



# ENVIRONMENTAL PLANNING COMMISSION

## AGENDA

Thursday, February 14, 2013

8:30 a.m.

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

### MEMBERS

Hugh Floyd, Chair  
Ron Garcia, Vice Chair

Michael Dickson  
Doug Peterson  
Maia Mullen

Moises Gonzalez  
Peter Nicholls  
James Peck

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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:**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of Amended Agenda
- C. Swearing in of City Staff
- D. Bus Rapid Transit (BRT) Presentation

**2. Project# 1000501**

12EPC-40080 Sector Development Plan Zone Map Amendment (Zone Change)  
12EPC-40081 Site Development Plan for Subdivision

Thanh Nguyen, agent for New Mexico Vietnamese Buddhist Association, requests the above actions for Lots 15 & 16, Block 8, Casa Serenas Addition, zoned R-T to SU-1 for Church & Related Facilities, located on Rhode Island St. SE between Bell St. SE and Trumbull St. SE containing approximately 0.3 acre. (L-19)  
Staff Planner: Randall Falkner

**3. Project# 1009543**

12EPC-40082 Site Development Plan for Subdivision  
12EPC-40083 Site Development Plan for Building Permit  
12EPC-40084 Zone Map Amendment (Zone Change)

Wes Prop NM, LLC agent for West Seventy, LLC requests the above actions for all or a portion of, a tract of land lying and situated within the Town of Alameda Grant, projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising the remaining portion of Tracts 15-13A2, 15-13A1, 15-13B2, 15-38A, 15-38B and 15-2B, as the same are described in that Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 06, 2003, in Book A-48, Page 2173, Document Number 2003002177, less than and excepting that portion of the land acquired by Stipulated Judgment for Condemnation, Second Judicial District Court Case No. CV 2006 6154, filed in the office of the Clerk of the Second Judicial District on June 23, 2009 and filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 2009 as Document Number 2009090671, said remaining portion tract being more particularly described as follows:

Beginning at the southernmost corner of described tract lying on the northeasterly right of way line of Paseo Del Norte Boulevard, from whence a tie to Albuquerque Geographic Reference Survey Monument "8\_C10" bears S 70°41'28" E, a distance of 1,871.65 feet;

Thence from said point of beginning, N 39°16'31" W along said right of way line, a distance of 486.27 feet to a point of curvature;

Thence along a curve to the right having a radius of

50.00 feet, an arc length of 78.54 feet, a delta angle of 89°59'56", and a chord of N 05°43'32" E, a distance of 70.71 feet to a point of tangency lying on the southeasterly right of way line of Unser Boulevard; Thence N 50°43'30" E along said right of way line, a distance of 391.53 feet to the northernmost corner of described tract;

Thence leaving said right of way line, S 00°11'27" W, a distance of 694.65 feet to the point of beginning, containing 2.7055 acres (117,853 square feet) more or less, zoned R-D, located on the NE corner of Paseo del Norte Blvd. and Unser Blvd. NW, containing approximately 1.5 acres. (C-10)

Staff Planner: Chris Hyer

**4. Project# 1008124**

12EPC-40078 Amend Site Development Plan for Subdivision  
12EPC-40079 Site Development Plan for Building Permit

Galloway & Company, Inc., agent for Murphy Oil USA, requests the above actions for Blocks A-1-A1, B-1-A, C and D; Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2, American Square, approximately 55 acres, and for an approximately 1.2 acre portion of Block A-1-A1, located on Carlisle Boulevard NE, between Phoenix Avenue and Claremont Avenue. (H-16)

Staff Planner: Catalina Lehner

**5. Project# 1001620**

12EPC-40077 Amendment to Zone Map (Establish a Central Avenue Neon Design Overlay Zone)

The City of Albuquerque requests the above action for all or a portion of property located along Central Avenue, between Tramway Boulevard & 118<sup>th</sup> Street NW

(J-12, J-13, K-9-20, L-8, L-9, & L-20-22)

Staff Planner: Carrie Barkhurst

**6. Project# 1001620**  
12EPC-40075 Text Amendment to Zoning  
Code

The City of Albuquerque requests the above action to Section 14-16-3-5, General Sign Regulations, to waive signage fees for signs within the Central Avenue Neon Design Overlay Zone, City Wide.  
Staff Planner: Chris Hyer

**7. Project# 1006972**  
12EPC-40076 Text Amendment to the Nob  
Hill/Highland Sector Development Plan

The City of Albuquerque requests the above action to add free-standing, pole-mounted signs to the General Regulations within the Nob Hill/Highland Sector Development Plan.  
Staff Planner: Chris Hyer

**8. OTHER MATTERS**

A. Approval of January 10, 2013 Minutes.

**9. ADJOURN**