



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, September 21, 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-2023-009105
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 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

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

Deferral requested by applicant

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

**3. Project # PR-2020-003911
RZ-2023-00022– Zoning Map Amendment
(Zone Change)**

Consensus Planning, agent for Jose Alfredo and Ailda Martinez, requests a zoning map amendment from NR-C to MX-M, for all or a portion of Tract "B" Block 5 Land Division Plat, Los Altos Subdivision (Lot 14 & Port Lot 13 & Port Commercial Tract Block 5), located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7 acre (L-11)
Staff Planner: Robert Messenger, AICP

**4. Project # PR-2023-009067
RZ-2023-00025– Zoning Map Amendment
(Zone Change)**

ABQ Land Use Consulting LLC, c/o Carl Garcia, agent for Rosalie and Andrew S. Green, requests a zoning map amendment from R-A to R-MC, for all or a portion of Tract 11, Alvarado Gardens Unit 2, located at 2726 Campbell Rd. NW, between Calle Tranquillo NW and Trellis Dr. NW, west of Rio Grande Blvd., approximately 2.5 acres (G-12)

Staff Planner: Lorena Patten-Quintana

**5. Project # PR-2023-008498
SI-2023-01380- Site Plan- EPC
Major Amendment
SI-2023-01513- Site Plan- EPC**

Consensus Planning, agent for MDS Investments LLC, requests a Text Amendment to the Level A Framework Plan and the Level B Framework Plan for Mesa del Sol to increase allowable height and allow manufacturing uses in two areas of the Employment Center, 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 Planner: Megan Jones

**6. Project # PR-2023-009108
RZ-2023-00031– Zoning Map Amendment
(Zone Change)**

City of Albuquerque Parks & Recreation Department c/o Cheryl Somerfelt, requests a zoning map amendment from R1-D to NR-PO-A, for all or a portion of Lot 12 Palisades Park, Lot 13 Palisades Park Replat, and Lot 16 Palisades Park Addition Replat, located on Rincon Rd. NW, west of 53rd St. NW and south of Pat Hurley Park, approximately 1.6 acres (J-11-Z)

Staff Planner: Catherine Heyne

**7. Project # PR-2023-009110
SI-2023-01384- Community Planning Area
Assessment Report - Southwest Mesa**

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA, an area generally between the following boundaries: I-40 to the north, Dennis Chavez Blvd. to the south, City municipal limits to the west, and Coors Blvd. to the east., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).
Staff Planner: Catalina Lehner, AICP

8. OTHER MATTERS

Approval of the August 17, 2023 Action Summary Minutes

9. ADJOURNMENT