



## **ENVIRONMENTAL PLANNING COMMISSION AGENDA**

**Thursday, October 19, 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**

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**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-2023-009105  
RZ-2023-00028 - Zoning Map Amendment  
(Zone Change)  
SI-2023-01402 - Site Plan – EPC, Major  
Amendment  
SI-2023-01377 - Site Plan- EPC**

*Deferral requested by the applicant*

Tierra West LLC, agent for A Management Corporation, requests a zoning map amendment from MX-T to MX-L for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres. (B-14-Z) Staff Planner: Megan Jones

**(deferred at the September 21, 2023 hearing)**

**2. Project # PR-2023-009178  
VA-2023-00246 – Variance - EPC**

*Deferral requested by the applicant*

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 & Catalina Lehner

**3. Project # PR-2023-009209  
SI-2023-01491- Site Plan- EPC**

Madison Jurewicz, Kimley-Horn and Associates, agent for Amerace Corporation, requests a site plan-EPC, for all or a portion of Tract A Atrisco Business Park Unit 1, located at 6625 Bluewater Rd. NW, between Coors Blvd. NW, and Airport Dr. NW, approximately 40 acres (J-10-Z) Staff Planner: Seth Tinkle

**4. Project # PR-2023-009207  
RZ-2023-00033– Zoning Map Amendment  
(Zone Change)**

ABQ Land Use Consulting LLC - Carl Garcia, agent for Kilgore Linda K & Kilgore Lance M, requests a zoning map amendment from R-1D to MX-T, for all or a portion of Lot 27, Block 3, Unit 13 of Volcano Cliffs Subdivision, located on Resolana Pl NW, between Rainbow Blvd NW, and Rosa Parks Rd. NW, approximately 1.6 acres (D-9-Z)  
Staff Planner: Catherine Heyne

**5. Project # PR-2023-009216  
SI-2023-01498- Site Plan- EPC  
RZ-2023-00035– Zoning Map Amendment  
(Zone Change)**

Consensus Planning/Jackie Fishman, agent for the City of Albuquerque Fire Rescue (AFR) Department, requests a Zoning Map Amendment from R-1A to NR-SU and an associated Site Plan-EPC for all or a portion of Tract 12-A-1, Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 & 13-D, located at the northeastern corner of 98th St. SW and Amole Mesa Ave. SW, approximately 7 acres. (N-09-Z)  
Staff Planners: William Steele & Megan Jones

**6. Project # PR-2023-009701  
RZ-2023-00027– Zoning Map Amendment  
(Zone Change)**

Consensus Planning, Inc., agent for Plus Power LLC, requests a zoning map amendment from NR-C to NR-BP, for all or a portion of Tract 7, Ladera Business Park, located at 7301 La Morada Pl. NW, between Vista Oriente St. NW, and East Cul-de-Sac NW, north of the Mirehaven Diversion Channel, approximately 4.5 acres. (H-10)  
Staff Planner: Seth Tinkle

**(deferred at the September 21, 2023 hearing)**

**7. Project # PR-2023-008911  
SI-2023-01190- Site Plan- EPC**

Groundwork Studio, agent for the City of Albuquerque, Parks & Recreation Department, Open Space Division, requests a Site Plan - EPC 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, C-2 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, and Tract B1 Lands of Suzanne H. Poole except the easterly portion, and the easterly portion of Tract B-1 Lands of Suzanne H. Poole, and Tract G Plat of Oxbow Subdivision, zoned NR-PO-B, and City Parcel Lot C, Block 0000, University of ABQ Annexation Plat (unnamed Bernalillo County Parcel, known as the Oxbow Bluffs), located at 5501 Namaste Rd. NW, south of La Bienvenida Pl. NW,

west of the Rio Grande Bosque, and east of Athertown Way, approximately 100 acres (F11), (F12), (G11), (G12).  
Staff Planner: Megan Jones

**(deferred at the August 17, 2023 hearing)**

## **8. OTHER MATTERS**

Approval of the September 21, 2023 Action Summary Minutes

Study Session and Special Hearing for IDO Annual Update 2023

## **9. ADJOURNMENT**