



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, October 20, 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-2022-007641

SI-2022-01723- Site Plan-EPC

Consensus Planning, agent for the City of Albuquerque Department of Municipal Development, requests a Site Plan-EPC for all or a portion of Tracts 425-429, Unit 3, Atrisco Grant, located at 700 86th St. SW, between Tower Rd. SW and San Ygnacio Rd. SW, approximately 25 acres (L-9-Z).

Staff Planner: Silvia Bolivar

2. Project # PR-2019-003120

RZ-2022-00049 – Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Todd Megrath/Mack ABQ I, LLC, requests a zoning map amendment from MX-T to MX-L for all or a portion of Tract A-2, Unser & Sage Marketplace, located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 1.01 acres (M-10)

Staff Planner: Megan Jones

3. 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

4. OTHER MATTERS

Approval of the September 15, 2022 Action Summary Minutes

5. ADJOURNMENT