



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, August 18, 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 # PR-2020-004639

SI-2022-01303- Site Plan-
EPC for an Extraordinary Facility

The City of Albuquerque Parks and Recreation Department, Open Space Division, requests a Site Plan-EPC for an Extraordinary Facility for all or a portion of Tract A-1-B, Candelaria Farm Area, located at 3301 Rio Grande Blvd. NW, between Candelaria Rd. NW and Cherokee Rd. NW, approximately 7.0 acres (G-13-Z).
Staff Planner: Silvia Bolivar

2. Project # PR-2022-007141

SI-2022-01298– Site Plan-Major Amendment

Consensus Planning, agent for Keystone Homes, requests a Site Plan- Major Amendment for all or a portion of Tracts A-1, A-2, A-3 and Tracts C-1, C-2, C-3 plat of tracts A-1 thru A-3 and C-1 thru C-3; and Tract B-1 (being a re-plat of Tract B), Heritage Marketplace, located at 1700 Unser Blvd. NW, between Hanover Rd. NW and Ladera Dr. NW, approximately 20 acres (H-09-Z)
Staff Planner: Leroy Duarte

3. Project #2019-002284

SI-2022-01301- Site Plan- Major Amendment

Tierra West LLC, agent for Albuquerque Investors LLC, Woodsonia Real Estate Inc, requests a Site Plan- Major Amendment for all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montano Rd. NE, approximately 24 acres (F-16-Z).
Staff Planner: Megan Jones

4. Project # PR-2022-007299

RZ-2022-00038 – Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Brunacini development, requests a zoning map amendment from MX-M to NR-C, for all or a portion of Tract 54, Unit 6, Atrisco Grant and All Vacated Stinson SW Adjacent; Tract 55, Unit 6, Atrisco Grant Subdivision; and Tract I, Plat of Tracts A Through I, Coors Plaza (being a replat of Tracts 56, 57, 58, and 90, Portions of Tracts 59 & 60, Tract B, Town of Atrisco Grant, Unit 6 and a portion of Airport Drive SW), located at 7320, 7226 and 7110 Central Ave. SW,

between 75th St SW. and Coors Blvd. SW, approximately
13.6 acres (K-10)
Staff Planner: Sergio Lozoya

5. Project # PR-2022-007161

RZ-2022-00035– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from R-1A & PD to NR-PO-A, for all or a portion of Tract B Vacation and Replat comprised of Portion of El Rancho Atrisco de Los Santos and Tract 7-A-2 El Rancho Atrisco Phase 2 to Ladera West Unit 3; Tract C Plat of Tract C Lots 1-A thru 25-A inclusive, and Lots 133-A thru 145-A inclusive El Rancho Atrisco de Los Santos, located west of Ladera Golf Course, south of the AMAFCA drainage easement, and north of Bob McCannon Parkway, approximately 10 acres (G-10)
(DEFERRED AT THE JULY 21, 2022 HEARING)
Staff Planner: Leroy Duarte

6. Project # PR-2022-007157

RZ-2022-00031– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Juniper Properties Southwest LLC, requests a Zoning Map Amendment from R-ML to MX-L, for all or a portion of Lots 7 thru 11, Block 64, Terrace Addition and the north 10 feet of vacated Gold Ave., located at 1701 Gold Ave. SE, between University Blvd. SE and Pine St. SE, approximately 1 acre (K-15)
(CONTINUED FROM THE JULY 21, 2022 HEARING)
Staff Planner: Leslie Naji

7. OTHER MATTERS

Approval of the July 21, 2022 Action Summary Minutes

8. ADJOURNMENT