, Meadows, MacEachen, Stetson, Eyster, & Hollinger

**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>

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Stetson, that this matter be Continued for two weeks to the March 4, 2021, hearing. The motion carried by the following vote:

For 6: – Shaffer, Meadows, MacEachen, Stetson, Eyster, & Hollinger

Commissioner Eyster Abstains

8. OTHER MATTERS:

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

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

For 5 – Shaffer, Meadows, MacEachen, Stetson, & Hollinger

7. ADJOURNMENT 5:46 pm