



## ENVIRONMENTAL PLANNING COMMISSION ACTION SHEET

Thursday, December 11, 2014  
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW

### MEMBERS

Peter Nicholls, Chair  
James Peck, Vice-Chair

Maia Mullen  
Bill McCoy  
Karen Hudson

Moises Gonzalez  
Derek Bohannan  
Victor Beserra

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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 with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). 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.12 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.**

**1. Call to Order: 8:30 a.m.**

- 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

**2. Project# 1003478**

14EPC-40067 Site Development Plan for Subdivision  
14EPC-40068 Zone Map Amendment (Zone Change)

Consensus Planning agent for CURB, INC. request the above action for all or a portion of tract 8 (Previously Tract A), Avalon Subdivision Unit 5 (Previously Uunit 4), zoned SU-1 for IP to SU-1 for R-2 Uses, located on 90th Street between Bluewater and Los Volcanes, containing approximately 10 acres. (K-9)  
Staff Planner: Maggie Gould (**APPROVED**)

**3. Project# 1000965**

14EPC-40074 Site Development Plan for Building Permit  
14EPC-40075 Amendment to Site Development Plan for Subdivision

Consensus Planning, agent for Pulte Group, requests the above actions for all or a portion of tracts A-1-A and B-2, Andalucia at La Luz, zoned SU-1 for PRD, 5 DU/Acre located on Sevilla Ave. NW between Coors Blvd. and Mi Cordellia Dr., containing approximately 12 acres.  
(F-11) (**APPROVED**)  
Staff Planner: Vicente Quevedo

**4. Project# 1003275**

14EPC-40076 Amendment to Zone Map (Zone Change)  
14EPC-40077 Site Development Plan for Building Permit  
14EPC-40078 Amendment to Site Development Plan for Subdivision

Tierra West LLC, agent for Western Albuquerque Land Holdings, LLC, requests the above action for all or a portion of Tract 1A1 Plat of Tracts 1A1 & 1B1, El Rancho Atrisco Phase 3, zoned SU-2\SU-1 Planned Office Park and Commercial Development, to SU-2/SU-1 Planned Office Park and Commerical Development to include the sale of Package Liquor with Grocery Store and Sale of Alcohol with Sit Down Restaurant, located on Unser Blvd., between Ladera Dr. and Market St., containing approximately 20 acres. (H-9 & 10) (**APPROVED**)  
Staff Planner: Maggie Gould

**5. Project #1003275**

14EPC-40079 Site Development Plan for Building Permit

Tierra West LLC agent for Western Albuquerque Land Holdings, LLC, requests the above action for all or a portion of tract Tract 1A1 Plat of Tracts 1A1 & 1B1, El Rancho Atrisco Phase 3, zoned SU-2\SU-1 Planned Office Park and Commercial Development located on Unser Blvd., between Ladera Dr. and Market St., containing approximately 6 acres.  
(H-9 & 10) (**APPROVED**)  
Staff Planner: Maggie Gould

**6. Project# 1010273**

14EPC-40071 Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Shakeel Rizvi, requests the above action for Lot 13, Tract 2, Block 3, Unit 3, North Albuquerque Acres, zoned SU-2/O-1, located on Oakland Ave. NE, south of Eagle Rock Ave. NE and north of Alameda Blvd. NE, containing approximately 1 acre. (C-19)  
Staff Planner: Catalina Lehner (**APPROVED**)

**7. Project# 1006767**

Consensus Planning, agent for Bow & Arrow Brewing Co.,

14EPC-40072 Site Development Plan for Building Permit  
14EPC-40073 Amendment to Sector Development Plan Map (Zone change)

requests the above actions for all or a portion of lot 1-A, block 2, Hill Acres Subdivision, zoned SU-2 for S-MI to SU-2/SU-1 for S-MI and Brewery including on and off premise sale of beer and wine, located on 6th St. NW between McKnight Ave. and Bezemek Ave., containing approximately 0.7 acre. (H-14) **(APPROVAL)**  
Staff Planner: Vicente Quevedo

**8. Project# 1001620**

14EPC-40080 Text Amendments to the Subdivision Ordinance

COA Planning Department, agent for COA Council Services, requests the referenced/above action for Amending the Subdivision Ordinance (14-14-4-5; 14-14-5-1; 14-14-5-2; and 14-14-6-1) to require compliance with the complete streets ordinance for new construction and to adopt by reference an alternative standards manual for the design of streets. City-Wide. **(RECOMMEND APPROVAL TO CITY COUNCIL)**

Staff Planner: Jack Cloud

**9. Project# 1001620**

14EPC-40081 Text Amendments to the Zoning Code

COA Planning Department, agent for COA Council Services, requests the above action to amend the Zoning Code to allow existing off-premise signs (billboards), within 660 feet of the right-of-way of Interstate highway 40 and Interstate highway 25, to be converted to electronic billboards. City-Wide.  
Staff Planner: Catalina Lehner **(DEFERRED TO THE JANUARY 8, 2015 HEARING)**

**10. Project# 1000029**

14EPC-40063 Text Amendment to Sector Development Plan

Planning Department, agent for Council Services, request the above action for the Sawmill/Wells Park Sector Development Plan to regulate the road network and transportation design, located between Interstate 40, Mountain Road, Rio Grande Boulevard, and approximately 4<sup>th</sup> Street. (H13, H14, J13, J14)  
Staff Planner: Vicente M. Quevedo  
**(DEFERRED TO THE JANUARY 8, 2015 HEARING)**

**11. Project# 1001580**

14EPC-40030 Zone Map Amendment (Zone Change)  
14EPC-40031 Site Development Plan for Building Permit

Robert Lucero, Rodey Law Firm, agent for Roybal-Mac Law PC, requests the above actions for Lot 1-A, Block 6, Plat of Lot 1-A, Block 6-Albright Moore Addition, zoned SU-2 for SR to "SU-2 for SU-1 for Residential, Law Office, Court Reporter, Accountant, Architect, Engineer and/or Doctor Office", located on the southeast corner of 6th Street and Kinley Avenue NW, containing approximately 0.08 acres. (J-14)  
Staff Planner: Catalina Lehner (APPROVED)

**12. OTHER MATTERS:**

- A. Approval of October 9, 2014 Revised Minutes
- B. Approval of November 13, 2014 Minutes.

**13. ADJOURNED: 6:10 p.m.**