



DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 21, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Carol Dumont, Parks/Municipal Development**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

- 1. Project# 1008787**
11DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70345 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70171 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Tract(s) C8,1 AND 4, **TOWN OF ATRISCO GRANT PIRPORT UNIT (C8) & LAVALAND ADN. (1 & 4)** zoned C-2, located on CENTRAL BETWEEN 57TH AND 58TH containing approximately 2.08 acre(s). (K-11)[*Deferred from 12/14/11*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURE, AGIS DXF AND FOR PLANNING TO RECORD.**

- 2. Project# 1008786**
11DRB-70327 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER/PERICH/SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF LOTS 4, 5, A, & B, **GIBSON TRACTS**, zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND I-25 containing approximately 1.35 acre(s). (L-15)[*Deferred from 11/30/11, 12/14/11*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO BE FILED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008786 Application #: 11DRB-70327
Project Name: GIBSON TRACTS
Agent: Dekker / Perich / Sabatini Phone #: _____

Your request was approved on 12-21-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): city ok plat

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

HEARING DATE: 11-30-11 (SBP)



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008780

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: DECEMBER 14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ADDRESSED COMMENTS FROM KRISTAL & CURTIS.

MET WITH CURTIS TO ADDRESS GRADING & DRAINAGE ISSUES.

CONTACT NAME: CHRIS CUNNING

TELEPHONE: 761-9700 EMAIL: _____

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Dekker/Perich/Sabatini (Chris Gunning) PHONE: 505-761-9700
 ADDRESS: 7601 Jefferson NE, Suite 100 FAX: 505-761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: City of Albuquerque-DMD/CIP (Steve James) PHONE: 505-697-8075
 ADDRESS: City Hall Room 7057 FAX: 505-768-2310
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: rmethvin@cabq.gov

Proprietary interest in site: Contract Purchaser? List all owners: Regents of UNM Real Estate Office

DESCRIPTION OF REQUEST: DRB Final sign off of EPC approved SPS and SBP.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. A portion of Lots 4, 5, A, & B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Gibson Tracts
 Existing Zoning: SU-1 for C-2 Proposed zoning: SU-1 for Fire Station MRGCD Map No
 Zone Atlas page(s): L-15 UPC Code: 101505617002930901, 101505616512030911, 101505615404530903, 101505615403830902

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Z-94-130
1008786, 11EPC-40029, 11EPC-4031

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 1.35ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson SE
 Between: University Blvd. and I-25

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 19, 2011

SIGNATURE _____ DATE _____

(Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>11DRB-70327</u>	<u>SBP</u>		\$ <u>0</u>
<input type="checkbox"/> All checklists are complete				\$ _____
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #'s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #'s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Dec. 14, 2011</u>			Total \$ <u>0</u>

12-6-11
Planner signature / date

Project # 1008786



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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Professional/Agent (if any): Dekker/Perich/Sabatini (Chris Gunning) PHONE: 505-761-9700
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 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: City of Albuquerque-DMD/CIP (Steve James) PHONE: 505-697-8075
 ADDRESS: City Hall Room 7057 FAX: 505-768-2310
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: rmethvin@cabq.gov

Proprietary interest in site; Contract Purchaser? List all owners: Regents of UNM Real Estate Office

DESCRIPTION OF REQUEST: DRB Final sign off of EPC approved SPS and SBP.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. A portion of Lots 4, 5, A, & B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Gibson Tracts
 Existing Zoning: SU-1 for C-2 Proposed zoning: SU-1 for Fire Station MRGCD Map No
 Zone Atlas page(s): L-15 UPC Code: 101505617002930901, 101505616512030911, 101505615404530903, 101505615403830902

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): Z-94-130
1008786, 11EPC-40029, 11EPC-4031

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 1.35ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson SE
 Between: University Blvd. and I-25

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 19, 2011

SIGNATURE Scott H. Leonard DATE 11-15-2011
 (Print) SCOTT H. LEONARD Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

11DRB - 76327

Action

SBP

Form revised 4/07

S.F. Fees

_____ \$ 0

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total

\$ 0

Hearing date Nov. 30, 2011

11-15-11

Project # 1008786

Planner signature / date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott H. Leonard
 Applicant name (print)
SCOTT H. LEONARD
 Applicant signature / date

11.15.2011

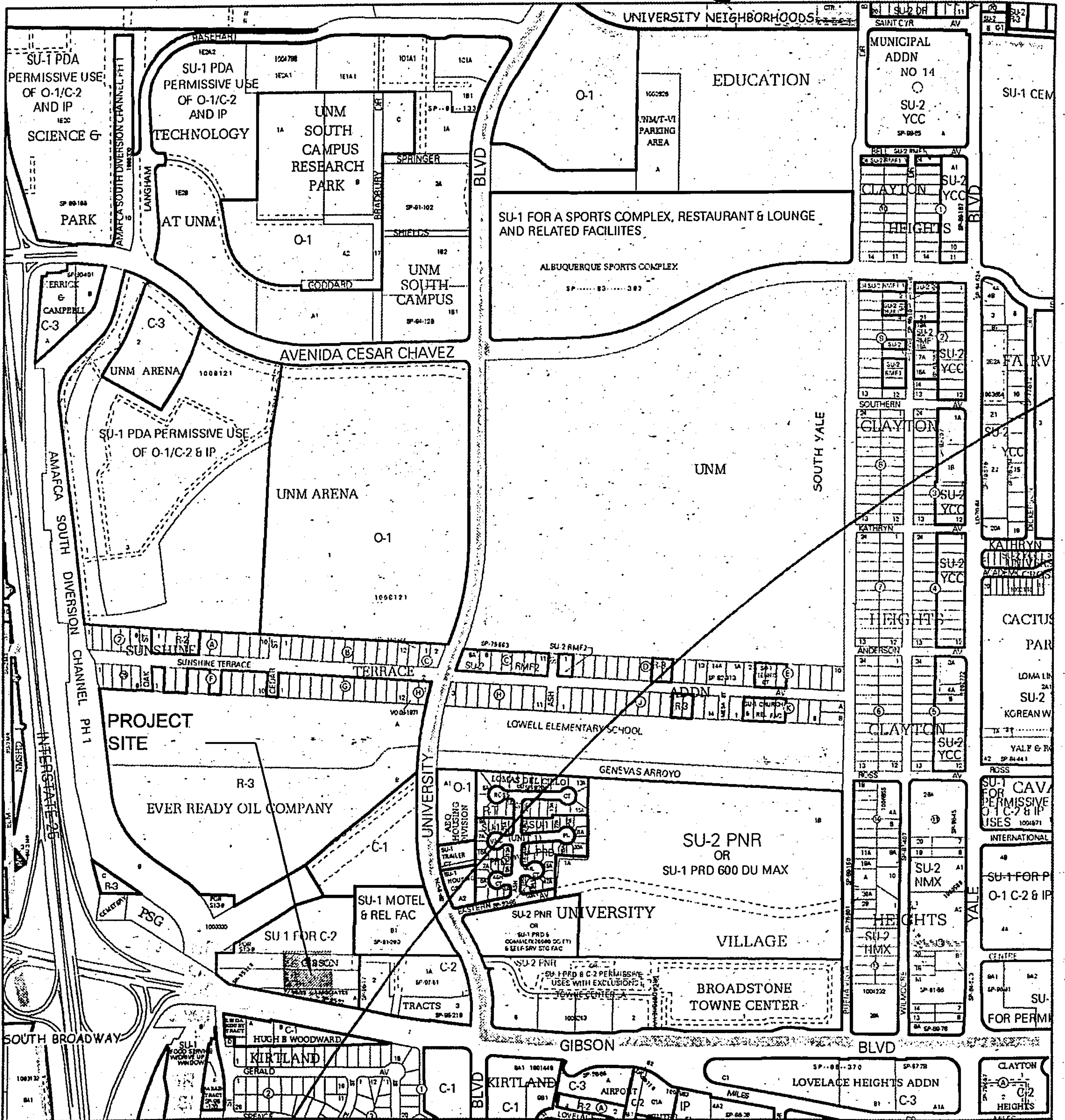


Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

[Signature] 11-15-11
 Planner signature / date
 Project # 1008786

VICINITY MAP



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System
Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-15-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

SCALE: 1" = 750'

November 14, 2011

Randall S. Falkner
Planner
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: City of Albuquerque Fire Station 2 – Project # 1008786: Response to EPC Notice of Decision

Dear Mr. Falkner

This letter addresses the conditions in the Notice of Decision for the site development plan for building permit for the COA Fire Station 2.

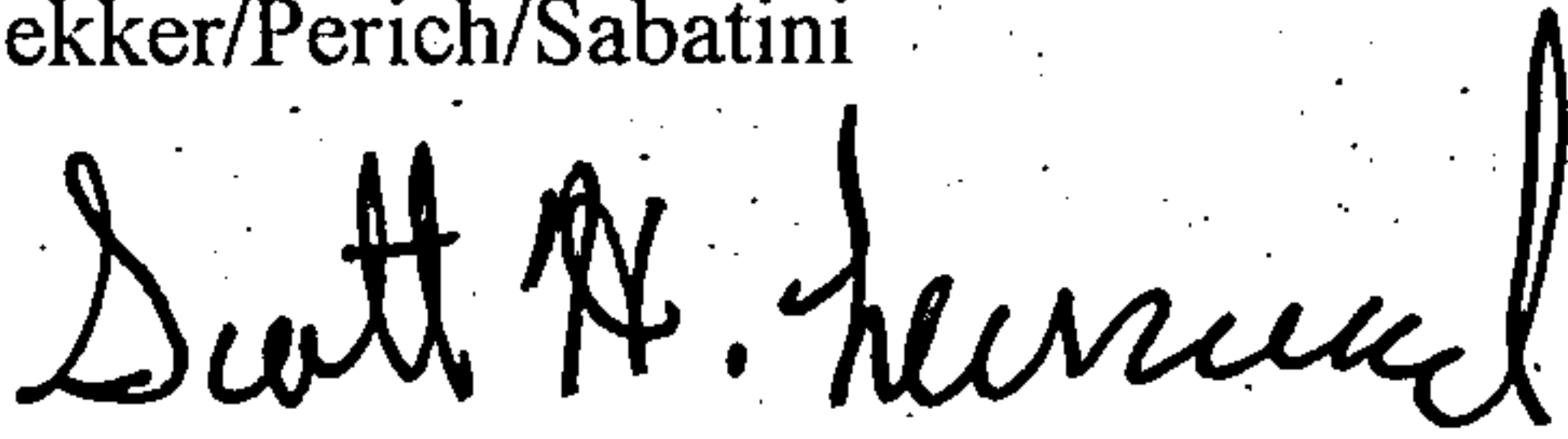
The numbered comments follow the sequence of conditions enumerated in the Notice of Decision dated October 17th 2011. These items are addressed as per our meeting November 4, 2011.

1. This letter constitutes this requirement.
2. The applicant met with Randall Falkner on November 4, 2011. At that meeting, Mr. Falkner and the applicant reviewed the conditions and changes in the plans addressing the conditions.
3. Applicant has met with Solid Waste to review location of enclosure.
 - 4a. The site plan for building permit will show two required bicycle spaces and three provided.
 - 4b. A bicycle rack detail is shown on the submittal.
 - 4c. Scored concrete has been added to connect sidewalk along West Road.
 - 5a. All infrastructure within the City ROW will be provided by UNM, per the land exchange agreement. Public infrastructure is being addressed in the separate site development plan for subdivision action submitted by UNM.
 - 5b. The 28' Future Road will be referred to as a 26' private drive aisle.
 - 5c. The access aisle has been changed to 8'.
 - 5d. All infrastructure within the property line has been identified, labeled and dimensioned. See response to condition 5a. above regarding public infrastructure.
 - 5e. Queuing analysis is the responsibility of the UNM design team.
 - 5f. A cross access agreement with UNM is in process and should be complete prior to the scheduled hearing.
 - 5g. UNM is responsible for platting the property, per the land exchange agreement. Their SPS was approved at the DRB hearing on 11/9/11 with delegation. A copy of the SPS has been provided as part of this submittal.
 - 5h. A copy of the MOU has been submitted and is on file.

- 5i. Easements are shown on the site plan drawing in this submittal.
- 5j. UNM will be providing improvements to transportation facilities per the land exchange agreement. See responses to conditions 5a. and 5g. above.
- 5k. To our knowledge, all requirements of previous actions taken by EPC and/or DRB have been completed or provided for.
- 5l. To our knowledge, the site plan submitted complies with the requirements of the DPM.
- 6. Noted. Some existing utilities easements have been removed by the separate platting action being pursued by UNM.
- 7. Noted. We are working with Environmental Health regarding the Landfill Gas Buffer study requirements.
- 8. The note regarding the shared parking agreement has been deleted from the site plan.

