



**Environmental
Planning
Commission**

*Agenda Number: 05
Project Number: 1001081
Case Number: 18EPC-40036, 40037
Hearing Date: October 11, 2018*

Staff Report

Agent	Consensus Planning, Inc.
Applicant	City of Albuquerque, Fire Department and Department of Municipal Development
Request	Zone Map Amendment (Zone Change) and Site Development Plan for Building Permit
Legal Description	Parcel D within Lot 23, Snow Heights Addition
Location	Snow Heights Circle, at the corner of Eubank Boulevard NE and Menaul Boulevard NE
Size	Approximately 1.1 acre
Existing Zoning	C-2
Proposed Zoning	SU-1 for Fire Station

Staff Recommendation

APPROVAL of Project # 1001081
Case # 18EPC-40036, 40037

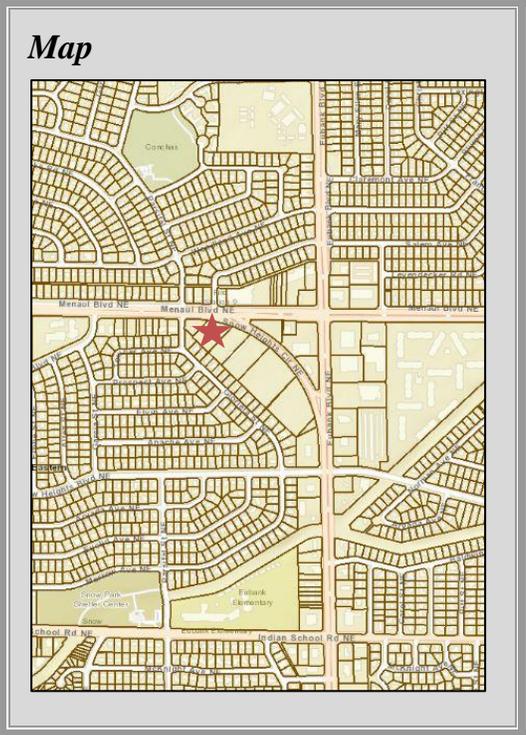
based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Cheryl Somerfeldt

Summary of Analysis

This is a two part request for a Zone Map Amendment (Zone Change) from C-2 to SU-1 for Fire Station and a Site Development Plan for Building Permit in order to permit a new Fire Station # 9 to be located on the south-side of Menaul Boulevard NE across from the existing fire station.

The requested zone furthers applicable Comprehensive Plan Policies and the Site Development Plan meets the requirements of the Zoning Code except as conditioned. The applicant notified the North Eastern Association of Residents, Conchas Park Neighborhood Association, District 7 Coalition of Neighborhood Associations, and the East Gateway Coalition as well as property owners within 100 feet of the subject site. No meetings with the neighborhood were requested or occurred. Staff received one comment in support and no comments in opposition.



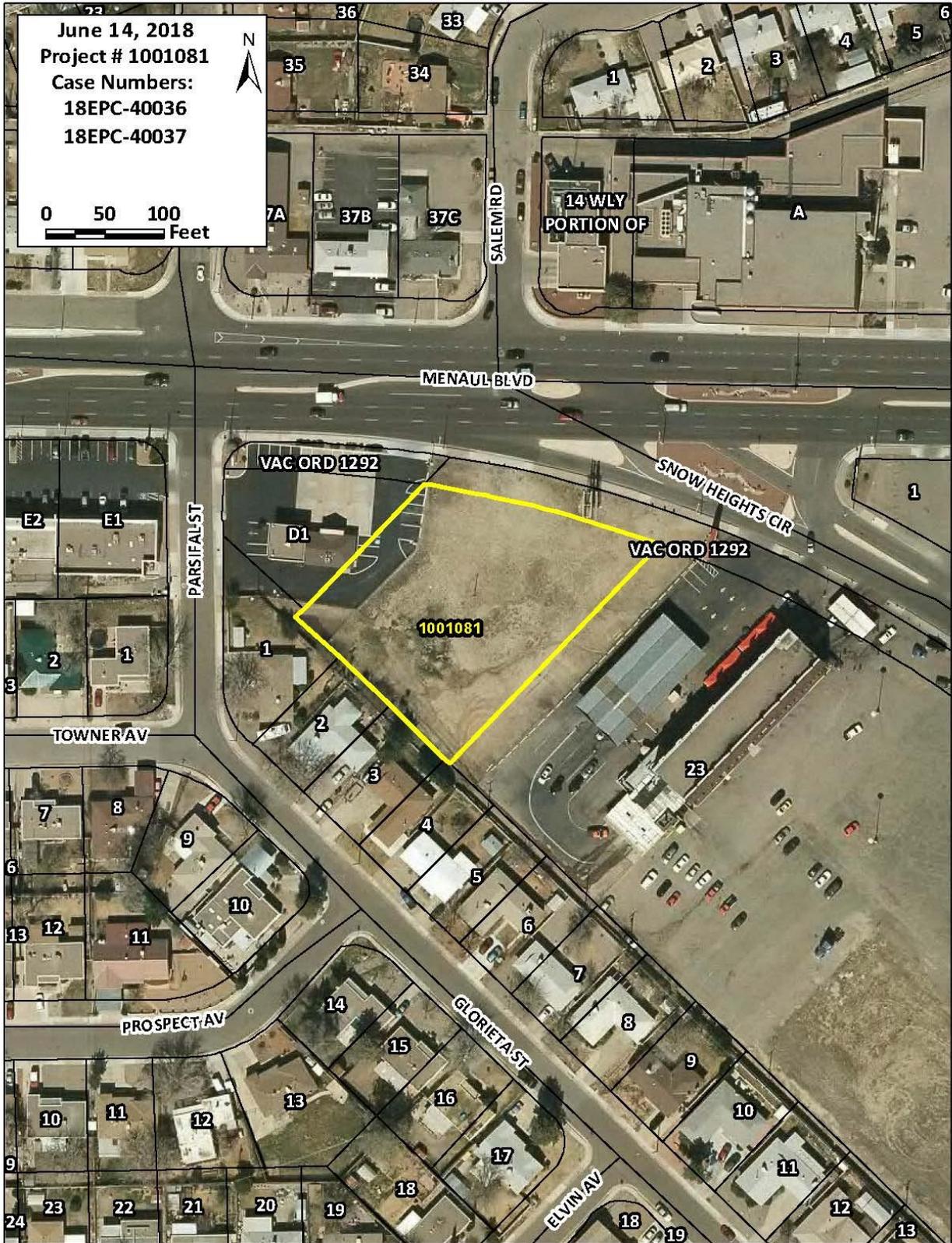
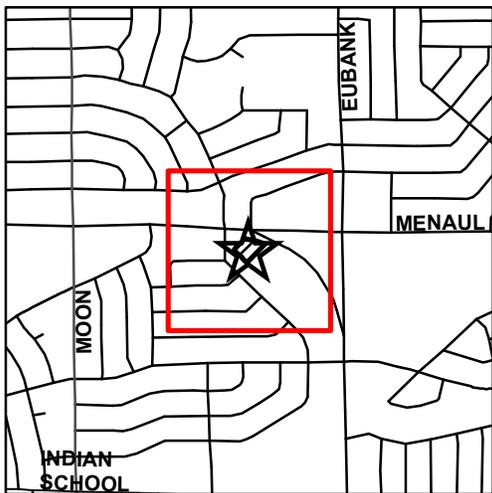


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IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Project Number:

1001081

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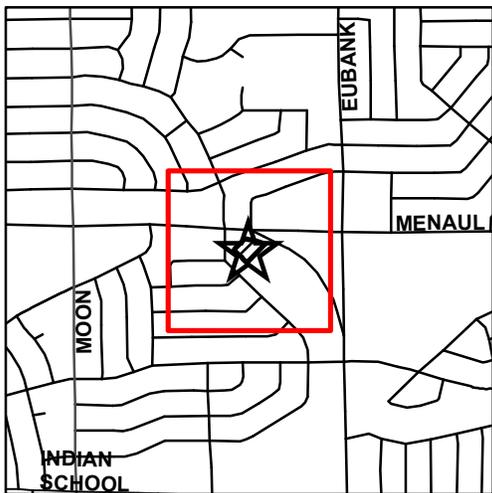
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OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

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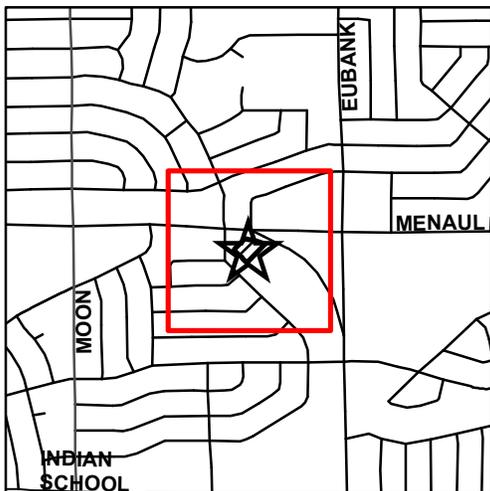
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Zone Map Page:

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LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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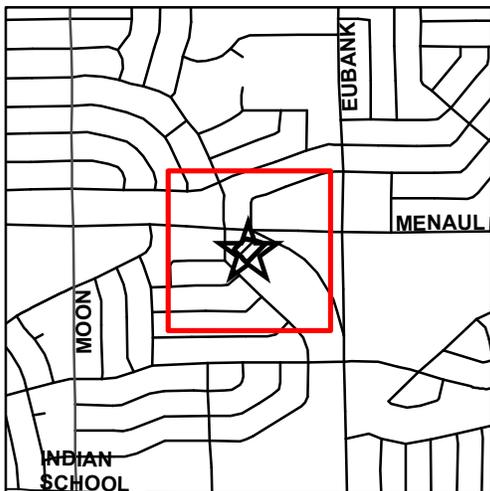
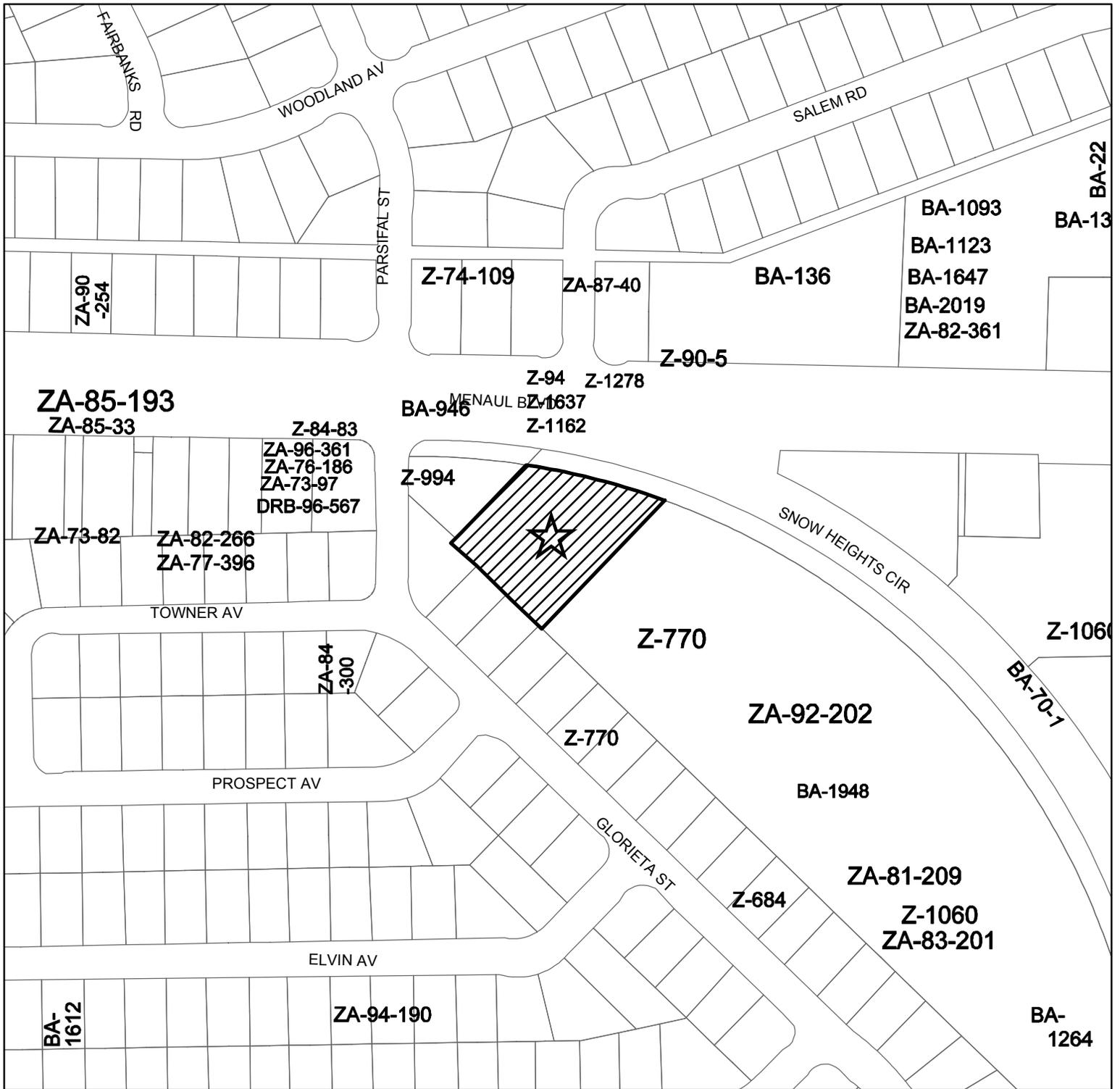
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HISTORY MAP

Note: Gray shading indicates County.



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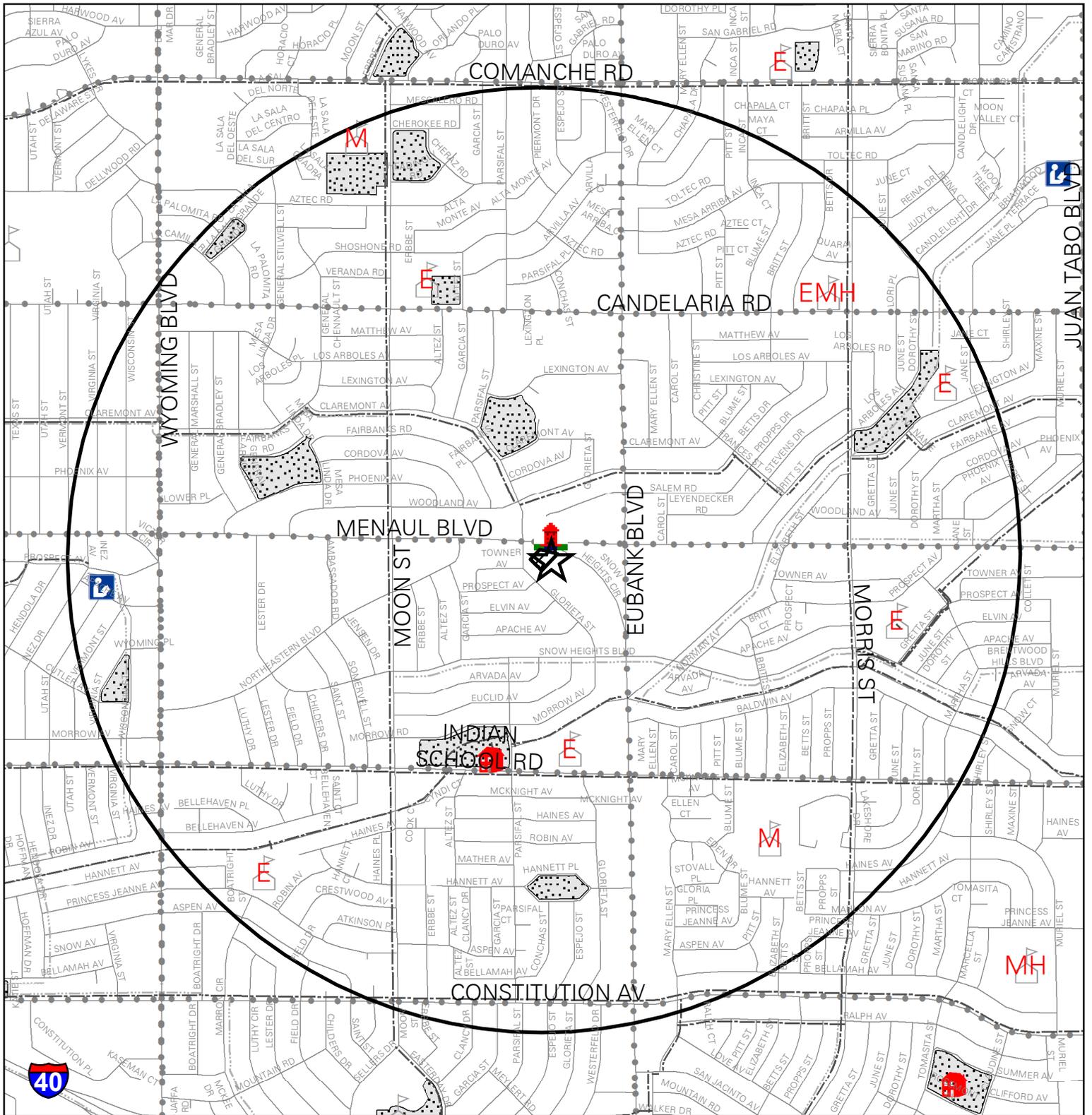
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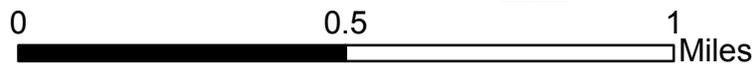


Public Facilities Map with One-Mile Buffer



- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1001081



I. INTRODUCTION

	<i>Pre-IDO Zoning (Application)</i>	<i>IDO Conversion Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	C-2	MX-M	Area of Change	Vacant
<i>North</i>	SU-1 for Fire Station and SU-1 for Commercial and Office Use	NR-SU and MX-L	Area of Change	Existing Fire Station and Retail
<i>South</i>	R-1	R-1B	Area of Consistency	Single Family
<i>East</i>	C-2	MX-M	Area of Change	Commercial Retail
<i>West</i>	C-1	MX-L	Area of Consistency	Single Family

Proposal

This is a two part request for a Zone Map Amendment (Zone Change) and a Site Development Plan for Building Permit. The property is located at 9500 Snow Heights Circle NE, which is a curved bypass street at the southwest corner of Eubank Boulevard NE and Menaul Boulevard NE.

This application was submitted prior to the effective date for the Integrated Development Ordinance (IDO) (May 17, 2018). The case was deferred to this hearing because the City was interesting in purchasing and adding a small piece of land adjacent to the west of the subject site. Negotiations for this purchase have not completed, and the applicant wishes to continue with the original request in order to further the project in a timely manner.

The request is to change the zone from the straight C-2 zone to SU-1 for Fire Station to permit the construction of a new 10,731 square foot fire station building on the subject site. If this zone change is approved, the zone would then convert to the NR-SU zone under the now effective IDO. A zone change request to the NR-SU zone also requires an EPC approved Site Plan similar to the SU-1 zone. Therefore, EPC Site Plan review is required regardless of the timing of the application; and if the zone change is approved, the proposed Site Development Plan stating the single proposed use as a fire station, will fulfill the second part of the request and will control the site going forward.

The property is located within an Area of Change as designated by the Comprehensive Plan and is in compliance with a preponderance of policies. The applicant notified the North Eastern Association of Residents, Conchas Park Neighborhood Association, District 7 Coalition of Neighborhood Associations, and the East Gateway Coalition as well as property owners within 100 feet of the subject site. The noticed Neighborhood Associations did not request any meetings and none occurred. Staff received one comment in support and no comments in opposition.

EPC Role

The EPC has the authority to hear all Zone Map Amendment (Zone Change) cases and make decisions. The EPC is hearing this Site Plan for Building Permit case because if the zone change is approved, the SU-1 zone designation requires EPC site plan review and approval. The EPC is the final decision-making body for this application, unless the decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4(A)(2). This is a quasi-judicial matter.

History/Background

In September 2012, a site feasibility study completed found that the Albuquerque Fire Department had outgrown the existing Fire Station #9 building located north of the subject site at 9601 Menaul Boulevard NE. The feasibility study examined existing conditions for the subject site and concluded it would be appropriate for a new fire station. The study noted that access to the site would have to be improved to allow direct egress to Menaul Boulevard NE, accomplished by vacating a portion of the existing right-of-way on Snow Heights Circle NE.

In 2014, the Albuquerque City Council appropriated funds to purchase the site to construct a new fire station that would have sufficient operational space and better serve the fire district.

In February 2018, a request for vacation of the public right-of-way along Snow Heights Circle NE was submitted by the developer of the Snow Heights Promenade shopping center development to the east of the subject site (Project #1001081, 18DRB-70038). This vacation request was heard by the Development Review Board (DRB) in February 2018, and approved by City Council on May 07, 2018. A portion of the vacated right-of-way will comprise a portion of the subject site.

Context

The subject site is located to the southwest of the intersection of Menaul Boulevard NE and Eubank Boulevard NE, and was previously accessed from Snow Heights Circle NE. The subject site will now be accessed directly off of Menaul Boulevard NE, since Snow Heights Circle NE has been vacated. The subject site is currently vacant and surrounded by existing development.

To the east of the subject site is a carwash. Now that Snow Heights Circle NE has been vacated, a new commercial development is planned to the east of the subject site at the southwest corner of Menaul Boulevard NE and Eubank Boulevard NE. To the west of the subject site is a small commercial/office business. To the north of the subject site, lies Menaul Boulevard NE and across the street is the existing Fire Station # 9 along with other small scale commercial service and retail development. Immediately to the south, lie single family residential homes. The Site Plan proposes a buffer in front of the 6-foot wall at the property line.

Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Menaul Boulevard NE as a Community Principal Arterial. The LRRS designates Eubank Boulevard NE as a Regional Principal Arterial. The LRRS designates Moon Street NE as a Major Collector street and Indian School as a Minor Arterial. Snow Heights Circle NE was designated a local road.

Comprehensive Plan Corridor Designation

Menaul Boulevard NE is designated a “Multi-modal Corridor” by the Comprehensive Plan.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS shows an Existing Bicycle Route north of Menaul Boulevard NE along Woodland Avenue NE. The LRBS shows Snow Heights Boulevard NE, to the south of the subject site, as having a Proposed Bicycle Route. To the south, lies a paved Existing Multi-Use Trail that is part of the 50-mile Activity Loop. To the east and west, there are existing Bicycle Lanes on Eubank Boulevard NE and Wyoming Boulevard NE.

Transit

The subject site is located on Menaul Boulevard NE which is serviced by Route 8, a Regular Route. Eubank Boulevard NE is serviced by Route 2, a Regular Route.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Existing

This application was submitted prior to the effective date of the Integrated Development Ordinance (IDO) and is therefore subject to the previous Zoning Code (last amended in 2014). The subject site is zoned C-2, Community Commercial Zone, which provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

Proposed

The requested zone is SU-1 for Fire Station. The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific

location is partly or entirely dependent on the character of the site design. Development within the SU-1 zone must be approved with a Site Development Plan. The uses allowed in the proposed “SU-1 for Fire Station” zone is limited to a fire station.

IDO Conversion

The proposed SU-1 for Fire Station zone will convert to the NR-SU zone under the IDO. The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in base zone districts. Pursuant to IDO section 2-5(E)(3)(a), the NR-SU zone district standards require that the NR-SU zone district requires an EPC approved Site Plan that specifies the uses, site standards, and development standards, reviewed and approved by the EPC. Where the Site Plan is silent on any standard, IDO standards apply.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. The property falls within the Mid-Heights Community Planning Area and does not fall under any adopted Sector Plans.

Note: Applicant’s justifications are in italics.

Applicable Comprehensive Plan Goals and Policies include:

GOAL 5.1. Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1: Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located along Menaul Boulevard, which is identified as a “Multi-modal Corridor” in the Comprehensive Plan. The request for zone change furthers Policy 5.1.1 by directing development and reinvestment to the Menaul Boulevard corridor. This supports this policy’s goal to “help shape the built environment into a sustainable development pattern.”

As stated above, the subject site has remained vacant for at least 25 years, and constructing the fire station will provide for appropriate infill development and a more productive use of the site. In addition, by addressing the need to provide fire protection services, the new fire station allows for the continued development (and positive transformation) of the Menaul Boulevard corridor.

The request furthers Goal 5.1 and Policy 5.1.1 because the subject site is located on Menaul Boulevard NE, a Multi-Modal Corridor designated by the Comprehensive Plan. The requested zone change will permit development of a traffic generating fire protection service on a vacant site along a designated corridor that is intended for higher density development, rather than on a less traveled roadway.

POLICY 5.2.1: Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

This policy is clearly facilitated by proposing infill development in a Multi-Modal Corridor that is compatible in form and scale to the immediately surrounding development. The proposed fire station qualifies as infill and conforms to the existing form and scale of the neighborhood. The proposed building is 10,731 square feet, which is slightly larger in size than the adjacent Mister Car Wash building to the east, as well as the proposed buildings in the nearby Snow Heights Promenade development. Further, the current site has remained vacant since at least 1991, and would further Policy 5.2.1 by allowing for the productive use of vacant property.

The request furthers Policy 5.2.1 h because it encourages infill development on a vacant lot in an existing semi-urban area and adds the complementary use of fire protective services, which is compatible in form and scale to the immediately surrounding development as evidenced by the existing fire station across the street.

GOAL 5.3. Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

This goal and policy are furthered by proposing a new fire station that takes advantage of both existing utility connections and will also continue to cover the same service area as the existing fire station. The development will maximize the responsible use of public resources and support the public good. The fire station will include a community meeting room that can be used by the public upon request.

As an infill project, the proposed use complements nearby infill development and has been planned in collaboration with the proposed Snow Heights Promenade development immediately to the east.

The request furthers Goal 5.3 and Policy 5.3.1 because it will support development in an area with existing infrastructure and public facilities. Staff agrees with the applicant's justification.

GOAL 5.6: City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

POLICY 5.6.4: Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is located in an Area of Change adjacent to an Area of Consistency. The proposed development furthers both Policy 5.6.2 and Policy 5.6.4 by directing growth to an existing Multi-modal Corridor (Menaul Boulevard), while at the same time providing an appropriate transition to the adjacent single-family development.

The site design provides a 50-foot rear yard setback and a 16-foot buffer between the site circulation lane and the south property line. A 6-foot solid, CMU wall is proposed along this edge. The site light fixtures are 15 feet in height and shielded to reduce light pollution.

The request furthers Goal 5.6 and Policy 5.6.2 because the subject site is located in an Area of Change and is being developed on a designated a Multi-Modal Corridor, Menaul Boulevard NE, where more intense development is encouraged.

The request furthers Policy 5.6.4 because it provides an appropriate transition between the subject site to the abutting residential lots to the south in an Area of Consistency through adequate setback buffering and limits on building height. The applicant explains the measures designed to buffer the residential area above.

POLICY 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

This policy is furthered by the design of the new fire station, which is an infill project designed to enhance the built environment. The fire station is modestly scaled at 10,731 square feet with a maximum height of approximately 39 feet at the apex of the entry tower; however, the majority of the building is approximately 31 feet in height. A series of masses articulate the different functional components of the building with the residential block being the lowest and clad in masonry. The primary entry to the building will be a metal paneled tower element and face north to Menaul Boulevard. The adjacent apparatus bays will be of masonry construction and include identifying signage.

The request furthers Policy 7.3.4 because the requested zone change will permit an infill development that blends and enhances the built environment and existing contemporary commercial style along the streetscape of Menaul Boulevard NE. Exterior design elements and building materials include masonry and a metal paneled tower.

GOAL 12.2. Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

POLICY 12.2.3: New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.

- a) Locate community facilities in designated Centers near retail and/or commercial services to make access to both private and community services more convenient for residents of surrounding neighborhoods or communities.
- b) Ensure site has access for pedestrians, cyclists, and transit users, as well as for drivers.

This goal and policy are furthered by proposing a public safety facility that will serve the community. The proposed fire station will provide improved access to visitors and will be well-integrated with adjacent developments. The proposed site plan seeks to provide fire protection service without negatively impacting adjacent properties. The site plan also seeks to maximize access to the public by providing increased parking and a community meeting room.

The request clearly furthers Goal 12.2 and Policy 12.2.3 because the proposed project is a new community facility in an area with excellent access allowing it to provide services to the existing service area. The proposed community facility is near retail and commercial services that will make it convenient to residents of the surrounding neighborhoods. The subject site has access for pedestrians, cyclists, transit users, and drivers. The requested zone will permit this unique use that will provide a community meeting room in addition to the fire protection services.

GOAL 12.3. Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.1: Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

- a) Ensure that the location of public safety facilities provides adequate response rates.

The request furtheres Goal 12.3 and Policy 12.3.1 because it will provide access to fire protection public services and distribute those services equitably since the proposed fire station will cover the same as the current service area.

POLICY 12.3.3: Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

This goal and policy are furthered by proposing a public safety building that will protect residents' safety and well-being and provide comprehensive fire, rescue, and emergency medical services. The current fire station property is undersized and has limited opportunities for expansion and/or renovation. The subject site is large enough to allow for the Albuquerque Fire Department's "prototype" fire station design to be constructed. This design allows for a three-bay Apparatus Room and drive through layout which avoids backing up of vehicles. The design of the building gives Fire Station 9 more room for emergency vehicles and easier ingress and egress to the station. As detailed in the Site Feasibility Study, the location was chosen to ensure that Fire Station 9 continues to provide adequate response rates and serve its existing service area.

The request clearly furthers Policy 12.3.3 because it provides fire and rescue emergency services to save, protect lives, and property in cooperation with the public and other agencies.

GOAL 12.5. Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

POLICY 12.5.2: Cost Allocation: Allocate the costs of new community and public facilities and infrastructure extensions and upgrades fairly and equitably to support new development.

This policy is furthered by the proposed fire station that takes advantage of both existing utility connections to the site and will continue to cover the same service area as the existing fire station. The development furthers the goals of the Comprehensive Plan by investing public dollars in an efficient and effective manner.

The request furthers Goal 12.5 and Policy 12.5.2 because the project will allocate the costs of this new public facility fairly and equitably to support new development. The proposal will take advantage of a vacant lot in a developed area with existing connections and infrastructure.

Resolution 270-1980, Policies for Zone Map Change Applications

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code (last amended in 2014). There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

- A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

This request is consistent with the health, safety, morals, and general welfare of the City because it clearly facilitates the City of Albuquerque's policy to "Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies" (Comprehensive Plan Policy 12.3.3).

As detailed in the 2012 Feasibility Study, the proposed fire station development will address issues and limitations with the current fire station building (located to the north of the subject site across Menaul Boulevard) that affect the provision of efficient fire protection services. These include issues pertaining to inadequate off-street parking,

safety concerns, insufficient space for current operations, outdated building facilities, and an inability to expand operations at the current site. The subject site was acquired by the City of Albuquerque for the express purpose of addressing these issues and is an ideal site within the Mid-Heights to accommodate this use.

The proposed development will address the shortcomings of the current fire station location by increasing emergency vehicle access, expanding visitor parking, and updating facility amenities and building equipment. These improvements will create better fire protection service and improve public safety for residents in the Mid-Heights.

The request furthers goals and policies from the Comprehensive Plan which was established by the City to support its health, safety, morals, and general welfare. In addition, the proposed project is designed to meet the City's Zoning Code regulations which were written to support the health, safety, morals, and general welfare of the City.

