



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, November 17, 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-2022-007695

SI-2022-01882- - Site Plan- Major Amendment

City of Albuquerque, Parks and Recreation Department, Open Space Division, requests a Site Plan-EPC for an Extraordinary Facility for all or a portion of Parcel A, Plat of Parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd. NW, between Rio Grande Blvd. NW and the Rio Grande River, approximately 7.5 acres (B-14-Z)
Staff Planner: Silvia Bolivar

2. Project # PR-2021-006237

RZ-2022-00051 – Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, Inc., agent for Sun Center Partners LLC, requests a zoning map amendment from NR-BP to MX-H, for all or a portion of Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center, located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE, approximately 3.0 acres (D-17-Z)
Staff Planner: Leroy Duarte

3. Project # PR-2021-0005684

SI-2022-01880 – Site Plan- Major Amendment

Dekker/Perich/Sabatini (DPS) LLC, agents for Mesa Del Sol, request a Major Amendment to the Level A Master Plan and the Level B Community Master Plan for Mesa del Sol, for an approximately 500-acre portion of the larger Mesa del Sol Plan area for all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east

of Interstate 25, and west of Kirtland AFB, approximately 13,000 acres (S-16 & S-17)

Staff Planners: Megan Jones & Catalina Lehner, AICP

4. 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

5. OTHER MATTERS

Approval of the October 20, 2022 Action Summary Minutes

6. ADJOURNMENT