



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, December 12, 2013
8:30 a.m.

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

MEMBERS

Hugh Floyd, Chair
James Peck, Vice-Chair

Doug Peterson
Maia Mullen
Bill McCoy

Moises Gonzalez
Peter Nicholls
Patrick Griebel

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
-  opening by Lubar proclamation for Carmen

2. Project# 1009883 *





13EPC-40151 Zone Map Amendment (Zone Change)

-  Staff presentation
-  Applicant presentation
-  Comm comments
-  public 1
-  applicant closing
-  staff closing
-  Comm. Comments
-  motion

NM Property Experts, LLC, agent for L & M Station, LLC, requests a zone map amendment from C-1 to C-2, for Lots 21-22, Tract "B" of Plat of Tracts "A" & "B" Being a Replat of Lot 22, N55', Lot 21, Block 67, Bel-Air Subdivision and a portion of vacated southerly 22' of Candelaria Rd NE, containing approximately 0.412 acres. (H-17)
Staff Planner: Carrie Barkhurst

3. Project# 1009882 *









13EPC-40149 Zone Map Amendment (Zone Change)

-  Staff presentation
-  Applicant presentation
-  Comm comments
-  motion











Arch & Plan Land Use Consultants agent for Greg Thomson requests the above action for all or a portion of lot 1-A, block 24, Albuquerque Highlands Addition zoned O-1 to R-2 located on Alvarado Dr between Lomas Blvd and Alice Ave containing approximately .2 acres. (J-18)
Staff Planner: Lorena Patten-Quintana

4. Project# 1005467 *

13EPC-40147 Zone Map Amendment (Zone Change)

-  Staff presentation
-  Comm comments
-  Applicant presentation
-  Comm comments
-  public 1
-  applicant
-  public 2
-  applicant closing

Robert Devine, agent for Maxine Nelson, requests the above action for Tract 283A, MRGCG Map 38, zoned R-1, to R-T, located at 2304 Mountain Rd. NW, between Rio Grande Blvd. NW and Consuelo Place, containing approximately 0.3 acres. (J-13)
Staff Planner: Catalina Lehner

-  staff closing
-  Comm comments
-  public 1
-  public 3
-  public 4
-  applicant closing
-  staff closing
-  Comm comments
-  motion 

5. Project# 1003275

13EPC-40148 Site Development Plan for
Subdivision















Garrett Development Corp agent for Western Albuquerque Land Holdings LLC requests the above action for all or a portion of lot 1-A-1, El Rancho Atrisco Phase III zoned SU-1 Office & Commercial located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres. (H-9)

Staff Planner: Chris Glore

6. Project# 1001206

13EPC-40150 Site Development Plan for
Building Permit


-  staff presentation
-  Applicant presentation
-  Comm comments
-  brian berg – owner
-  Comm comments
-  public 1
-  public 2
-  applicant closing
-  staff closing
-  close floor
-  motion
-  vote


Tierra West LLC agent for Calibers Properties, LLC requests the above action for all or a portion of lot 2A-1, Black Ranch, zoned SU-1 for C-1 uses, located on Valley View Place between Coors Blvd and Paseo Del Norte containing approximately 1.309 acres. (C-13)

Staff Planner: Maggie Gould


7. Project# 1009884


13EPC-40152 Master Development Plan/Site
Development Plan for Subdivision

 staff presentation


 agent presentation

 public 6


 public 8 -Jim Strozier

 Russell Brito

 close floor

 Comm comments

 conditions 8-11

 motion

Samitaur Constructs agent for City of Albuquerque requests the above action for Tract A, the Plat of Tract A of A.T. & S.F. Railway Co. Machine Shop zoned SU-2/HLS located on 2nd St between Cromwell and Hazeldine SW containing approximately 27.3 acres. (K-14)

Staff Planner: Maryellen Hennessy

8. OTHER MATTERS:

A. Approval of November 14, 2013 Minutes.

 motion

9. ADJOURNED