- B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

It has been determined, in consultation with Planning staff, that the proposed SU-1 for Fire Station zoning is the appropriate zoning needed to allow for the development of the proposed Fire Station #9. Rezoning the property furthers the intent of City of Albuquerque Comprehensive Plan policies to serve the needs of residents, as articulated in the response to criteria (C) below. The need for services in the area was determined through the 2012 Feasibility Study for Fire Station #9. This study showed that the current fire station is undersized and has other limitations that affect the provision of adequate fire protection services. The construction of the proposed fire station on the subject site (a long vacant shopping center) would address these issues while continuing to provide fire protection to residents within the current Fire Station #9 service area.

The proposed rezoning is consistent with existing land uses, as it shifts the location of the current fire station (across Menaul Boulevard) to the subject site. This would keep the institutional land use and SU-1 for Fire Station zoning that already exists across Menaul Boulevard within the immediate vicinity.

The request promotes land use stability because the project is an infill project on a vacant property in a location that is expected to provide desired neighborhood services. The property is located on the corner of a Community/Urban Principal Arterial and a Regional Principal Arterial; and locating a fire protection service on these corridors in the same vicinity as the existing fire station is more expected and stabilizing than another location meeting the same service area. The requested zone change will stabilize the neighborhood with expected proactive high quality development.

- C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Please refer to the analysis of the Albuquerque / Bernalillo County Comprehensive Plan policies above in this report.

- D) The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
 - (2) Changed neighborhood or community conditions justify the change; or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The existing zoning is inappropriate because the proposed zone change is more advantageous to the community, as articulated in the Comprehensive Plan and as confirmed by the Feasibility Study commissioned by the City of Albuquerque. The proposed zoning will provide public safety services where it is needed and on a site that has been vacant for at least 25 years and has not been developed despite its C-2 zoning. Further, the redevelopment of the proposed Snow Heights Promenade is designed to address demand for neighborhood commercial uses within the immediate area. As detailed in the response to criteria (C) above, the proposed zoning furthers many of the Comprehensive Plan's goals and policies that address public safety needs of the community, the provision of comprehensive fire protection, and the efficient use of public funds. In addition, the zone map amendment is consistent with City policies regarding infill development along corridors.

The applicant has sufficiently justified that the existing zoning is inappropriate because a different use category is more advantageous to the community as articulated in the Comprehensive Plan.

- E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed zone change is narrowly focused to only allow for the development of a new fire station under a SU-1 designation. The rezoning will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. Care has been taken with the proposed site design to minimize noise, light, and traffic generated by the use that could affect adjacent parcels.

The requested zone would only permit the property to be used as a fire station. The existing request for SU-1 for Fire Station will convert to the NR-SU zone which also requires a Site Plan specifying permitted uses, and the proposed Site Plan will state that only fire station is a permitted. Therefore, if the property is to be used for a different purpose in the future, another zone change would be required. Since the fire station use furthers applicable Comprehensive Plan policies and meets the criteria under R270-1980 herein, the request has been justified to not pose harm to adjacent property, the neighborhood, or community.

F) A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be:

- (1) Denied due to lack of capital funds; or
- (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The City will not incur any un-programmed expenditures as a result of this zone change request. The City of Albuquerque acquired the site prior to this request. While the construction of a new fire station will require significant capital expenditures by the City, such capital expenditures are an anticipated and integral part of the provision of fire protection services. The financing for the construction of the facility has been approved by City Council and will be funded through General Obligation bonds, which allows for the construction of new public safety facilities.

The applicant has sufficiently justified that although the requested project will require significant City capital expenditures; such capital expenditures are not un-programmed.

G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Land costs and economic considerations are not applicable to this request. The City of Albuquerque purchased the subject site after conducting a Site Feasibility Study in 2012. The feasibility study determined that this was the best location for this facility due to its proximity to the existing fire station, the availability of land, and the necessary infrastructure to serve the facility.

The applicant has sufficiently justified that economic considerations pertaining to the applicant is not the determining factor for the request.

H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The subject site is located adjacent to a major arterial roadway, but this request is not for apartment, office, or commercial zoning. The request is narrowly focused on rezoning for a new fire station that will meet the public safety needs of the community.

The applicant has sufficiently justified that this criteria is met because it is not a request for apartment, office, or commercial zoning where the sole justification is its location on a major street.

I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or

special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Due to the sensitive nature of a fire station, the City has determined that a SU-1 designation is the only zoning that is appropriate for a fire station, and by definition, is a spot zone. This zone map amendment is required because it is the only zoning that will enable the development of a new fire station that is needed to ensure public safety. As summarized in the response to criteria (C) and (D) above, the proposed zone map amendment and Site Plan for Building Permit furthers many of the Comprehensive Plan's goals and policies supporting public safety, provision of comprehensive fire protection services, efficient use of public funds, and infill development.

The request for an SU-1 for Fire Station zone under the Zoning Code existing upon application or the NR-SU zone to which it will be converted are both inherently spot zones since the uses are unique and specified on the Site Plan. However this spot zone has been justified because the change will clearly facilitate realization of the Comprehensive Plan by furthering its policies as shown in section C above and within the policy analysis under the Albuquerque / Bernalillo County Comprehensive Plan section of this report.

- J) A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
- (3) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 - (4) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The proposed zone change is not considered "strip zoning" due to the size and shape of the site. In addition, as detailed in responses to criteria (C) and (I) above, the request for rezoning clearly helps facilitate implementation of the Comprehensive Plan in regard to the location of community services and the promotion of public safety.

The request would not give a zone different from surrounding zoning to a strip of land along a street since the subject site is a sole rectangular property located near but not on the intersection of two major streets.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

If the SU-1 zone is approved, a Site Development Plan is required for the subject site (per Zoning Code section 14-16-2-22 (A) (1)). The applicant has submitted a Site Development Plan for Building Permit to satisfy this requirement.

Section 14-16-3-11(B) of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has

reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

The Site Development Plan for Subdivision requires an accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, and minimum building setback. These elements are provided as described below.

Request

This is a request for a Site Development Plan for Building Permit for a proposed 10,731 square foot single story building designed to follow the Albuquerque Fire Department's prototypical fire station design, which uses common design and operational elements. The building includes living quarters for the firefighters, apparatus bays for emergency vehicles, and a community room available to the general public. A variety of building materials are provided, including brick, burnished-face CMU, and EIFS.

Site Plan Layout / Configuration, Vehicular Access, Circulation and Parking

Access to the site is currently from Snow Heights Circle NE. Subsequent to the vacation of Snow Heights Circle approved by City Council in May of 2018, the site will have direct access to Menaul Boulevard NE from the two access points. This will facilitate efficient response times by emergency vehicles responding to calls, and will also improve access to the station for the public.

Site improvements consist of two vehicular access points (one for entry/exit and one for exit of emergency vehicles only), and a deceleration turn lane along Menaul Boulevard NE. Site improvements also include a public sidewalk along Menaul Boulevard NE, parking, internal walkways, landscaping, and drainage infrastructure.

Pursuant to section 14-16-2-22 (C) of the Zoning Code, Off-street parking shall be provided as required by the Planning Commission. The site plan shows 9 public parking spaces and 12 staff parking spaces, equating to 21 spaces. The IDO requires fire or police station to be parked at a rate of 2 spaces per 100 square feet gross floor area for fire or police station. Since the building is 10,731 square feet, 21 spaces would be required; therefore staff recommends EPC approval.

Internal drives and parking will be asphalt paving, except for circulation routes for the emergency vehicles, which will be concrete. One designated disabled parking, one motorcycle parking space, and one bicycle rack are also provided as required pursuant to the Zoning Code.

Pedestrian, Bicycle, and Transit Access

Pursuant to section 14-16-3-1 (H) (4): Where building facades abut parking areas, pedestrian sidewalks, no less than eight (8) feet in width, shall be provided adjacent to and along the full length of the building. A minimum width of six feet shall remain clear and

unobstructed at all times for pedestrian use. The Site Plan shows a portion of the sidewalk measuring 7-feet 9-inches, which shall be increased to 8-feet per conditions of approval.

