



ENVIRONMENTAL PLANNING COMMISSION AGENDA

THURSDAY, SEPTEMBER 19, 2024
8:40 A.M.

Location: ZOOM

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/5464729575>
or by calling (719) 359-4580 and entering Meeting ID: 546 472 9575

MEMBERS

Jonathan R. Hollinger, Chair
Gary L. Eyster P.E. (Ret.), Vice Chair

Giovanni Coppola
Joseph Cruz
Renn Halstead
Adrian Carver

Tim MacEachen
Jarrod Likar
Daniel Aragon

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless EPC approves changes at the beginning of the hearing; requests for deferral or withdrawal are reviewed at the beginning of the hearing.

TESTIMONY: Please be prepared to provide brief and concise testimony to the Commission if you intend to give comments. **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, City-recognized neighborhood association or coalition representatives – 5 minutes.**

CROSS-EXAMINATION: For quasi-judicial decisions, 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](#).

48-HOUR MATERIAL: The EPC will only consider very limited, clarifying written material if it has been submitted to the EPC at least 48 hours prior to the public hearing and posted for public review. 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 or continued to a subsequent hearing.

PUBLIC COMMENT: All written comments should be submitted via an online portal, which can be accessed here: <https://cabq.gov/epc-public-comment>. All written comments received prior to the 48-hour deadline will be included with the record. All other comments should be given verbally during the hearing.

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-2024-010758

RZ-2024-00041 – Zoning Map Amendment

Consensus Planning Inc, agent for Titan Development, Ltd., requests a Zoning Map Amendment, from PD to R-1A, for all or a portion of Tracts A-1-A, A-1-B & A-1-C, part of the Lands of Salazar Family Trust, between Unser Blvd. SW and 98th St. SW, approximately 108 acres.

(N-9)

Staff Planner: Nasima Hadi

2. Project # PR-2024-10771

SI-2024-01142 – Site Plan – EPC for an Extraordinary Facility in Major Public Open Space

WSP/NMDOT requests a Site Plan – EPC for an Extraordinary Facility for the Rio Bravo Riverside Picnic Area, Fishing Pier, and Nature Trail, part of the Rio Grande Valley State Park, MRGCD Map 49, T9N R2E 12 & R3E 7 & 8 (Bernalillo County), between the Albuquerque Riverside Drain and Rio Bravo Blvd. SW, approximately 9.5 acres.

(N-13) (P-13)

Staff Planner: Silvia Bolivar

3. Project # PR-2024-010457

RZ-2024-00042 – Zoning Map Amendment

Consensus Planning Inc, agent for Rio Grande Food Project, requests a Zoning Map Amendment, from R-1B to MX-L, for all of or a portion of Lot C, Block J, located at 600 Coors Blvd. NW, between Fortuna Rd. NW and Daytona Rd. NW, approximately 2.2 acres.

(J-11)

Staff Planner: Jude Miller

4. Project # PR-2024-010761

SI-2024-01139 – Master Development Plan, Major Amendment

Consensus Planning Inc, agent for D&B Limited Trust, LLC., requests a Major Amendment to the Clifford Business Park Master Development Plan, for all or a portion of Tract B & Lot 5, located the northwest corner of the intersection of Unser Blvd. NW and Bluewater Rd. NW between Unser Blvd. and Oliver Ross Dr. NW, approximately 14 acres.

(K-9) (K-10)

Staff Planner: William Steele

5. Project # PR-2024-010770

RZ-2024-00043 – Zoning Map Amendment

SimonCRE requests a Zoning Map Amendment from NR-BP to NR-C, for all or a portion of Tract I-1 Tracts I-1 and I-2, Cottonwood Corners, located at 3731 Ellison Blvd. NW, between Ellison Blvd. NW and NM 528 NW, approximately 13.2 acres.

(A-14)

Staff Planner: Catherine Heyne

6. OTHER MATTERS:

- A. Approval of Action Summary Minutes for August 15, 2024
- B. Establishing a Task Force to review and recommend updates to EPC Rules of Conduct
- C. Announcements

7. ADJOURNMENT