



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, November 9, 2017
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**

**Moises Gonzalez
Peter Nicholls
Dan Serrano**

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.

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# 1010582

16EPC-40077 Zone Map Amendment (Zone Change)

16EPC-40078 Site Development Plan for Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) **(CONTINUED FROM SEPTEMBER 14, 2017 HEARING)**

Staff Planner: Maggie Gould

2. Project# 1011395

17EPC-40050 Zone Map Amendment (Zone Change)

Arch + Plan Land Use Consultants, agents for Ed Anlian and Paula Dal Santo, request the above action for Lots 17-A, 18-A and 19-A, Block 11, Timoteo Chavez Addition, zoned C-2 to C-3, located at 2517 Sierra Dr. NE, just south of Menaul Blvd. NE, between Carlisle Blvd NE and Washington St. NE, containing approximately 0.5 acre. (H-17)

Staff Planner: Catalina Lehner

3. Project# 1011396

17EPC-40051 Sector Development Plan Map Amendment

Consensus Planning, Inc., agent for Legacy Hospitality, LLC, requests the above action for all or a portion of Lots 1, 2, 3, & 30, 31 & 32, Tract A, Unit B, North Albuquerque Acres, zoned SU-2 for HC or NC, to SU-2 HDR, located on San Pedro Dr. NE, between Oakland Ave. NE and Alameda Blvd. NE, containing approximately 4.8 acres. (C-38)

Staff Planner: Maggie Gould

4. Project# 1001440

17EPC-40053 Site Development Plan for Building Permit

Palo Alto, Inc., agent for Tierra West, LLC, requests the above action for all or a portion of Tract D-3A, Coors Central North, zoned SU-1 for Planned Industrial Park, located on the northeast corner of Coors Blvd. NW and Avalon Rd. NW, containing approximately 0.6 acre. (K-10)

Staff Planner: Cheryl Somerfeldt

5. Project# 1003859

17EPC-40046 Site Development Plan for
Subdivision Amendment

Consensus Planning, Inc., agent for Silverleaf Ventures, LLC, requests the above actions for all or a portion of Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montañño Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)
Staff Planner: Michael Vos

6. Project# 1004075

17EPC-40049 Text Amendments to the
Mesa del Sol Level B Community Master Plan

Dekker/Perich/Sabatini (DPS), agent for Land Advisors Organization, LLC, requests the above action for the Mesa Del Sol Level B Community Master Plan, Tracts 6, 7, and 14, Bulk Land Plat of Mesa del Sol (Parcel 1); Tract 12-B, Plat of Tracts 12-A & 12-B, Mesa del Sol, Innovation Park (Parcel 2); Lots numbered 5, 6, 13, 14, 15, 17, and 25 of Bulk Land Plat of Mesa del Sol, Innovation Park (Parcel 3); Tracts lettered F, J, K, L, M, N, O, P, R. OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, and OS-7, Bulk Land Plat for Mesa del Sol Innovation Park II, a replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 and 4-A-4, Mesa Del Sol, and Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, and OS-6, Mesa del Sol Innovation Park)(Parcel 4); and Tract lettered 'I-2' Mesa del Sol Innovation Park II (a replat of Tract "I", Mesa del Sol Innovation Park II) (Parcel 5); zoned PC (Planned Community), located east of Broadway Blvd. and south of Los Picaros Rd. SE, containing approximately 3,100 acres. (Q-15, R-14, R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-13, T-14, U-13)
Staff Planner: Catalina Lehner

7. Project# 1011346

17EPC-40040 Zone Map Amendment
(Zone Change)

Modulus Architects, Inc, agent for STIF Seven-Bar, LLC, requests the above action for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, zoned O-1 to C-1, located on the southeast corner of Valley View Dr. NW and Irving Blvd NW, east of Coors Blvd. NW, containing approximately 1.75 acres. (C-13)
Staff Planner: Cheryl Somerfeldt **(DEFERRED FROM SEPTEMBER 14, 2017)**

8. Project# 1011366

17EPC-40046 Site Development Plan for
Building Permit
17EPC-40047 Zone Map Amendment
(Zone Change)

Devin Cannady requests the above actions for Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, zoned C-1, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW, containing approximately 2 acres. (H-10) **(DEFERRED FROM OCTOBER 12, 2017)**
Staff Planner: Catalina Lehner

9. OTHER MATTERS:

- A. Approval of October 12, 2017 Action Summary Minutes
- B. Approval of September 14, 2017 Amended Action Summary Minutes
- C. Approval of August 10, 2017 Amended Action Summary Minutes

10. ADJOURNED: