

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

November 8, 2018

WH Pacific
6501 Americas Parkway NE #400
Albuquerque, NM 87114

Project #2018-001628 (1000655)
SI-2018-00172 – Site Plan Amendment for the James Dwyer
Police Substation

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 3A and Lot 4, Block 2, Unit 1, Glenwood Hills Subdivision, zoned NR-SU, located at 12,600 Montgomery Blvd. NE, between Landau St. NE and Tramway Blvd. NE, containing approximately 4.0 acres. (G-23) Staff Planner: Linda Rumpf

PO Box 1293

On November 8, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001628/SI-2018-00172, a Site Plan Amendment for the James Dwyer Police Substation, based on the following Findings:

Albuquerque

NM 87103

www.cabq.gov

1. This is a request for a site plan amendment for all or a portion of Lot 3A and Lot 4, Block 2, Unit 1, Glenwood Hills Subdivision, zoned NR-SU located at 12600 Montgomery NE and containing approximately 4.0 acres.
2. The existing Police substation is permissive in the NR-SU zone. This request is specifically to add a secured parking lot to support planned functions at the existing James Dwyer Police Substation. An amendment to the existing site development plan is requested by the City of Albuquerque.
3. This site was originally approved for development in 2000 (city project # 1000655). The proposed parking facility is isolated from surrounding properties on the north, east and west by street frontages, and from the south by the Dog Park. The proposed parking facility is not directly adjacent to any residential properties. The closest residential property is west of the site, buffered by the park-and-ride facility and Spanish Bit Street. In consideration of the view from the residential properties, a CMU block screen wall is appropriately proposed to shield the parking facility from the view of the residential lots.
4. Neighborhood Edges - The project adheres to 5-9 Neighborhood Edges in the IDO. This section is intended to preserve the residential neighborhood character of established low-density homes in any Residential zone district on lots adjacent to any

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Mixed-use or Non-residential zone district. Neighborhood landscaping buffers will be provided on the edges of the site and in the interior of the parking lot. Buffer types include landscape, street trees and parking lot interior landscaping around the perimeter of the substation. The site's ponding feature is to be landscaped with trees and shrubs to the west of the proposed lot.

5. The Albuquerque/Bernalillo County Comprehensive Plan, and the following relevant Rank 2 Facility Plans are incorporated herein by reference and made part of the record for all purposes:

- Bikeways & Trails Facilities Plan (2015)
- Major Public Open Space Facility Plan (1999)

While these facilities are near the site, there are no bicycle or open space facilities next to it.

6. The site plan is consistent with the ABC Comp Plan, as amended per IDO Section 14-16-6-6(H)(3)(a) as follows:

- a. ABC Comprehensive Plan Policy 12.2.3(b).

This site plan is consistent with this policy because of the proximity to the trail, sidewalks, transit park and ride and ample vehicular access.

- b. ABC Comprehensive Plan Policy 12.2.3(e) Design community facilities to realize opportunities for City/County beautification.

The site plan is consistent with this policy because of the proposed walls, fences and landscaping to complement the character and aesthetics of the area.

7. There is general support for the project and increased police presence. A few comments related to existing issues of the area, including pedestrian traffic across Montgomery, vehicular traffic existing onto Montgomery, homeless people occupying and using or misusing the open space areas, etc.
8. The Commission has been made aware of ABQ RIDE's need to provide a drivers' rest-room at the park-and-ride site. The exact nature and location of this structure is unknown at this time. The construction of such a structure, not to exceed 220 net square feet, is hereby approved and made part of this site plan, subject to an Administrative Amendment approved by the Planning Director.
9. The wall and fence height for the secure parking area is appropriate for security reasons and a variance to allow the height is hereby approved.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 26, 2018**. 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 IDO Section 14-16-6-1. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required

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For more information regarding the appeal process, please refer to IDO Section 14-16-6-1. 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 recommendation.

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).

Sincerely,


For David S. Campbell
Planning Director

DSC/LR

cc: WH Pacific, 6501 Americas Parkway NE, Suite 400, ABQ, NM 87110
City of Albuquerque, Steve James, City Architect, stephenjames@cabq.gov
Glenwood Hills NA, Matthew Connelly, 5505 Calle De Tierra NE, ABQ, NM 87111
Glenwood Hills NA, Forest Owens, 12812 Cedarbrook NE, ABQ, NM 87111
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Comanche Foothills NA, Paul Beck, 3008 Camino De La Sierra NE, ABQ, NM 87111
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Big Bend NA, William Slauson, 3737 Big Bend Rd NE, ABQ, NM 87111
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