



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, November 16, 2023
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

David Shaffer, Chair
Tim MacEachen, Vice Chair

Giovanni Coppola
Joseph Cruz
Gary L. Eyster P.E. (Ret.)
Jonathan R. Hollinger

Richard Meadows
Mrs. Jana Lynne Pfeiffer
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. 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. Zoom Overview
- D. Announcement of Changes and/or Additions to the Agenda
- E. Approval of Amended Agenda
- F. Swearing in of City Staff

1. Project # PR-2023-008619

SI-2023-00871- Site Plan- EPC

Consensus Planning, agent for Jason Skarsgard, requests a Site Plan-EPC for all or a portion of Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the Eastern 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11), located at 2601 Second St. NW, on the northeast corner of Menaul Blvd. NW and Second St. NW, approximately 1 acre (H-14)

Staff Planners: William Steele

2. Project # PR-2023-009363

SI-2023-01635- Master Development Plan –
Major Amendments

SI-2023-01638- Site Plan- EPC

Consensus Planning, agent for the City of Albuquerque and New Mexico United Soccer, requests a Major Amendment to the Balloon Fiesta Park Master Development Plan text and Site Development Plan for Subdivision, and a new Site Plan – EPC for all or a portion of Tracts, A-1 through G-1, Plat of Tracts of A-1 through H-1, I-1-A & I-2-A; and Tract I-A-A, Plat of Tracts A-1 through H-1, I-1-A & I-2-A, and a fraction of Lot 2, located in NE ¼ NE ¼ Section 11, T11N, R3E, a/k/a Tracts F & G Heirs of Filiberto Gurule Tract, located at Balloon Fiesta Park, between Paseo del Norte Blvd. NE and Roy Ave. NE, approximately 370 acres (B-17-Z, C-16-Z, & C-17-Z).

Staff Planner: Silvia Bolivar

3. Project # PR-2023-009365

RZ-2023-00038– Zoning Map Amendment
(Zone Change)

Tierra West LLC, agent for R Spear Properties LLC, requests a zoning map amendment from R-1B to NR-C, for all or a portion of Tract 13, Unit 5, Town of Atrisco Grant, located at 9705 Volcano Rd. NW, between 98th St. NW and East Ridge St. SW, approximately 5.2 acres (K-09-Z)

Staff Planner: Catherine Heyne

4. Project # PR-2023-009356

SI-2023-01631 – Site Plan- EPC

Consensus Planning, Inc., agent for the City of Albuquerque Open Space Division, requests a Site Plan – EPC for an Extraordinary Facility, for all or a portion of Tract 5, Research Park Survey, section 26 T10N R4E, located on Central Ave. NE, east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of Interstate-40, containing approximately 70 acres (L-23-Z)

Staff Planners: Dustin Kiska & Megan Jones

5. Project # PR-2022-007999

SI-2023-01621- Site Plan- EPC

ABQ Land Use Consulting LLC - Carl Garcia, agent for John R. Metz, requests a Site Plan - EPC for all or a portion Tract MRGCD Map 44, Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 feet of the San Jose Drain adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between Broadway Blvd. SE, and Second St. SE, containing approximately 20 acres. (M-14)
Staff Planner: Seth Tinkle

6. Project # PR-2023-009178

VA-2023-00246 – Variance - EPC

Frank and Clarissa Gonzales request a variance to VPO 2-Northwest Mesa Escarpment View Protection Overlay Zone, to allow additional building height in the VPO-2 Height Restrictions Sub-area, for all or a portion of Lot 21, Block 1, Unit 27, Volcano Cliffs, located at 5505 Valiente Rd. NW, between Calle Norteña NW and the Piedras Marcadas Major Public Open Space (MPOS), approximately 0.4 acre (C-11-Z)
Staff Planner: Catherine Heyne

(deferred at the October 19, 2023 hearing)

7. OTHER MATTERS

Approval of the October 19, 2023 Action Summary Minutes

8. ADJOURNMENT