



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, September 15, 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-2022-007447

SI-2022-01468- Site Plan- EPC
for an Extraordinary Facility

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA), requests a Site Plan-EPC for an Extraordinary Facility for all or a portion of Parcels A & B, Plat of Parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd. NW, between the Albuquerque Riverside Drain and Rio Grande Blvd. NW, approximately 17 acres (B-14 & B-15)
Staff Planner: Silvia Bolivar

2. Project # PR-2021-005482

SI-2022-01473- Site Plan- Major Amendment

Consensus Planning, agent for Maestas Development Group, requests a Site Plan- Major Amendment, for all or a portion of Tracts A-1A, B-1, and C-1 (replatted as Lots A thru F) Lovelace Heights Addition, located at 2121 Yale Blvd. SE, between Gibson Blvd. SE and Miles Rd. SE, zoned NR-C, approximately 7.5 acres (M-15)
Staff Planner: Megan Jones

3. Project # PR-2022-007219

SI-2022-01478- Site Plan- Major Amendment
VA-2022-00235 – Variance-EPC

Consensus Planning, agent for Titan Development, requests a Site Plan- Major Amendment for all or a portion of Tracts A-1-A, A-1-B, A-1-C-1, A-1-D-1, A-1-E-1, A-1-F Los Pastores Shopping Center, and a Variance of 9.5 feet to the 15-foot minimum landscape edge buffer requirement for all or a portion of Tracts A-1-A and A-1-E-1 Los Pastores Shopping Center, located at 4615 Wyoming Blvd. NE, between Montgomery Blvd. NE and Osuna Rd. NE, zoned MX-M, approximately 6.5 acres (F-19)
Staff Planner: Leroy Duarte

4. Project# 2018-001843

RZ-2022-00043 – Text Amendments to the
IDO

The City of Albuquerque City Council requests various text amendments to the Integrated Development Ordinance (IDO) to remove all references to Safe Outdoor Spaces (SOSs) (Council Bill No. O-22-33). City-wide.
Staff Planners: Catalina Lehner, AICP & Megan Jones

5. Project # PR-2019-003120

RZ-2022-00039 – Zoning Map Amendment
(Zone Change)

SI-2022-01513- Site Plan-EPC

Consensus Planning, agent for Todd Megrath/Mack ABQ I, LLC, requests a zoning map amendment from MX-T to PD and an associated Site Plan-EPC, for all or a portion of Tract A-1, Plat of Tracts A-1 through A-6 Unser & Sage Marketplace (being a Replat of Tract A Unit 1-B, Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 5.0 acres (M-10)
Staff Planner: Sergio Lozoya

6. OTHER MATTERS

Approval of the August 18, 2022 Action Summary Minutes

7. ADJOURNMENT