



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, December 8, 2016
8:30 a.m.**

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

COMMISSIONER MEMBERS PRESENT:

Karen Hudson, Chair
Derek Bohannon, Vice Chair
Peter Nicholls
James Peck
Bill McCoy
Maia Mullen
Victor Beserra
Moises Gonzalez

COMMISSIONER MEMBERS ABSENT:

Dan Serrano

Call to Order: 3:02

- 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# 1010152

16EPC-40068 Sector Development Plan
Map Amendment (Zone Change)
16EPC-40069 Site Development Plan for
Building Permit

Jesse Herron requests the above actions for Tract A, plat of lands of Charles B. Gonzales, zoned SU-2/S-R, to SU-2/SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption, located on Bellamah Ave. NW, between 12th St. NW and 8th St. NW, containing approximately 0.51 acre. (J-13) Staff Planner: Catalina Lehner

A motion was made by Commissioner McCoy and Seconded by Commissioner Nicholls that matter 16EPC-40068 be approved based on findings and condition. The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

A motion was made by Commissioner McCoy and Seconded by Commissioner Nicholls that matter 16EPC-40069 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

2. Project# 1011048

16EPC-40066 Amended Site Development Plan for Building Permit

Michael Heitman, AIA agent for COA, Parks and Recreation Department, requests the above action for all or a portion of Tract 4, Municipal Addition No. 2, zoned SU-1 for a Park, Garden Center and Recreational Facilities, located on Lomas Blvd. NE between Eubank Blvd. NE and Interstate-40, containing approximately 34.5 acres. (K-20)
Staff Planner: Michael Vos

A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls that matter 16EPC-40066 be approved based on findings and conditions . The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

3. Project# 1011049

16EPC-40067 Extraordinary Facility In Open Space (Site Development Plan for Building Permit)

COA, Parks and Recreation Department, requests the above action for a portion of the Atrisco Siphon Outfall located within the Rio Grande Valley State Park, zoned R-1, located between Interstate-40 and Central Ave., containing approximately 1 acre (J-12)
Staff Planner: Maggie Gould

A motion was made by Commissioner Bohannan and Seconded by Commissioner Peck that matter 16EPC-40067 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

4. Project# 1000936

16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit

Scott Anderson, agent for Danny Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail

16EPC-40065 Zone Map Amendment
(Zone Change)

grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres, to SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres), located on Unser Blvd. NW, between McMahan Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11) Staff Planner: Catalina Lehner
(DEFERRED FROM NOVEMBER 10, 2016 Hearing)

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40051 be denied based on findings. The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40052 be denied based on findings. The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40065 be denied based on findings. The motion carried by the following vote:

For: 8 Hudson, Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannan and Mullen .

CHAIR HUDSON RECUSES HERSELF

5. Project# 1010879
16EPC-40062 Sector Development Plan Map
Amendment
16EPC-40063 Site Development Plan for
Building Permit

Consensus Planning, agent for Cedar Investors, LLC, requests the above actions for all or a portion of Lots 1-3, 7-9 of the Brownell and Lails Highland Addition and Lots A-E and F-J, block 21 of the Whitteds Replat and vacated alleys (Public R/W – EC-16-126), zoned SU-2 MD-1 to SU-2/SU-1 for MD-1, located on Copper Ave. NE, between Cedar St. NE and Mulberry St. NE, containing approximately 2.5 acres. (K-15) Staff Planner: Maggie Gould **(DEFERRED FROM NOVEMBER 10, 2016 Hearing)**

A motion was made by Commissioner McCoy and Seconded by Commissioner Gonzalez that matter 16EPC-40062 be

approved based on findings and condition. The motion carried by the following vote:

For: 7 Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannon and Mullen .

A motion was made by Commissioner McCoy and Seconded by Commissioner Gonzalez that matter 16EPC-40063 be approved based on findings and conditions. The motion carried by the following vote:

For: 7 Nicholls, Peck, McCoy, Beserra, Gonzalez, Bohannon and Mullen .

CHAIR HUDSON RETURNS

6. STUDY SESSION FOR DRAFT IDO

A study session for the draft IDO will begin at approximately 1 pm. This is a public meeting where the public is welcome to attend but no testimony will be taken.

7. OTHER MATTERS:

A. Approval of November 10, 2016 Action Summary Minutes

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

For: 7 Hudson, Nicholls, Peck, McCoy, Beserra, Bohannon and Mullen.

Abstained: 1 Gonzalez

8. ADJOURNED: 2:23 P.M.