The design team has worked closely with the City of Albuquerque Fire Department to design this facility to meet the needs of the ultimate users, the firemen and women that will occupy the building. We believe that we have met all the EPC conditions. If you have any questions, please don't hesitate to contact me.

Sincerely,
Dekker/Perich/Sabatini



Scott Leonard, AIA, LEED AP BD+C
Architect



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 17, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1008786
11EPC-40029 AMNDT TO ZONE MAP (ZONE
CHG)
11EPC-40031 SITE DEVELOPMENT- BUILDG
PRMT

City of Albuquerque
DMD/CIP Attn: Rhonda Methvin
PO Box 1293
City Hall Room 7057
Albuquerque, NM 87103

LEGAL DESCRIPTION:

Dekker Perich Sabatini, agent for City Of Albuquerque-DMD/CIP requests the above actions for all or a portion of Lots 4 and 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, EverReady Oil Company, zoned SU-1 FOR C-2 to SU-1 for Fire Station, located on Gibson Blvd SE between University Blvd SE and I-25, containing approximately 1.35 acres. (L-15)
Randall Falkner, Staff Planner

On October 13, 2011, the Environmental Planning Commission voted to APPROVE Project 1008786 / 11EPC-40029, a request for an Amendment to the Zone Map (Zone Change), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for Fire Station for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.

2. The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and underserved areas of the City.
3. The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC and development of an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided justification for the zone map amendment pursuant to R270-1980 and has also provided an accompanying site development plan for building permit.
4. The City and the University of New Mexico (UNM) finalized a land swap in September 2011, in which the City acquired land for the fire station and the University acquired land for a new health clinic at 4th and Matthew in the North Valley.
5. A request for a site development plan for building permit (11EPC 40031) accompanies this request.
6. The site is located within the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - a. The proposed zone change request is consistent with the health, safety, morals, and general welfare of the City. Emergency response times would be improved, which would improve health and safety in this section of the City. The request will result in a new fire station that can better serve this portion of the City.
 - b. The applicant has provided an acceptable justification by demonstrating that the requested zoning will not destabilize land use and zoning in the area. The proposed land use (fire station) would match the proposed zoning (SU-1 for Fire Station), providing stability between land use and zoning. The request will contribute to the stabilization and improvement of the area by providing infill development and acting as a stimulus for economic development.
 - c. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - i. Developing and Established Urban Areas Policy II.B.5d – The zone change request will respect existing neighborhood values by allowing a public facility (fire station)

on a site that is currently vacant. The nearest residential neighborhood is 275 feet to the south and is separated by Gibson Boulevard and commercial properties. Neighborhood values will be improved by adding more security (eyes on the street), eliminating blight, providing infill development, improving health and safety, and encouraging economic development.

- ii. Developing and Established Urban Areas Policy II.B.5e – The zone change request would provide infill development on a site that is currently vacant and is contiguous to existing urban facilities and services. The integrity of the neighborhood would be ensured by developing a vacant site, and by providing economic development and improved emergency response times to surrounding neighborhoods.
 - iii. Public Safety Policy II.D.9a – The zone change request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station to the subject site would improve response times to fires and emergencies in this section of the City.
 - iv. Public Safety Policy II.D.9f – The zone change request would result in a comprehensive system of emergency medicine and rescue services. The new fire station would be able to better serve this area of the City. The proposed location would improve the City's ability to coordinate responses and reduce response times.
- d. The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan. The applicant has cited a preponderance of policies that support the proposal.
 - e. SU-1 for Fire Station is listed as a Special Use in the SU-1 Zoning Code (Section 14-16-2-22 (B)(14)). SU-1 for Fire Station does not list any other permissive uses, as a fire station is the only use that can occur for this zone. Potential impacts (noise, traffic, lighting, pollution, views) have been minimized to complement surrounding properties.
 - f. The fire station is listed on the CIP and funds have been reserved for the purchase of the land and for the construction of a new station.
 - g. The cost of land or other economic considerations are not the determining factor for a change of zone.
 - h. The location of the site on a major street is not the primary justification for the requested zoning. The primary justification is to improve public safety by improving response times in this section of the City.
 - i. The request would result in a spot zone; however, the applicant has shown that the change will clearly facilitate realization of the Comprehensive Plan.
 - j. The request would not result in a strip zone.

