



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, April 21, 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

MEMBERS

Tim MacEachen, Chair
David Shaffer, Vice Chair

Joseph Cruz
Richard Meadows
Jonathan R. Hollinger
Mrs. Jana Lynne Pfeiffer

Gary L. Eyster P.E. (Ret.)
Robert Stetson
Dennis F. Armijo, Sr.

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. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

1. Project #2022-006448

SI-2022-00501- Site Plan- Major Amendment

Consensus Planning, agent for Gary Hines, requests a Major Amendment to an existing Site Development Plan for all or a portion of Tract C-1-B, Plat of Tracts C-1-A and C-1-B Albuquerque West Subdivision, located on 57th St. NW, between Quail Rd. NW and Ouray Rd. NW, approximately 0.7 acre (H-11)
Staff Planner: Leroy Duarte

2. Project #2018-001389

SI-2022-00510 Site Plan- Major Amendment

Modulus Architects & Land Use Planning, agents for Armstrong Central Unser Blvd. LLC, requests a Major Amendment to an existing Site Development Plan for all or a portion of Tracts 1-8 and 10 -14, Unser Crossings, zoned MX-M, located south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd., approximately 50 acres (K-09-Z).
Staff Planner: Megan Jones

3. Project #2019-003120

RZ-2022-00014 – Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Mack ABQ I, LLC, requests a Zoning Map Amendment from MX-T to NR-C for all or a portion of Tract A-1 and Tract A-2, Plat of Tracts A-1 Thru A-6, Unser & Sage Marketplace (being a replat of Tract A Unit 1-B Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 6.0 acres (M-10-Z)
Staff Planner: Sergio Lozoya

4. Project #2021-005461

SI-2022-00509 Site Plan- Major Amendment

Modulus Architects & Land Use Planning, agent for Raising Cane's Restaurants LLC, requests a Major Amendment to an existing Site Development Plan for all or a portion of Parcel 2 of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, zoned MX-M, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd NE, approximately 32.0 acres (H-20-Z)
Staff Planner: Leroy Duarte

5. Project #2021-005467

SI-2022-00520 Site Plan- Major Amendment

Modulus Architects & Land Use Planning, agents for Raising Cane's Restaurants LLC, requests a Major Amendment to an existing Site Development Plan for all or a portion of Tract B-1, Block A, amended plat of Tracts B-1-1 and B-2, Block A, Vista Grande Addition, Unit 1, being a replat of Tract B, Vista Grande excluding northerly portion to ROW; Tracts B-3 and B-4, Block A Vista Grande Addition Unit 1, being a replat of Tract B-2; Tract B-6, Block A of Tracts B-6, B-7, and B-8 Block A, Vista Grande Addition Unit one; Tract B-9 Block A, Vista Grande Addition Unit 1, Replat of Tract B-7 and B-8, zoned MX-M, located at 4800 Montgomery Blvd. NE, between Montgomery Blvd. NE and Monroe St. NE, approximately 9.6 acres (G-17-Z)
Staff Planner: Megan Jones

6. Project #2022-006724

SI-2022-00505 Site Plan- Major Amendment

Consensus Planning, agent for North I-25 Corporate Center, LLC (Titan Development), requests a Major Amendment to an existing Site Development Plan for all or a portion of Tract 1-A, and Tract 1-C, Plat of Tracts 1-A Thru 1-C North I-25 Corporate Center (being a replat of Tract 1, North I-25 Corporate Center), Tract 2, Tract 3, and Tract 4 Bulk Land Plat of Tracts 1 Through 4 North I-25 Corporate Center (being a replat of Signetics Albuquerque Facility), located at 9201 Pan American Freeway, between San Diego Ave. and Modesto Ave., approximately 50 acres (B-18-Z)
Staff Planner: Sergio Lozoya

7. OTHER MATTERS

Approval of March 17, 2022 Action Summary Minutes

8. ADJOURNMENT