



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, April 20, 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

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. 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 # PR-2023-008180

SI-2023-00282 - Site Plan- EPC

SI-2023-00628 - Master Plan- Major Amendment

Consensus Planning, agent for the City of Albuquerque Parks & Recreation Department, requests a Site Plan- EPC for an approximately 5-acre portion of Tract A, Plat of Tract A North Domingo Baca Park, approximately 40 acres, located on the western side of Wyoming Blvd. NE, between Corona Ave. NE and Carmel Ave. NE (C-19).

Staff Planners: Megan Jones & Robert Messenger
(Deferred at the March 16, 2023 hearing).

2. Project # PR-2023-008358

SI-2023-00505 - Master Plan- Major Amendment

SI-2023-00639 Site Plan- EPC, Major Amendment

The City of Albuquerque, Council Services, requests a Major Amendment to the Railyards Master Plan and a Site Plan - EPC for all or a portion of Tract A Plat of Tract A AT&SF Railway Company Machine Shops, located at 1100 2nd St. SW, south of Coal Ave. SW and north of Avenida César Chavez SW, zoned PD, approximately 27.5 acres (K-14) Staff Planner: Leslie Naji

3. Project # PR-2019-002765

SI-2023-00485 - Site Plan- Major Amendment

Kimley-Horn (Tom Eagling), agent for Red Shamrock 4 LLC, requests a Site Plan- Major Amendment for all or a portion of Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 22 acres. (G-11)

Staff Planner: Leroy Duarte

4. PR-2023-008380

RZ-2023-00011– Zoning Map Amendment
(Zone Change)

ABQ Land Use Consulting, LLC requests a zoning map amendment from NR-LM to MX-H, for all or a portion of Tract Z-1-A of Redivision Tracts Z-1, Z-2 & Z-3, Block 6, Tract A Unit A, North Albuquerque Acres, located at 7620 Pan American Freeway NE, between San Francisco Dr. NE and Del Rey Ave. NE, approximately 4 acres (D-18)

Staff Planner: Robert Messenger

5. Project # PR-2021-005461

SI-2023-00513 - Site Plan- Major Amendment

Modulus Architects & Land Use Planning Inc., agent for WFC Wyoming NM LLC c/o Westwood Financial, requests a Major Amendment to an existing Site Development Plan for all or a portion of Parcel 5-A 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 acres (H-20)
Staff Planner: Leroy Duarte

6. Project # PR-2018-001192

SI-2023-00512 - Site Plan- Major Amendment

Consensus Planning, agent for Thakur Enterprises, requests a Site Plan- Major Amendment for all or a portion of Tracts A-36-A, Replat of Tract A-36, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd. NW, north of Sequoia Rd. NW, between Atrisco Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 4.3 acres (G-11)
Staff Planners: Megan Jones & Robert Messenger

7. Project # PR-2018-001577

SI-2023-00537 - Site Plan- Major Amendment

ABQ Land Use Consulting LLC c/o Carl Garcia, agent for Gravity Pad Towers LLC, requests a Site Plan- Major Amendment for all or a portion of Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, located at 7401 Atrisco Vista Blvd. NW, at the intersection of Atrisco Vista Blvd. NW and Shooting Range Access Rd., zoned NR-SU, approximately 4500 acres (E-5)
Staff Planner: Megan Jones
(Deferral to the May 18, 2023 hearing requested by applicant)

8. Project # PR-2023-008175

RZ-2023-00007– Zoning Map Amendment
(Zone Change)

Kinley Raccoon LLC, requests a zoning map amendment from R-1A to MX-T, for all or a portion of Lot 07, Block 19, Eastern Addition, located at 1102 Edith Blvd. SE, between Garfield Ave. SE, and Lewis Ave. SE, approximately 0.2 acre (L-14-Z)
Staff Planner: Leroy Duarte
(Deferred at the March 16, 2023 hearing).

9. OTHER MATTERS

Approval of the March 16, 2023 Action Summary Minutes

10. ADJOURNMENT