



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

Thursday, November 17, 2022
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.)
Dennis F. Armijo, Sr
Robert Stetson
Richard Meadows
Jonathan R. Hollinger

COMMISSIONER MEMBERS ABESNT: Joseph Cruz
Jana Lynne Pfeiffer

Call to Order: 8:40 am

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure

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

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

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

1. Project # PR-2022-007695
SI-2022-01882- - Site Plan- Major Amendment

City of Albuquerque, Parks and Recreation Department, Open Space Division, requests a Site Plan-EPC for an Extraordinary Facility for all or a portion of Parcel A, Plat of Parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd. NW, between Rio Grande Blvd. NW and the Rio Grande River, approximately 7.5 acres (B-14-Z)
Staff Planner: Silvia Bolivar

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

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

2. Project # PR-2021-006237
RZ-2022-00051 – Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, Inc., agent for Sun Center Partners LLC, requests a zoning map amendment from NR-BP to MX-H, for all or a portion of Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center, located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE, approximately 3.0 acres (D-17-Z)
Staff Planner: Leroy Duarte

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 7: – Hollinger, MacEachen, Eyster, Stetson, Shaffer, Meadows, & Armijo

3. Project # PR-2021-0005684
SI-2022-01880 – Site Plan- Major Amendment

Dekker/Perich/Sabatini (DPS) LLC, agents for Mesa Del Sol, request a Major Amendment to the Level A Master Plan and the Level B Community Master Plan for Mesa del Sol, for an approximately 500-acre portion of the larger Mesa del Sol Plan area for all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located generally south of

Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 13,000 acres (S-16 & S-17)

Staff Planners: Megan Jones & Catalina Lehner, AICP

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Stetson, to forward a recommendation of APPROVAL to the City Council. The motion carried by the following vote:

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

4. Project # PR-2022-007565

SI-2022-01663- Site Plan- Major Amendment

SI-2022-01665- Site Plan EPC

Consensus Planning, agent for Keystone Homes, requests a Site Plan- Major Amendment and a Site Plan-EPC for all or a portion of Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam, located at the SW corner of the Golf Course Rd. and Westside Blvd. intersection, approximately 12 acres (A-12-Z)

Staff Planner: Leroy Duarte

A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, that this matter be Deferred for one month to the December 15, hearing. The motion carried by the following vote:

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

5. OTHER MATTERS

Approval of the October 20, 2022 Action Summary Minutes

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

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

6. ADJOURNMENT 11:32 am