9. There is no known opposition to the request.

10. A facilitated meeting was held in which some neighbors expressed concerns about peak hour traffic and public parking to accommodate 20 people in the community room. A traffic signal at the intersection of Gibson Boulevard and West Road will help control traffic.

CONDITIONS:

1. Pursuant to Zoning Code Section 14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
2. Approval of accompanying site development plan for building permit (11EPC 40031) by the DRB.
3. Concurrent Platting action required.

On October 13, 2011, the Environmental Planning Commission voted to APPROVE Project 1008786 / 11EPC-40031, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.
2. The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and adjacent areas.
3. The City and the University of New Mexico (UNM) finalized a land swap in September 2011, in which the City acquired land for the fire station and the University acquired land for a new health clinic at 4th and Matthew in the North Valley.
4. A request for a zone map amendment (11EPC 40029) accompanies this request.

5. The site is located within the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5d – The request will respect existing neighborhood values. The fire station has been designed to improve impacts on residential neighborhoods.
 - b. Developing and Established Urban Areas Policy II.B.5i – The request will complement the surrounding area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment.
 - c. Developing and Established Urban Areas Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area.
 - d. Public Safety Policy II.D.9a – The request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station to the subject site would improve response times to fires and emergencies in this section of the City.
 - e. Public Safety Policy II.D.9f – The request would result in a comprehensive system of emergency medicine and rescue services. The new fire station would be able to better serve this area of the City. The proposed location would improve the City's ability to coordinate responses and reduce response times.
8. There is no known opposition to the request.
9. A facilitated meeting was held in which some neighbors expressed concerns about peak hour traffic and public parking to accommodate 20 people in the community room. A traffic signal at the intersection of Gibson Boulevard and West Road will help control traffic.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

OFFICIAL NOTICE OF DECISION

PROJECT #1008786

OCTOBER 13, 2011

Page 6 of 8

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall check with the Solid Waste Management Department and shall relocate enclosure if required.
4. Pedestrian/Bicycle Access and Circulation:
 - a. The site plan for building permit shall show two bicycle spaces required and at least two spaces provided.
 - b. A detail for a bicycle rack shall be shown on the site details sheet.
 - c. Scored concrete shall be used to connect sidewalk along West Road to improve access from Gibson Boulevard to the public patio.
5. Conditions of approval from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. A work order will be required from the City of Albuquerque for all proposed infrastructure within the City ROW and West Road.
 - b. 28' Future Road versus drive aisle. Clarify if it's a future roadway or drive aisle.
 - c. Access aisle for ADA parking stall needs to be 8 feet
 - d. Provide/label/detail all dimensions and proposed infrastructure for Site.
 - e. Queuing analysis is required for proposed left turn lane on West Road into site (shown on Site Plan for Subdivision but not shown on Building Permit).
 - f. A cross access agreement with adjacent property owners is required prior to DRB approval.
 - g. Concurrent Plating Action required at Development Review Board (DRB).
 - h. Provide a copy of the Memorandum of Understanding (MOU) between the City of Albuquerque (COA) and the University of New Mexico (UNM) prior to DRB sign off.
 - i. All easements need to be shown and labeled on Site Plan.
 - j. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - k. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - l. Site plan shall comply and be designed per DPM Standards.
6. Condition of approval from Public Service Company of New Mexico: It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

7. Condition of approval from Environmental Health Department: There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former landfill (Schwartzman Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.
8. Delete General Note H. on the site development plan for building permit which states "A shared parking agreement with adjacent tracts will be developed to accommodate additional public parking."

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 28, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

C. Marone

for Deborah Stover
Planning Director

DS/RF/mc

cc: Dekker/Perich/Sabatini, Chris Gunning, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
Rhonda Methvin, City Hall Room 7057, Albuquerque, NM 87103
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Barbara Williams, 1401 Alamo SE, Albuquerque, NM 87106
Susan Dixon, 1213 Edith SE, Albuquerque, NM 87102
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