Walls, Lighting, and Public Outdoor Space

The rear lot line borders single family development and includes an existing 6-foot, solid CMU wall, which is the minimum required per section 14-16-3-10 (8) (c) of the Zoning Code. The site light fixtures are 15 feet in height and shielded to reduce light pollution. An outdoor patio is provided on the southeast side of the building in front of the entrance provided and enclosed within a 6-foot concrete wall.

Landscaping

The project complies with the majority of landscape and vegetative coverage requirements such as 15% of the net lot area to be landscaped Pursuant to section 14-16-3-10 Landscaping Regulations.

Pursuant to Zoning Code section 14-16-3-10 (8), special buffer landscaping /screening is required at the rear property line. Buffers shall meet required vegetative coverage. The standard buffer landscape shall be a landscape strip of at least 10-feet wide. The buffer landscape shall include trees capable of reaching a height of at least 25 –feet spaced at 75% of the mature canopy. A 10-foot landscape buffer strip between the circulation lane and the properties to the southwest is shown. It will be conditioned to add vegetative coverage and trees to the landscape buffer.

Grading, Drainage, Utility Plans

The land slopes mildly from the northeast to the southwest corner of the site. There are existing offsite flows discharging to the site from an estimated 10-acre offsite drainage basin located east of the site. The proposed building will be constructed near the center of the site with an asphalt parking lot located on the east and the north of the proposed building.

The proposed grading improvements will include standard curb and gutter, with curb cuts and rundown allowing storm-water into proposed water harvesting areas. These water harvesting areas will be used to manage the 90th percentile storm events. The proposed water harvest areas volume is greater than the required first flush volume. All roof drainage and proposed asphalt parking areas will discharge into water harvest areas located at the west side of the project site. The subject property is not located within a FEMA designated flood zone.

The site is served by existing utilities including water, sewer, electricity, natural gas, and cable. All utilities, including water sewer are directly connected from Menaul Boulevard NE to the north.

Architecture

A series of masses articulate the different functional components of the building with the residential block being the lowest and clad in masonry. The main entry to the building will be a metal paneled tower element and face north towards Menaul Boulevard NE.

The adjacent apparatus bays will be masonry construction and will feature identification signage. There are elements of sloped metal roofs and clerestories to allow abundant natural light.

Signage

The EPC does not have discretion over signage within the SU-1 for Fire Station zone; however upon conversion to the NR-SU zone, signage will be regulated pursuant to the EPC approved Site Plan. The applicant proposes a number 9 sign on the tower that measures approximately 4-feet wide by 5-feet high. The Albuquerque Fire Rescue sign measures approximately 44-feet wide by 2-feet high. Staff recommends approval of the proposed signage because it adds to the safety of easy recognition and it is shown with quality designs and materials. It will be conditioned that the signage will be dimensioned on the site plans.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Please refer to agency comments at the end of the staff report

Neighborhood/Public

1. The applicant notified the North Eastern Association of Residents, Conchas Park Neighborhood Association, District 7 Coalition of Neighborhood Associations, and the East Gateway Coalition as well as property owners within 100 feet of the subject site. No meetings with the neighborhood were requested or occurred. Staff received one comment in support and no comments in opposition to the request.

V. CONCLUSION

This is a two part request for a Zone Map Amendment (Zone Change) to change the zone from the straight C-2 zone to SU-1 for Fire Station and a Site Development Plan for Building Permit to permit the construction of a new 10,731 square foot fire station building on the subject site. The property is located at 9500 Snow Heights Circle NE, which is a curved bypass street at the southwest corner of Eubank Boulevard NE and Menaul Boulevard NE.

The applicant has justified the request for a change to the SU-1 for Fire Station zone by citing relevant Comprehensive Plan policies regarding desired growth, infill development, community facilities and services especially fire and rescue. The Site Development Plan for Building Permit meets all applicable Zoning Code regulations except for those which are listed under Conditions of Approval. Staff has not received public comments in support or opposition and planning staff recommends approval.

VI. FINDINGS, Zone Map Amendment

Project # 1001081, Case # 18EPC - 40036, 40037

2. This is a request for a Zone Map Amendment (Zone Change) in association with a Site Development Plan for Building Permit for Parcel D within Lot 23, Snow Heights Addition located on Snow Heights Circle to the southwest of the corner of Menaul Boulevard NE and Eubank Boulevard NE, and containing approximately 1.1 acres.
3. This is a request to change the zone from C-2, the Community Commercial Zone, to SU-1 for Fire Station, the Special Use Zone.
4. Development within the SU-1 zone must be approved with a Site Development Plan and the applicant has submitted the associated Site Development Plan for Building Permit to meet this requirement.
5. The SU-1 for Fire Station zone will convert to the NR-SU zone under the now effective Integrated Development Ordinance (IDO). A zone change request to the NR-SU zone also requires an EPC approved Site Plan similar to the SU-1 zone. The proposed Site Development Plan stating the single proposed use as a fire station, will fulfill the second part of the request and will control the site going forward.
6. The application was originally submitted in early May, 2018 prior to the effective date of the Integrated Development Ordinance (IDO) to be heard at the June 14, 2018 public hearing. The applicant deferred the case to this October 11, 2018 hearing to potentially purchase an adjacent piece of property. To date, this purchase has not been completed, and the applicant has chosen to pursue the original application to proceed with the project in a timely manner.
7. In 2012, a site feasibility study found the Albuquerque Fire Department had outgrown the existing Fire Station #9 building located immediately to the north of the subject site at 9601 Menaul Boulevard NE. It was concluded that the subject site would be appropriate for a new fire station.
8. In 2014, the Albuquerque City Council appropriated funds to purchase the site to construct a new fire station that would have sufficient operational space and better serve the fire district.
9. The feasibility study called for direct access to Menaul Boulevard NE, which would be accomplished by vacating a portion of the existing right-of-way on Snow Heights Circle NE, subsequently approved by City Council on May 07, 2018. A portion of the vacated right-of-way comprises a portion of the subject site.
10. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. The property falls within the Mid-Heights Community Planning Area and does not fall under any adopted Sector Plans.
11. The Albuquerque Bernalillo County Comprehensive Plan (2017) and the City of Albuquerque Comprehensive Zoning Code (last amended in 2014) are incorporated herein by reference and made part of the record for all purposes.

12. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
- A) The request furthers Goal 5.1 and Policy 5.1.1, because the subject site is located on Menaul Boulevard NE, a Multi-Modal Corridor designated by the Comprehensive Plan. The requested zone change will permit development of a traffic generating fire protection service on a vacant site along a designated corridor that is intended for higher density development, rather than on a less traveled roadway.
 - B) The request furthers Policy 5.2.1 h because it encourages infill development on a vacant lot in an existing semi-urban area and adds the complementary use of fire protective services, which is compatible in form and scale to the immediately surrounding development as evidenced by the existing fire station across the street.
 - C) The request furthers Goal 5.3 and Policy 5.3.1 because it will support development in an area with existing infrastructure and public facilities. As an infill project, the proposed use complements nearby development and has been planned in collaboration with the proposed Snow Heights Promenade development immediately to the east. The development will maximize the responsible use of public resources and support the public good as it will continue to cover the same service area as the existing fire station, and include a community meeting room that can be used by the public upon request.
 - D) The request furthers Goal 5.6 and Policy 5.6.2 because the subject site is located in an Area of Change and is being developed on a designated a Multi-Modal Corridor, Menaul Boulevard NE, where more intense development is encouraged.
 - E) The request furthers Policy 5.6.4 because it provides an appropriate transition between the subject site to the abutting residential lots to the south in an Area of Consistency through adequate setback buffering and limits on building height. The site design provides a 50-foot rear yard setback and a 16-foot buffer between the site circulation lane and the south property line. A 6-foot solid, CMU wall is proposed along this edge. The site light fixtures are 15 feet in height and shielded to reduce light pollution.
 - F) The request furthers Policy 7.3.4 because the requested zone change will permit an infill development that blends and enhances the built environment and existing contemporary commercial style along the streetscape of Menaul Boulevard NE. Exterior design elements and building materials include masonry and a metal paneled tower.
 - G) The request clearly furthers Goal 12.2 and Policy 12.2.3 because the proposed project is a new community facility in an area with excellent access allowing it to provide services to the existing service area. The proposed community facility is near retail and commercial services that will make it convenient to residents of the surrounding neighborhoods. The subject site has access for pedestrians, cyclists, transit users, and drivers.
 - H) The request furthers Goal 12.3 and Policy 12.3.1 because it will provide access to fire protection public services and distribute those services equitably since the proposed fire station will cover the same as the current service area.
 - I) The request clearly furthers Policy 12.3.3 because it provides fire and rescue emergency services to save, protect lives, and property in cooperation with the public and other agencies.

