



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, August 10, 2017
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Karen Hudson, Chair
Derek Bohannon, Vice-Chair**

**Maia Mullen
Bill McCoy
James Peck**

**Moises Gonzalez
Peter Nicholls
Dan Serrano**

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. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being 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 per Rule B.13 of the EPC Rules of Conduct.**

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.

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. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project# 1007412

17EPC-40024 Zone Map Amendment (Zone Change)

17EPC-40025 Site Development Plan for Subdivision

17EPC-40026 Site Development Plan for Building Permit

Consensus Planning, agent for for Hoffmantown Baptist Church, requests the above actions for all or a portion of Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, zoned SU-1 for Church and related facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility, to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, located on Harper Rd. NE, between Ventura St. NE and Wyoming Blvd. NE, containing approximately 14.2 acres. (E-20)

Staff Planner: Michael Vos

2. Project# 1003274

17EPC-40021 Sector Development Plan Map Amendment (Zone Change)

17EPC-40022 Site Development Plan for Subdivision

17EPC-40023 Site Development Plan for Building Permit

Consensus Planning, agent for Titan Development, Inc. requests the above actions for all or a portion of Lot 5-A-1C, El Rancho Atrisco Phase III, zoned R-D to SU-1 for C-1 Uses within the El Rancho Atrisco Phase III Sector Plan, located on the northeast corner of Unser Blvd. NW and Ladera Dr. NW, containing approximately 4 acres. (H-9)

Staff Planner: Cheryl Somerfeldt

3. Project# 1004677

17EPC-40027 Site Development Plan for Building Permit

Mullen Heller Architecture, agent for Country Club Partners, LLC, requests the above action for all or a portion of Lot 5, Country Club Plaza Subdivision, zoned SU-2 for CLD, located on Central Ave. SW between San Pasquale Ave. SW and Laguna Blvd. SW, containing approximately 1.65 acres. (J-13)

Staff Planner: Maggie Gould

4. Project# 1003859

17EPC-40017 Site Development Plan for Subdivision Amendment

17 EPC-40028 Site Development Plan for Building Permit Amendment

Consensus Planning, agent for Silverleaf Ventures, LLC, requests the above actions for all or a portion of Tracts 1-4, 5A,5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)

Staff Planner: Maggie Gould

5. Project# 1011292

17EPC-40019 Sector Development Plan Map Amendment (Zone Change)

17EPC-40020 Site Development Plan for Building Permit

Consensus Planning, agent for New Mexico Capital Partners, LLC, requests the above actions for all or a portion of Tracts 52A1A2, 52A1B, and 71, zoned S-MI to SU-2/SU-1 for S-MI and C-2 Uses, within the Sawmill-Wells Park Sector Development Plan, located on the southwest

corner of 6th St. NW and Haines Ave. NW, containing approximately 2 acres. (H-14)
Staff Planner: Cheryl Somerfeldt

6. Project# 1010971

17EPC-40018 Site Development Plan Waiver –
Wireless Telecommunications Facility

Christine Tucker, agent for Verizon Wireless, requests the above action for Tract I, re-division of Tract 1-A and Tract 1-B, division of Tract 1 of the division of lands of DRG Associates subdivision, zoned C-3, located on San Mateo Blvd. NE, between Academy Rd. NE and Osuna Rd. NE, containing approximately 2.1 acres. (E-18)
Staff Planner: Catalina Lehner

7. Project# 1011247

17EPC-40014 Sector Development Plan Map
Amendment (Zone Change)

Garcia/Kraemer & Associates, agent for Community Dental Services Inc. requests the above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) Staff Planner: Cheryl Somerfeldt (**DEFERRED FROM JULY 13, 2017 HEARING**)

8. OTHER MATTERS:

- A. Approval of July 13, 2017 Action Summary Minutes
- B. Discussion of EPC's Rules of Conduct

9. ADJOURNED: