



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, March 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

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

2. Project# 1004000*

13EPC-40092 Site Development Plan for Subdivision
13EPC-40093 Site Development Plan for Building Permit

Tierra West LLC, agent for Land Reserve of New Mexico, requests the above actions for Tract A-1, Albuquerque West, Unit 2 zoned *SU-1 PDA to Include C-3 Uses* located on Paradise between Eagle Ranch and Paseo Del Norte, containing approximately 3.48 acres. (C-13)
Staff Planner: Carrie Barkhurst

3. Project# 1007712*

13EPC-40085 Amendment to Zone Map (Zone Change)

Edward Fitzgerald/Architects, agent for Andrew Fowner, requests the above action for all or a portion of Lots 17, 18, 19, and west one-half of vacated Morningside Drive, Block F, Timoteo Chavez Addition, zoned C-3 to PR located on Cutler Avenue, between Morningside Drive and Carlisle Boulevard, containing approximately 0.636 acres. (H-17)
Staff Planner: Randall Falkner

4. Project# 1006950*

13EPC-40095 Amendment to Zone Map (Zone Change)
13EPC-40096 Site Development Plan for Subdivision

Bohannon Huston, INC, agent for TPCB, LLC, requests the above actions for Lot A, Plat of Tract A, Land of Sierra West, LLC, zoned R-1 to SU-1 for C-1 Uses and Automobile Access to Outdoor Enclosed Storage Units, located on Wyoming Blvd Between Mountain Rd and I-40 containing approximately 1.13 acres. (J-20)
Staff Planner: Carrie Barkhurst

5. Project# 1004976
13EPC-40090 Site Development Plan for
Subdivision Amendment

Bordenave Designs, agent for the Calabacillas Group, requests the above action for Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam, zoned C-2(SC), located at the SW corner of the Golf Course Road and Westside Boulevard intersection, containing approximately 12.5 acres. (A-12) Staff Planner: Catalina Lehner

5. Project# 1004976
13EPC-40091 Site Development Plan for
Building Permit

Larry Read & Associates, agents for the Calabacillas Group, request the above action for Lot B-1-A, Black Arroyo Dam, zoned C-2(SC), located at the SW corner of the Golf Course Road and Westside Boulevard intersection, containing approximately 4.5 acres. (A-12) Staff Planner: Catalina Lehner

6. 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
(DEFERRED FROM FEBRUARY 14)

7. 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

(DEFERRED FROM FEBRUARY 14)

8. Project# 1008098

13EPC-40087 Text Amendment to
Downtown 2010 Sector Development Plan

The City of Albuquerque Planning Department, agent for the City of Albuquerque requests the above action regarding light fixtures on commercial surface parking lots, zoned SU-3 (J-13, J-14, K-13, K-14)

Staff Planner: Chris Glore

9. Project# 1008660

13EPC-40086 Text Amendment to the
Uptown Sector Development Plan

The City of Albuquerque Planning Department, agent for the City of Albuquerque requests the above action for the Uptown Sector Development Plan area, roughly described as an area between San Pedro Drive and Pennsylvania Street, properties south of Phoenix Avenue to I-40 (see Planning Dept. for specific boundaries).

Staff Planner: Chris Hyer

10. Project# 1001620
13EPC-40088 Text Amendment to Zoning
Code

The City of Albuquerque Planning Department, agent for the City of Albuquerque, requests the above action to amend Section 14-16-3-16 and Definitions section of the Comprehensive Zoning Code addressing Private Commons Development regulations.
Staff Planner: Maryellen Hennessy

11. Project# 1001195
13EPC-40094 Amendment to Comprehensive
Plan

The City of Albuquerque Planning Department, agent for the City of Albuquerque, requests the above action to the Albuquerque/Bernalillo County Comprehensive Plan, Update to Activity Centers and Corridors and Appendix D, demographic data, City Wide.
Staff Planners: Maggie Gould & Carol Toffaleti

12. OTHER MATTERS

A. Approval of February 14, 2013 Minutes.

13. ADJOURN