



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, January 9, 2020
8:30 a.m.

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

MEMBERS

Dan Serrano, Chair
David Shaffer, Vice Chair

Joseph Cruz
Richard Meadows
Johnathan R. Hollinger

Karen Hudson
Gary L. Eyster P.E. (Ret.)
Robert Stetson

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. 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. Election of 2020 EPC Officers
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda
- E. Swearing in of City Staff

1. Project #2019-002765

SI-2019-00380 – Site Improvement

Modulus Architect Inc., agent for Red Shamrock 4 LLC, request the above action for all or a portion of Lots 1 Thru 9 Coors Pavilion (Being A Replat Of Tract X-1-A2, of Tracts X-1-A1 & X-1-A2 University Of Albuquerque Urban Center), located on Coors Blvd. NW, between St. Josephs Dr. NW, and Coors Blvd. NW , containing approximately 21 acres. (G-11) Staff Planner: Leslie Naji

2. Project #2019-003120

RZ-2019-00070 – Zone Map Amendment
(Zone Change)

Consensus Planning, agent for Unser & Sage LLC, request the above action for all or a portion of Tracts A1 & A2 Plat of Tracts A-1 through A-6 of Unser & Sage Marketplace, Zoned MX-L to MX-T, located on Sage SW, between Unser & Sage Rd. SW, containing approximately 5.80 acres. (M-10) Staff Planner: Whitney Phelan

3. Project #2018-001695

SI-2019-00381 – Major Amendment Site Plan–
EPC and removal of use restrictions from site
plan

Modulus Architect Inc., agent for Novus Properties LLC, request the above action for all or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1, zoned NR-C, located on Nunzio Ave. NW, between Paradise Blvd. NW & Vista Fuente NW, containing approximately 31.0 acres. (C-12)
Staff Planner: Linda Rumpf

4. Project #2018-001402

SI-2018-00171 – Site Plan
VA-2019-00103- Variance

Consensus Planning, Inc, agent for Gamma Development, LLC, requests the above action for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West; zoned R-A, located at 5001 Namaste Rd. NW, between La Bienvenida Pl. NW and the Oxbow Open Space, containing approximately 23 acres. (F-11 and F-12)
Staff Planner: Catalina Lehner
(Remand from City Council)

5. Project #2019-003030

RZ-2019-00067 – Zone Map Amendment
(Zone Change)

City of Albuquerque, City Council, request the above action for all or a portion of Various Lots and Blocks of portions of 2nd, 3rd and 4th Streets, north of Mountain Rd to the City limits to establish a North 4th Street Corridor Character Protection Overlay (CPO) Zone, (E-14, E-15, F-14, F-15, G-14, H-14, & J-14)

Staff Planner: Whitney Phelan

(CONTINUED from December 12, 2019 Hearing)

6. Project #2018-001843

RZ-2019-00046 – Text Amendment to the IDO

City of Albuquerque, Planning Department, requests the above action City Wide for the IDO Annual Update.

Staff Planners: Mikaela Renz-Whitmore & Russell Brito

(CONTINUED from December 12, 2019 Hearing)

7. OTHER MATTERS:

- a. Approval of December 12, 2019 Action Summary Minutes
- b. EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(DEFERRED FROM March 14, 2019)**

8. ADJOURNMENT