



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, January 18, 2024
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

David Shaffer, Chair

Tim MacEachen, Vice Chair

Giovanni Coppola

Joseph Cruz

Gary L. Eyster P.E. (Ret.)

Jonathan R. Hollinger

Richard Meadows

Mrs. Jana Lynne Pfeiffer

Robert Stetson

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 pursuant to Article 3, Section 2D, of the EPC Rules of Practice & Procedure.**

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

1. Project # PR-2023-009356
SI-2023-01631 – Site Plan - EPC

Consensus Planning, Inc., agent for the City of Albuquerque Open Space Division, requests a Site Plan – EPC for an Extraordinary Facility, for all or a portion of Tract 5, Research Park Survey, section 26 T10N R4E, located on Central Ave. NE, east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of Interstate-40, containing approximately 70 acres (L-23-Z)
Staff Planners: Dustin Kiska & Megan Jones
(Continued at the November 16, 2023 EPC Hearing)

2. Project # PR-2018-001843
RZ-2023-00050 – Text Amendment to Integrated Development Ordinance (IDO) – Small Area – The Northwest Mesa Escarpment View Protection Overlay Zone – VPO-2

The City of Albuquerque Council Services Department, requests to amend the text of the Integrated Development Ordinance (IDO) regarding Tribal Engagement, which affects a small area, the Northwest Mesa Escarpment View Protection Overlay Zone – VPO-2.
Staff Planner: Mikaela Renz-Whitmore

3. Project # PR-2022-007157
RZ-2023-00048– Zoning Map Amendment (Zone Change)

Southwest, LLC, requests a zoning map amendment from R-ML to R-MH, for all or a portion of Tracts 7-11, Block 64, Terrace Addition and the North 10 ft of Gold Avenue, located at 1701 Gold Ave. SE, between Pine St. SE and University Blvd. SE, approximately 1-acre. (K-15)
Staff Planner: Seth Tinkle

4. Project # PR-2023-009663
SI-2023-01928 - Community Planning Area Assessment Report – Central ABQ CPA

Judith Gray, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Central ABQ CPA, an area generally between the following boundaries: I-40 to the north, Woodward Rd. to the south, The Rio Grande to the west, and I-25 to the east., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).
Staff Planner: Vicente Quevedo

5. Project # PR-2023-009655
RZ-2023-00045– Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, Inc., agent for Coors Investment LLC, requests a zoning map amendment from NR-BP to MX-M for all or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4 (Replat of Tracts Q-1R and lot 1 Atrisco Business Park Unit 2) and from R-1B to

MX-M for all or a portion of the Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, located at 611 Coors Blvd. NW, south of Fortuna Rd and north of Los Volcanes Rd. SW, approximately 2.0 acres (J-10-Z)
Staff Planner: Catherine Heyne

6. Project # PR-2022-007518
RZ-2023-00047 – Zoning Map Amendment
(Zone Change)

Modulus Architects & Land Use Planning, Inc., agent for Vientecillo LLC, requests a zoning map amendment from MX-L to R-ML, for all or a portion of Tract B-1, Plat of Tracts A-1, A-2, B-1 & C-1, Cibola Loop Subdivision, located on Cibola Loop NW, west of Coors Bypass NW and north of Ellison Dr. NW, approximately 5.2 acres (A-13-Z)
Staff Planner: Dustin Kiska

7. Project # PR-2018-001482
SI-2023-01925 - Site Plan - EPC

Tierra West, LLC, agent Riverside West, LLC, requests a new Site Plan-EPC, for all or a portion of Tract 1 of Summary Plat Land Division of West Land Development Co., included together with A Tract of land within these 1/4 SE, 1/4 SEC, 34 T10N, and R2E and a Tract of land east of Amole Del Norte Diversion Channel North of Section line of section 34 & 3, located at 2911 Ervien Ln. SW, north west of the intersection of Ervien Ln and Coors Blvd., approximately 42 acres. (M-10-Z)
Staff Planner: William Steele

Note: Item 8 will be heard no earlier than 1 pm

8. Project # PR-2023-009664
RZ-2023-00052- Amendment of Comprehensive Plan

The City of Albuquerque Council Services Department, requests an amendment to the 2017 Albuquerque/Bernalillo County Comprehensive Plan, as required, and to update previous and add new policies, actions, data, and progress made since its original adoption, affecting properties citywide.
Staff Planner: China Osborn

9. OTHER MATTERS

- A. Approval of the December 21, 2023 Action Summary Minutes
- B. EPC Election of Officers

9. ADJOURNMENT