

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

Albuquerque Police Department
Southeast Area Command
800 Louisiana Blvd SE
Albuquerque, NM 87108

Project# 1003450
15EPC-40029 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Parcel 2-A Plat of
Parcels 2-A & 2-B, Van Buren School Lands of Board of
Education, zoned SU-1 for Police Substation, located on
Louisiana Blvd. SE, between Kathryn Ave. and
Continental Loop, containing approximately 1.8 acres.
(L-19)

Staff Planner: Carol Toffaleti

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www.cabq.gov

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE
Project #1003450/15EPC-40029, a Site Development Plan for Building Permit Amendment,
based on the following findings:

FINDINGS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

1. The proposal is a site development plan for building permit amendment for Parcel 2-A
Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1
for Police Substation, located at 800 Louisiana Blvd. SE, between Kathryn Ave. and
Continental Loop and containing approximately 1.8 acres.
2. A site development plan was approved by the EPC on June 17, 1988 (Z-88-54) for one
larger parcel (Parcel 2) that was later split into Parcels 2-A and 2-B. The APD sub-station
was developed on Parcel 2-A. Parcel 2-B was developed as a public access easement,
including a sidewalk on its north side, street trees and landscaping, which serves the Van
Buren Middle School, Phil Chacon park and Cesar Chavez community center. Parcel 2-B
is currently owned by the Board of Education.
3. The Albuquerque Police Department (APD) has secured substantial funding to renovate
the existing Southeast Area Command substation on Parcel 2-A and proposes to install a
modular building on part of the site during the renovation, in order to accommodate their

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staff and improve the functionality of their operations and service. The substation has a square footage of approximately 9,300 gross sf, and the modular building approximately 8,760 gross sf.

4. The EPC first heard the proposal on August 13, 2015 when they voted for a continuance for 90 days due to outstanding issues. At the September 10th hearing, the applicant requested that the continuance be rescheduled to October 8th, in order to move forward with the renovation project in a more timely and cost-effective manner. The EPC approved the rescheduling request.

5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, Near Heights Metropolitan Redevelopment Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers the Comprehensive Plan goal for the Established Urban Area, and furthers the goal for Public Safety and the following applicable policies:
 - a. Policy II.B.5.i by improving the quality of the urban environment through better screening and landscape buffering between a service and residential use;

 - b. Policy II.B.5.p by utilizing the cost-effective technique of a modular building to maintain police operations during renovation of the existing substation.

 - c. Policies II.D.10.c, II.D.10.d and II.D.10.e by providing a modular building that accommodates the full range of services provided by the Southeast Area Command to the community, while their permanent building is upgraded to improve their services in the longer term.

7. The request furthers Objective 7.a (1) of the Trumbull Neighborhoods Sector Development Plan by allowing the existing police substation to be improved, while APD also continues to serve the neighborhood.

8. The request implements the vision of the 2000 Near Heights MRA Plan referenced on page 17 of the plan by contributing to the safety and well-being promoted in the area.

9. The site development plan for building permit dated 9/14/15 provides the necessary development details for the period when the site modular building is in place, and establishes the review process for subsequent phases and a deadline for removing the modular building. The packet also outlines

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the phasing of the project and provides information that justifies the provided parking. The site development plan packet complies with applicable SU-1 and general regulations in the Zoning Code. Minor conditions are recommended to the site development plan primarily to provide a clearer record of the existing and proposed condition, which will also be useful for review of subsequent phase(s).

10. The affected neighborhood associations (NAs), the District 6 Coalition and surrounding property-owners were notified of the request. Supporting comments were received from a resident who volunteers at the substation and from a member of the Clayton Heights/Loma del Cielo NA and of Siesta Hills NA.

CONDITIONS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

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 that 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.
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. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
4. Pedestrian Access: on Sheet 2/Phasing Plan, remove the existing sidewalk along the west and south sides of the substation from the Phase 02-B work area to maintain a continuous pedestrian path from Louisiana to the modular building.
5. Landscaping: on Sheet 1, Landscape Keyed Note 17 shall specify the species and size of the shrubs in the planter, which shall include evergreen shrubs of a sufficient height to mask a portion of the plain building façade behind it.
6. Signage: on Sheet 1/Phasing Notes, add a note - signage in Phase 2-B that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or west façade of the modular

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building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated.

7. Miscellaneous corrections:

a. Sheet 1/Phasing Note 1, line 5: remove "staff or" from sentence.

b. Sheet 1/Parking Notes:

i. Change "Required Parking" heading to "Parking per Standard for Retail/Service Use"; change "Subtotal" to "Total".

ii. Under "Provided Parking": on line 1, delete text after "47 spaces"; on line 2 add "Total = 54 spaces"

c. Sheet 1/Legend, re. Light Poles: on line 1, remove "until Phase 03-B"; on last line remove "other".

8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.

9. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

10. PNM:

a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

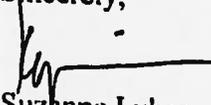
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) 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 through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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 per case.

Sincerely,


For Suzanne Lubar
Planning Director

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SL/CT

cc: William Slauson, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Cdr J.M. Whisonant, Albuquerque Police Department, 800 Louisiana Blvd SE, ABQ, NM 87108
Tina M. Reames, Cherry/See/Reames Architects PC., 220 Gold Ave. SW, ABQ, NM 87102
Maria Garcia-Cunningham, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Stacy Herrera, Albuquerque Department of Municipal Development, City Hall, ABQ, NM 87103
Joanne Landry, Trumbull Village Assoc., 7501 Trumbull SE, ABQ, NM 87108
Valerie Gutierrez, Trumbull Village Assoc., 627 Chama SE, #4, ABQ, NM 87108
Reynaluz Juarez, South San Pedro NA, 816 San Pedro SE, ABQ, NM 87108
Donna Orozco-Geist, South San Pedro NA, 933 San Pedro SE, ABQ, NM 87108
Pete Stromberg, Siesta Hills NA, 1423 Ridgecrest SE, ABQ, NM 87108
Jeff Schleher, Siesta Hills NA, 1401 Odlum Dr. SE, ABQ, NM 87108
Marian Jordan, Elder Homestead NA, 816 Arizona SE, ABQ, NM 87108
Carmen Pennington, Elder Homestead NA, 1004 San Pedro SE, ABQ, NM 87108
Charles Bennett, La Mesa Community Improvement Assoc., 600 San Pablo NE, ABQ, NM 87108
Nancy Bearce, District 6 Coalition of NAs, 600 San Pablo NE, ABQ, NM 87108
Roger Flegel, District 6 Coalition of NAs, 605 Valencia NE, ABQ, NM 87108
Judy Jennings, Albuquerque, NM