



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, December 15, 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-2022-007565

SI-2022-01663- Site Plan- Major Amendment
SI-2022-01665- Site Plan EPC

Consensus Planning, agent for Keystone Homes, requests a Site Plan- Major Amendment and a Site Plan-EPC for all or a portion of Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam, located at the SW corner of the Golf Course Rd. and Westside Blvd. intersection, approximately 12 acres (A-12-Z)

Staff Planner: Leroy Duarte

2. Project # PR-2022-007855

RZ-2022-00057 – Zoning Map Amendment
(Zone Change)

ABQ Land Use Consulting, LLC, agent for RDK Company, Milligan Investments LLC, and Vincent L. Cano, requests a Zoning Map Amendment from MX-T to MX-L for Tracts 15-17, Corona del Sol Subdivision, located at 3700, 3720 and 3730 Coors Blvd. NW, between Tucson Rd. NW and St. Josephs Dr. NW, approximately 1.3 acres (G-11-Z).

Staff Planner: Silvia Bolivar

3. Project # PR-2022-007851

SI-2022-02075 - Site Plan- Major Amendment

DWL Architects & Planners, Inc. of NM, agent for Wat Prathat Doi Suthep Buddhist Temple of New Mexico, requests a Site Plan- Major Amendment for all or a portion of Lot 33A, Block 10, La Mesa Addn. No. 2 located on Zuni Rd. SE, between Louisiana Blvd. SE and Alcazar St. SE (327 Alcazar St. SE), approximately 1.4 acres (K-19-Z)

Staff Planner: Megan Jones

4. Project # PR-2022-007852

RZ-2022-00052– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Impact MHC Management and Deemer Properties NM, LLC, requests a Zoning Map Amendment from MX-M & NR-C to R-MC for all or a portion of Tracts 1 & 3 unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1, located at 757 and 809 98th Street SW, between Tower Road SW and De Vargas Road SW, approximately 8.8 acres (M-9-Z)

Staff Planner: Lorena Patten-Quintana

5. Project # PR-2022-007736

SI-2022-01931 - Community Planning Area
Assessment Report – Near Heights

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, an area generally south of I-40, north of KAFB, east of I-25, and west of Wyoming Blvd., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Catalina Lehner, AICP- Principal Planner
(continued from the November 10, 2022 special hearing).

6. OTHER MATTERS

Approval of the November 17, 2022 Action Summary Minutes

7. ADJOURNMENT