



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, December 8, 2016
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
Dan Serrano

Moises Gonzalez
Peter Nicholls
Victor Beserra

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 with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda. 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 *except there will be a study session for the draft IDO at approximately 1 pm. This will be a public meeting where the public may attend but no testimony will be taken.* 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# 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

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

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

4. Project# 1000936

16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit
16EPC-40065 Zone Map Amendment (Zone Change)

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 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)

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**)

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

8. ADJOURNED