



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

**Thursday, October 19, 2023
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:

David Shaffer, Chair
Tim MacEachen, Vice Chair
Robert Stetson
Gary L. Eyster, P.E. (Ret.)
Jonathan R. Hollinger
Joseph Cruz

COMMISSIONER MEMBERS ABSENT:

Richard Meadows
Jana Lynne Pfeiffer
Giovanni Coppola

Call to Order: 8:40 am

- 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-2023-009105
RZ-2023-00028 - Zoning Map Amendment
(Zone Change)
SI-2023-01402 - Site Plan – EPC, Major
Amendment
SI-2023-01377 - Site Plan- EPC**

Deferral requested by the applicant

Tierra West LLC, agent for A Management Corporation, requests a zoning map amendment from MX-T to MX-L for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres.
(B-14-Z) Staff Planner: Megan Jones

A motion was made by Commissioner Stetson, and Seconded by Commissioner MacEachen, that this matter be Deferred for 60 days to the December 21, 2023 hearing . The motion carried by the following vote:

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

**2. Project # PR-2023-009178
VA-2023-00246 – Variance - EPC**

Deferral requested by the applicant

Frank and Clarissa Gonzales request a variance to VPO 2-Northwest Mesa Escarpment View Protection Overlay Zone, to allow additional building height in the VPO-2 Height Restrictions Sub-area, for all or a portion of Lot 21, Block 1, Unit 27, Volcano Cliffs, located at 5505 Valiente Rd. NW, between Calle Norteña NW and the Piedras Marcadas Major Public Open Space (MPOS), approximately 0.4 acre (C-11-Z)
Staff Planner: Catherine Heyne & Catalina Lehner

A motion was made by Commissioner Stetson, and Seconded by Commissioner MacEachen, that this matter be Deferred for 30 days to the November 16, 2023 hearing . The motion carried by the following vote:

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

**3. Project # PR-2023-009209
SI-2023-01491- Site Plan- EPC**

Madison Jurewicz, Kimley-Horn and Associates, agent for Amerace Corporation, requests a site plan-EPC, for all or a portion of Tract A Atrisco Business Park Unit 1, located at 6625 Bluewater Rd. NW, between Coors Blvd. NW, and Airport Dr. NW, approximately 40 acres (J-10-Z)
Staff Planner: Seth Tinkle

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: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**4. Project # PR-2023-009207
RZ-2023-00033– Zoning Map Amendment
(Zone Change)**

ABQ Land Use Consulting LLC - Carl Garcia, agent for Kilgore Linda K & Kilgore Lance M, requests a zoning map amendment from R-1D to MX-T, for all or a portion of Lot 27, Block 3, Unit 13 of Volcano Cliffs Subdivision, located on Resolana Pl NW, between Rainbow Blvd NW, and Rosa Parks Rd. NW, approximately 1.6 acres (D-9-Z)
Staff Planner: Catherine Heyne

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

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

**5. Project # PR-2023-009216
SI-2023-01498- Site Plan- EPC
RZ-2023-00035– Zoning Map Amendment
(Zone Change)**

Consensus Planning/Jackie Fishman, agent for the City of Albuquerque Fire Rescue (AFR) Department, requests a Zoning Map Amendment from R-1A to NR-SU and an associated Site Plan-EPC for all or a portion of Tract 12-A-1, Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 & 13-D, located at the northeastern corner of 98th St. SW and Amole Mesa Ave. SW, approximately 7 acres. (N-09-Z)
Staff Planners: William Steele & Megan Jones

A motion was made by Commissioner Eyster, and Seconded by Commissioner MacEachen, that SI-2023-01498 be approved. The motion carried by the following vote:

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

A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, that RZ-2023-00035 be approved. The motion carried by the following vote:

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

**6. Project # PR-2023-009701
RZ-2023-00027– Zoning Map Amendment
(Zone Change)**

Consensus Planning, Inc., agent for Plus Power LLC, requests a zoning map amendment from NR-C to NR-BP, for all or a portion of Tract 7, Ladera Business Park, located at 7301 La Morada Pl. NW, between Vista Oriente St. NW, and East Cul-de-Sac NW, north of the Mirehaven Diversion Channel, approximately 4.5 acres. (H-10)
Staff Planner: Seth Tinkle

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

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

**7. Project # PR-2023-008911
SI-2023-01190- Site Plan- EPC**

Groundwork Studio, agent for the City of Albuquerque, Parks & Recreation Department, Open Space Division, requests a Site Plan - EPC for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates, together with Tract A1, Lands of Suzanne H. Poole, and Tracts C-1, C-2 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole, being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West, and Tract B1 Lands of Suzanne H. Poole except the easterly portion, and the easterly portion of Tract B-1 Lands of Suzanne H. Poole, and Tract G Plat of Oxbow Subdivision, zoned NR-PO-B, and City Parcel Lot C, Block 0000, University of ABQ Annexation Plat (unnamed Bernalillo County Parcel, known as the Oxbow Bluffs), located at 5501 Namaste Rd. NW, south of La Bienvenida Pl. NW, west of the Rio Grande Bosque, and east of Athertown Way, approximately 100 acres (F11), (F12), (G11), (G12).
Staff Planner: Megan Jones

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

8. OTHER MATTERS

Approval of the September 21, 2023 Action Summary Minutes

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

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

9. ADJOURNMENT