



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, March 8, 2018
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Derek Bohannon, Chair
Bill McCoy, Vice Chair**

**Maia Mullen
Karen Hudson
David Shaffer**

**Peter Nicholls
Richard Meadows
Dan Serrano**

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. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being 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 per Rule B.13 of the EPC Rules of Conduct.**

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.

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. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project# 1000042

18EPC-40002 Zone Map Amendment
(Zone Change)

Consensus Planning, agent for Cornerstone Capital, LLC, requests the above action for all or a portion of Lots A-F and 1-5, Kirtland Addition Unit 3, zoned SU-1 for IP Permissive Uses and Student Housing, to R-2, located on Bethel Ave. SE, between Mulberry St. SE and Richmond Dr. SE, containing approximately 1.5 acres. (M-15)
Staff Planner: Maggie Gould

2. Project# 1008585

18EPC-40004 Site Development Plan for
Building Permit

Tierra West LLC, agent for Utility Trailer Sales, Inc., requests the above action for all or a portion of Tract 3, Avalon Subdivision, zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions, located on the northeast corner of Daytona Rd. NW and 90th Street NW, south of I-40, containing approximately 5.6 acres. (J-9)
Staff Planner: Cheryl Somerfeldt

3. Project# 1008952

18EPC-40003 Site Development Plan for
Building Permit

Consensus Planning, agent for Primrose School of Woodcreek Reserve, requests the above action for all or a portion of Tract A, Morning Star at Palomas, zoned SU-2 for O-1, located on Palomas Ave., NE, between Wyoming Blvd., NE and Barstow St., NE, containing approximately 0.9 acre. (D-19) Staff Planner: Maggie Gould

4. Project# 1011184

18EPC-40001 Site Development Plan for
Building Permit

Wooten Engineering, agent for Kaplan Paseo, LLC, requests the above action for all or a portion of Lot 9A2, Block 10, North Albuquerque Acres, Tract 2, Unit 3, zoned SU-2 Mixed Uses, located on Holly Ave. NE, between Louisiana Blvd. NE, and Wyoming Blvd. NE, containing approximately 0.8 acre. (C-19) Staff Planner: Cheryl Somerfeldt

5. Project# 1011513

18EPC-40005 Zone Map Amendment
(Zone Change)

RBA Architecture, PC, agents for Rio Grande Realty and Investment, LLC (Todd Kruger), requests the above action for Lots 12, 13 & 14, Tract A, Unit A, North Albuquerque Acres, zoned SU-1 PUD, to O-1, located on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE, containing approximately 2.8 acres. (D-19)
Staff Planner: Catalina Lehner

6. Project# 1011454

17EPC-40068 APPEAL for Determination of
the Impact Fee Administrator

Bob Keeran or Doug Foster, agent for Keeran 1, LLC,
requests the above action for an Appeal of Impact Fees.
Staff: Tony Loyd (**DEFERRED FROM JANUARY 11,
2018**)

7. OTHER MATTERS:

- A. Approval of February 8, 2018 Action Summary Minutes
- B. Approval of January 11, 2018 Amended Action Summary

8. ADJOURNED: