



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

**Thursday January 18, 2007
8:30 a.m.**

**Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW**

MEMBERS

**Jeffery Jesionowski, Chairman
James Grout, Vice Chair**

**Jonathan Siegel
Laurie Moye
Ishmael Valenzuela**

**Larry Chavez
Virginia Klebesadel
Klarissa Pena**

NOTE: A LUNCH BREAK AND 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 generally reviewed at this time (see item 1A and 1B below). 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.**

All written materials – including petitions, legal analysis and other documents – should 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. Approval of EPC Minutes for November 16, 2006.

2. Project # 1002358
06EPC-011743 EPC Special
Planning Request

CIP agents for City of Albuquerque/CIP request the above actions as required by CIP Ordinance, this request is for EPC to hold a public hearing on the proposed 2007 GO Bond Program & 2007-2016 Decade Plan.

3. Project # 1001620*
06EPC-01669 Text Amendment

PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE, CITY COUNCIL request the above action for Amending 14-16-1-5(B) ROA 1994, a portion of the Zoning Code to revise the definition of "Bath". Stephanie Shumsky, Staff Planner

4. Project # 1000487*
06EPC-01697 EPC Site Develop.
Plan-Amendment to Subdivision
06EPC-01696 EPC Site
Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for STIF SEVEN BAR LLC request the above actions for all or a portion of Tracts D5-A3, **Seven Bar Ranch**, zoned SU-1 for IP Uses, located on CALLE CUERVO NW, between ELLISON NW and CABEZON RD. NW, containing approximately 31 acres) (A-14) Maggie Gould, Staff Planner

5. Project # 1005279*
06EPC-01703 Zone Map
Amendment

CHELWOOD HOLDINGS LLC agents for CHELWOOD HOLDINGS, LLC request the above actions for all or a portion of Lots 24-27, Block 48, **Snow Heights Addition**, a zone map amendment from R-3 to SU-1 for Office & Church Uses, located on EUBANK NE, between MENAUL NE and CANDELARIA NE, containing approximately 1 acre. (H-21) Anna Dimambro, Staff Planner

6. Project # 1000762*
06EPC-01712 Zone Map
Amendment
06EPC-01710 EPC Site
Development Plan-Subdivision
06EPC-01711 EPC Site
Development Plan-Building Permit

GOLDEN ASSOCIATES LLC agents for FIRST BAPTIST CHURCH request the above actions for all or a portion of Tract B, **Richland Hills, Unit 1 and a portion of Tracts B1A and F, Albuquerque West, Unit 1**, a zone map amendment from SU-1 PDA to Include C-3 Uses to SU-1 for IP Uses w/exceptions, located on PASEO DEL NORTE NW, between RICHLAND HILLS ROAD and EAGLE RANCH ROAD, containing approximately 14 acres. (C-12) Stephanie Shumsky, Staff Planner

7. Project # 1001980*

06EPC-01698 EPC Zone Map
Amendment/Sector Development
Plan

INTEGRATED DESIGN & ARCHITECTURE agents for SAWMILL COMMUNITY LAND TRUST request the above action for all or a portion of Tracts 2-C, **Arbolera de Vida**, zoned from SU-2/S-MI to SU-2/SDR, located on 18TH ST. NW, between ZEARING AVE. NW and ASPEN AVE. NW, containing approximately 3 acres. (H-13) Maggie Gould, Staff Planner

8. Project # 1000351

06EPC 01708 Site Development
Plan for Subdivision
06EPC-01709 EPC Site
Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for BOB KITTS-CANON DEL OSO INVESTMENTS request the above actions for all or a portion of Lots 4-8, **Lands of Zia Trading Co.**, zoned SU- for IP, located on OSUNA NE, between EDITH NE and BN&SF RAILROAD, containing approximately 4 acres. (E-15) Carol Toffaleti, Staff Planner

9. Project # 1000596*

06EPC-01702 EPC Site
Development Plan-Amendment to
Building Permit

DESIGN GROUP agents for LOVELACE MEDICAL CENTER request the above action for all or a portion of Lot 1A, **St. Josephs Hospital Complex**, zoned SU-1 for Hospital & Related Uses, located on MARTIN LUTHER KING JR. BLVD., between WALTER ROAD and I-25 FRONTAGE ROAD, (K-14) Stephanie Shumsky, Staff Planner

10. Project # 1005280

06EPC-01706 Zone Map
Amendment
06EPC-01705 EPC Site
Development Plan-Building Permit
06EPC-01704 EPC Site
Development Plan-Subdivision

GEORGE RAINHART ARCH & ASSOC. agents for SCM PROPERTY CO. LLC request the above actions for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, restaurant with full service liquor, located at the southeast corner of Unser Blvd. NW and McMahan Blvd. NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner

11. Project # 1000965

06EPC-01314 EPC Site
Development Plan-Building Permit
06EPC-01315 EPC Site
Development Plan-Amendment to
Subdivision

CONSENSUS PLANNING agent for ASW REALTY PARTNERS/ANADALUCIA DEVEL. CORP. request the above actions for all or a portion of Tracts A & B, **Andalucia at La Luz**, zoned SU-1/PRD 5 du/acre, located on COORS BLVD. and SEVILLA AVE. NW, containing approximately 15 acres. (F-11) Carmen Marrone, Staff Planner (**DEFERRED FROM JANUARY 11, 2007**)

12. Project # 1001620
06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

13. Project # 1001049
06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

14. Project # 1005243
06EPC-01592 EPC Site
Development Plan-Subdivision
06EPC-01593 EPC Site
Development Plan-Building Permit
06EPC-01594 Zone Map
Amendment

CONSENSUS PLANNING agents for ALLIANCE RESIDENTIAL request the above actions for all or a portion of Parcels 1, 2, 3, 4, 5, and 6, **University Village Subdivision**, a zone map amendment from R-1 to SU-1/PRD and SU-1/C-2, located on GIBSON BLVD. SE, between UNIVERSITY BLVD. SE and BUENA VISTA SE, containing approximately 17 acres. (L-15) Catalina Lehner, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

15. Project # 1005244*
06EPC-01595 Zone Map
Amendment
06EPC-01596 EPC Sector
Development Plan

CONSENSUS PLANNING agents for K & M DEVELOPMENT request the above action(s) for all or a portion of Lots 17-20, Blocks 30 Lots 13-19, Block 29, Huning Castle Addition, **Raynolds Addition**, a zone map amendment from SU-1 Fraternal Organization to SU-2 MFR, located on 14TH ST., between COAL and LEAD SW, containing approximately 1 acre. (K-13) Maggie Gould, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

16. Project # 1000365
06EPC-01110 Zone Map
Amendment

MASTERWORKS ARCHITECTS INC. agents for TUAN VAN HUYNH request the above actions for all or a portion of Lots 2-4 & 19-21, Block 1, **Unity Addition**, a zone map amendment from SU-1/C-1 & Vehicle Sales to SU-1/R-T, located on PENNSYLVANIA ST. SE, between CENTRAL AVE SE and ZUNI RD. SE, containing approximately 1 acre. (K-19) Maggie Gould, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

17. Project # 1001150

06EPC-00624 EPC Site

Development Plan- Building Permit

06EPC-00625 EPC Site

Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED FROM NOVEMBER 16, 2006**)

18. Other Matters