



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, September 13, 2012

8:30 a.m.

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

MEMBERS

Hugh Floyd, Chair

Doug Peterson, Vice Chair

Michael Dickson

Ron Garcia

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 the Amended Agenda
- C. Swearing in of City Staff

2. Project# 1000248 *

12EPC-40046 Amendment to Zone Map (Zone Change)

12EPC-40052 Amend Site Development Plan for Subdivision

Tierra West, LLC, agent for Western Security Real Estate, requests a site plan for subdivision (27.4 acres) and a zone map amendment (1.4 acres) for Tract A, West Ridge Mobile Home Park Subdivision, zoned SU-1 for MHP to SU-1 for MHP and Storage, located on Volcano between 98th St. and 90th St. (K-9)

Carrie Barkhurst, Staff Planner

3. Project# 1009359 *

12EPC-40047 Site Development Plan for Building Permit

Aria Architecture, LLC, agent for Peak Motion Physical Therapy, requests the above action for Lot 20-A., Block 10, Tract 2, Unit 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Avenue, between Wyoming Boulevard and Louisiana Boulevard, containing approximately .5907 acres. (C-19)

Randall Falkner, Staff Planner

4. Project# 1004075 *

12EPC-40048 Amendment to Level B Community Master Plan

Dekker Perich Sabatini (DPS), agents for Mesa del Sol requests the above action for all or a portion of Bulk Land Plat of Mesa del Sol Tracts 1-15, Sections 13-15, 20-24, 26-29, 32-35 Township 9 North, Range 3 East, NMPM; Sections 2-6, Township 8 North, Range 3 East, NMPM; Albuquerque, Bernalillo County, New Mexico, and A certain tract of land within the South $\frac{1}{2}$ of Section 15 and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 9 North, Range 3 East, NMPM, being and comprising a portion of Tract 12 and a westerly portion of Tract 1 of the Bulk Land Plat for Mesa del Sol Tracts 1 – 15, containing approximately 3,200 acres.

Catalina Lehner, Staff Planner

5. Project# 1007872 *

12EPC-40049 Amend Site Development Plan for Building Permit

Tierra West, LLC, agent for Weingarten Real Estate, requests the above action for Lot 3A-1, Plat of Tract 3A-1 Pavilions at San Mateo, zoned C-3, located on the south side of Cutler between San Mateo and Washington, containing approximately 3.38 acres. (H-17)
Carrie Barkhurst, Staff Planner

6. Project# 1005243 *

12EPC-40050 Site Development Plan for Building Permit
12EPC-40051 Amend Site Development Plan for Subdivision

Consensus Planning, agent for Verdad Real Estate, requests the above actions for Tracts 1-5, Broadstone Towne Center, zoned SU-1 for PRD and C-2, located on Gibson Boulevard, between University Boulevard and Buena Vista, containing approximately 16.76 acres. (L-15-Z)
Randall Falkner, Staff Planner

7. Project# 1009090

11EPC-40091 Amendment to Zone Map (Zone Change)
11EPC-40092 Site Development Plan for Building Permit
11EPC-40093 Amedment to Site Development Plan for Subdivision

Tierra West, LLC, agent for Capstone Housing, requests the above actions for all or a portion of Lots 1A & 2A, Sunport Park, Parcel 1A Sunport Park, Tract B, Mulberry Properties and Tract A1, Lands of Eisenman Trust, zoned IP to SU-1/IP Uses & Student Housing, located on east side of I-25, between Sunport Boulevard SE and Gibson Boulevard SE, containing approximately 34.3 acres. (M-15)
Chris Hyer, Staff Planner
(DEFERRED FROM FEBRUARY 9TH, MARCH 8TH, APRIL 12TH, MAY 10TH & JULY 12TH)

8. Project# 1005357

12EPC-40040 Amendment to University of Albuquerque Sector Development Plan Map to Amend Zoning
12EPC-40041 Site Development Plan for Subdivision
12EPC-40042 Site Development Plan for Building Permit

Dekker/Perich/Sabatini/Tim Trujillo, agent for DBG Properties, LLC, requests the above actions for all or a portion of lots X-1-A1, X-1-A2, and X-2-A, University Of Albuquerque Urban Center, zoned SU-3/C-2 and O-1 to SU-3/R-3 & C-2 Uses, located on St. Josephs Drive NW between Coors Boulevard NW and Atrisco Drive NW, containing approximately 57 acres. (G-11-Z)
Chris Hyer, Staff Planner.
(DEFERRED FROM AUGUST 9TH)

9. Project# 1003479
12EPC-40033 Site Development Plan for
Building Permit

Joshua Skarsgard, agent for JSE Investments, LLC, requests the above action for Tract E, St. Anthony's Orphanage, located on 12th Street between Indian School and I-40 Frontage Road, containing approximately 1.6 acres.
Carrie Barkhurst, Staff Planner. (H-13)
(DEFERRED FROM JULY 12th & AUGUST 9TH)

10. OTHER MATTERS:

- A. Discuss Alternative Date of Hearing, Project #1003859 (Walmart)
- B. Presentation of Volcano Heights Sector Development Plan
- C. Approval of July 5, 2012 Minutes
- D. Approval of August 2, 2012 Minutes
- E. Approval of August 9, 2012 Minutes
- F. Approval of August 23, 2012 Minutes

11. ADJOURN