J) The request furthers Goal 12.5 and Policy 12.5.2 because the project will allocate the costs of this new public facility fairly and equitably to support new development. The proposal will take advantage of a vacant lot in a developed area with existing connections and infrastructure.

13. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone change is consistent with the health, safety, morals, and general welfare of the city because the request furthers goals and policies from the Comprehensive Plan, which was established by the City to support those aspects. The request clearly furthers Comprehensive Plan Policy 12.3.3 to “Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies”. In addition, the associated Site Development Plan for Building Permit is designed to meet the City’s Zoning Code regulations which were also written to support the health, safety, morals, and general welfare of the City.

B) The request promotes land use stability because the project is an infill project on a vacant property in a location that is expected to provide desired neighborhood services. The property is located on the corner of a Community/Urban Principal Arterial and a Regional Principal Arterial; and locating a fire protection service on these corridors in the same vicinity as the existing fire station is more expected and stabilizing than another location meeting the same service area. The requested zone change will stabilize the neighborhood with expected proactive high quality development.

C) The proposed zone change is not in significant conflict with adopted elements of the Comprehensive Plan as shown in the analysis of the Albuquerque / Bernalillo County Comprehensive Plan Policies listed in number 10 of these Findings above.

D) The applicant has sufficiently justified that the existing zoning is inappropriate because a different use category is more advantageous to the community as articulated in the Comprehensive Plan. The proposed zoning will provide public safety services where it is needed on a site that has been vacant for at least 25 years and has not been developed despite its C-2 zoning. As detailed in the policy analysis in number 10 of these Findings, the proposed zoning furthers many of the Comprehensive Plan’s goals and policies that address public safety needs of the community, the provision of comprehensive fire protection, the efficient use of public funds, and infill development along corridors.

E) The requested zone would only permit the property to be used as a fire station. The existing request for SU-1 for Fire Station will convert to the NR-SU zone under the IDO, which also requires a Site Plan specifying the permitted fire station use. Therefore, if the property is to be used for a different purpose in the future, another zone change would be required. Since the request furthers applicable Comprehensive Plan policies and meets the criteria in R270-1980 herein, the request has been justified to not pose harm to adjacent property, the neighborhood, or community.

- F) The applicant has sufficiently justified that although the requested project will require significant City capital expenditures; such capital expenditures are not un-programmed by stating:

While the construction of a new fire station will require significant capital expenditures by the City, such capital expenditures are an anticipated and integral part of the provision of fire protection services. Financing for the construction of the facility has been approved by City Council and will be funded through General Obligation bonds, which allows for the construction of new public safety facilities.

- G) The applicant has sufficiently justified that economic considerations pertaining to the applicant is not the determining factor for the request by stating:

The City of Albuquerque purchased the subject site after conducting a Site Feasibility Study in 2012. The feasibility study determined that this was the best location for this facility due to its proximity to the existing fire station, the availability of land, and the necessary infrastructure to serve the facility.

- H) The applicant has sufficiently justified that this criteria is met because it is not a request for apartment, office, or commercial zoning where the sole justification is its location on a major street.

- I) The request for an SU-1 for Fire Station zone under the Comprehensive City Zoning Code (last amended 2014) or the NR-SU zone to which it will be converted under the IDO are both inherently spot zones since the uses are unique as specified on the Site Plan. However, this spot zone has been justified because the change will clearly facilitate realization of Comprehensive Plan policies supporting public safety, provision of comprehensive fire protection services, efficient use of public funds, and infill development as shown in number 10 of these Findings.

- J) The request would not give a zone different from surrounding zoning to a strip of land along a street since the subject site is a sole rectangular property located near but not on the intersection of two major streets.

14. The applicant notified the North Eastern Association of Residents, Conchas Park Neighborhood Association, District 7 Coalition of Neighborhood Associations, and the East Gateway Coalition as well as property owners within 100 feet of the subject site as required. No meetings with the neighborhood were requested or occurred.

15. Staff received one comment in support and no comments in opposition to the request.

RECOMMENDATION

APPROVAL of Project # 1001081, Case # 18EPC - 40036, 40037, a request for Zone Map Amendment from C-2 to SU-1 for Fire Station for Parcel D within Lot 23, Snow Heights Addition located on Snow Heights Circle to the southwest of the corner of Menaul Boulevard NE and Eubank Boulevard NE, based on the preceding Findings.

VII. FINDINGS, Site Development Plan for Building Permit

Project # 1001081, Case # 18EPC - 40036, 40037

1. This is a request for a Site Development Plan for Building Permit in association with a request for a Zone Map Amendment (Zone Change) for Parcel D within Lot 23, Snow Heights Addition located on Snow Heights Circle to the southwest of the corner of Menaul Boulevard NE and Eubank Boulevard NE, and containing approximately 1.1 acres.
2. This is a request for a Site Development Plan for Building Permit to permit the construction of a new 10,731 square foot fire station building on the subject site. Development within the SU-1 zone must be approved with a Site Development Plan.
3. The SU-1 for Fire Station zone will convert to the NR-SU zone under the now effective Integrated Development Ordinance (IDO). A zone change request to the NR-SU zone also requires an EPC approved Site Plan similar to the SU-1 zone. The proposed Site Development Plan stating the single proposed use as a fire station, will fulfill the second part of the request and will control the site going forward.
4. The application was originally submitted in early May, 2018 prior to the effective date of the Integrated Development Ordinance (IDO) to be heard at the June 14, 2018 public hearing. The applicant deferred the case to the October 11, 2018 hearing to potentially purchase an adjacent piece of property. This purchase has not been completed to date and the applicant has chosen to pursue the original application to proceed with the project in a timely manner.
5. In 2012, a site feasibility study found the Albuquerque Fire Department had outgrown the existing Fire Station #9 building located immediately to the north of the subject site at 9601 Menaul Boulevard NE. It was concluded that the subject site would be appropriate for a new fire station.
6. In 2014, the Albuquerque City Council appropriated funds to purchase the site to construct a new fire station that would have sufficient operational space and better serve the fire district.
7. The feasibility study called for direct access to Menaul Boulevard NE, which would be accomplished by vacating a portion of the existing right-of-way on Snow Heights Circle NE, subsequently approved by City Council on May 07, 2018. A portion of the vacated right-of-way comprises a portion of the subject site.
8. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. The Site Plan does not conform to Zoning Code section 14-16-3-1 (H) (4)), and sidewalk in front of the building shall be conditioned to be 8-feet wide at all points. The Site Plan does not conform to Zoning Code 14-16-3-10 (8), and trees and vegetative cover shall be added to the landscape buffer at the southwest property line.

9. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. The property falls within the Mid-Heights Community Planning Area and does not fall under any adopted Sector Plans.
10. The Albuquerque Bernalillo County Comprehensive Plan (2017) and the City of Albuquerque Comprehensive Zoning Code (last amended in 2014) are incorporated herein by reference and made part of the record for all purposes.
11. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A) The request furthers Goal 5.1 and Policy 5.1.1, because the subject site is located on Menaul Boulevard NE, a Multi-Modal Corridor designated by the Comprehensive Plan. The requested zone change will permit development of a traffic generating fire protection service on a vacant site along a designated corridor that is intended for higher density development, rather than on a less traveled roadway.
 - B) The request furthers Policy 5.2.1 h because it encourages infill development on a vacant lot in an existing semi-urban area and adds the complementary use of fire protective services, which is compatible in form and scale to the immediately surrounding development as evidenced by the existing fire station across the street.
 - C) The request furthers Goal 5.3 and Policy 5.3.1 because it will support development in an area with existing infrastructure and public facilities. As an infill project, the proposed use complements nearby development and has been planned in collaboration with the proposed Snow Heights Promenade development immediately to the east. The development will maximize the responsible use of public resources and support the public good as it will continue to cover the same service area as the existing fire station, and include a community meeting room that can be used by the public upon request.
 - D) The request furthers Goal 5.6 and Policy 5.6.2 because the subject site is located in an Area of Change and is being developed on a designated a Multi-Modal Corridor, Menaul Boulevard NE, where more intense development is encouraged.
 - E) The request furthers Policy 5.6.4 because it provides an appropriate transition between the subject site to the abutting residential lots to the south in an Area of Consistency through adequate setback buffering and limits on building height. The site design provides a 50-foot rear yard setback and a 16-foot buffer between the site circulation lane and the south property line. A 6-foot solid, CMU wall is proposed along this edge. The site light fixtures are 15 feet in height and shielded to reduce light pollution.
 - F) The request furthers Policy 7.3.4 because the requested zone change will permit an infill development that blends and enhances the built environment and existing contemporary commercial style along the streetscape of Menaul Boulevard NE. Exterior design elements and building materials include masonry and a metal paneled tower.
 - G) The request clearly furthers Goal 12.2 and Policy 12.2.3 because the proposed project is a new community facility in an area with excellent access allowing it to provide services to the existing service area. The proposed community facility is near retail and commercial

services that will make it convenient to residents of the surrounding neighborhoods. The subject site has access for pedestrians, cyclists, transit users, and drivers.

- H) The request clearly furthers Policy 12.3.3 because it provides fire and rescue emergency services to save, protect lives, and property in cooperation with the public and other agencies.
 - I) The request furthers Goal 12.5 and Policy 12.5.2 because the project will allocate the costs of this new public facility fairly and equitable to support new development. The proposal will take advantage of a vacant lot in a developed area with existing connections and infrastructure.
12. The applicant notified the North Eastern Association of Residents, Conchas Park Neighborhood Association, District 7 Coalition of Neighborhood Associations, and the East Gateway Coalition as well as property owners within 100 feet of the subject site as required. No meetings with the neighborhood were requested or occurred.
13. Staff received one comment in support and no comments in opposition to the request.

RECOMMENDATION

APPROVAL of Project # 1001081, Case # 18EPC - 40036, 40037, a request for Site Development Plan for Building Permit for Parcel D within Lot 23, Snow Heights Addition located on Snow Heights Circle to the southwest of the corner of Menaul Boulevard NE and Eubank Boulevard NE, based on the preceding Findings and subject to the following Conditions of Approval.

VIII. CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1001081, Case # 18EPC – 40036, 40037

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.
2. Prior to application submittal to the DRB, the applicant shall consult with the staff planner to ensure that all conditions of approval are met.
3. The sidewalk in front of the building shall be updated to be 8-feet wide at all points (pursuant to Zoning Code 14-16-3-1 (H) (4)).
4. Trees and vegetative cover shall be added to the landscape buffer at the southwest property line (pursuant to Zoning Code 14-16-3-10 (8)).
5. Signage shall be dimensioned on the Elevations page A-202 of the Site Plans.
6. Conditions of Approval from other agencies...
 - A) COA Transportation Development
 - 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)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - B) COA Solid Waste Management Department
 - All new/proposed refuse enclosures must be built to COA minimum requirements, including 4” sanitary drain for all food/kitchen services.
 - C) Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
 - As a condition of approval of this building permit obtain an Availability Statement for the new development. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - The proposed conceptual site utility plan indicates a metered service, fire line, and new sanitary sewer service.
 - With regard to the water service: please note that the meter vault shall be located within the right-of-way.

- With regard to the fire line: please note that the private valve is to be located just within the property line.
- Backflow prevention was not mentioned on the conceptual site utility plan. Please note that a Water Authority approved backflow prevention assembly will be required prior to service.

D) Public Service Company of New Mexico (PNM)

- An existing overhead service drop is located in the center of the subject property to power the existing lighted billboard which is assumed must be removed. Also an existing overhead distribution line is located along the southern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.
 - An existing overhead distribution line is located along the southern boundary of the subject property. On the sheet entitled Landscape Plan, the proposed tree selection, Austrian Pine, is not a compatible height at maturity with the existing overhead electric distribution facility along the southwestern boundary of the site. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 - Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

***Cheryl Somerfeldt
Planner***

Notice of Decision cc list:

COA, Fire Dept. & DMD, P.O. Box 1293, ABQ, NM 87103
Consensus Planning, 302 8th St. NW, ABQ, NM 87102
North Eastern Assoc. of Residents, Jo Martin, 2208 Lester Dr. NE, #40, ABQ, NM 87112
North Eastern Assoc. of Residents, Matt Bohnhoff, 9500 Arvada Ave. NE, ABQ, NM 87112
Conchas Park NA, Rachelle Karman, 9122 Claremont Ave NE, ABQ, NM 87112
Conchas Park NA, Dianne Peterson, 9121 Claremont Ave. NE, ABQ, NM 87112
Dist. 7 Coalition of Neigh. Assoc., David Haughawout, 2824 Chama St., NE, ABQ, NM 87110
Dist. 7 Coalition of Neigh. Assoc., Lynne Martin, 1531 Espejo NE, ABQ, NM 87112
East Gateway Coalition, Michael Brasher, 216 Zena Lona NE, ABQ, NM 87123
East Gateway Coalition, James Andrews, 13121 Nandina Lane SE, ABQ, NM 87123

IX. AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- No adverse comments.

Long Range Planning

Comments for Zone Map Amendment:

- Zoning on this property converts to MX-M under the IDO. If the requested zone map amendment is granted, the zoning will convert to Non-residential Sensitive Use (NR-SU) under the IDO, since fire station is a sensitive use that requires NR-SU zoning and a site plan approved by the EPC to be considered concurrently.
- The property is in an Area of Change, so land use policies should be carefully considered. Since the requested zone map amendment is for a fire station, policies on Community Facilities (Ch. 12) should be carefully considered.

Comments for Site Plan for Building Permit:

- If granted, the Site Plan for Building Permit will count as the Site Plan – EPC required for the NR-SU zone district. The property will continue to be regulated by the approved site plan, and any amendments will need to be reviewed and decided by the EPC going forward. Any standards not specified in the approved Site Plan will be regulated by the IDO when the project goes to building permit.

CITY ENGINEER

Transportation Development

18EPC–40036 Zone Map Amendment (Zone Change)

- No objection to the request.

18EPC–40037 Site Development Plan for Building Permit

- 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)
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

DEPARTMENT of MUNICIPAL DEVELOPMENT

- No comments.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
(ABCWUA)

18EPC-40036 Zone Map Amendment (Zone Change)

- No objection to the proposed zone map amendment.

18EPC-40037 Site Development Plan for Building Permit

- As a condition of approval of this building permit obtain an Availability Statement for the new development. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- The proposed conceptual site utility plan indicates a metered service, fire line, and new sanitary sewer service.
 - With regard to the water service: please note that the meter vault shall be located within the right-of-way.
 - With regard to the fire line: please note that the private valve is to be located just within the property line.
- Backflow prevention was not mentioned on the conceptual site utility plan. Please note that a Water Authority approved backflow prevention assembly will be required prior to service.

PARKS AND RECREATION

Open Space Division

- No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

- All new/proposed refuse enclosures must be built to COA minimum requirements, including 4" sanitary drain for all food/kitchen services.

POLICE DEPARTMENT

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and garage facilities.
- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the parking areas to the building and from the building the parking areas.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.
- Provide signage that clearly directs visitors to the appropriate entrance, include a map if

necessary.

- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between community areas and employee only areas.
- Consider video surveillance systems to monitor building entrances, including garage areas and parking lots.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- Reviewed, No objections.

ALBUQUERQUE PUBLIC SCHOOLS

- Reviewed, No objections.

MID-REGION COUNCIL OF GOVERNMENTS

- MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- An existing overhead service drop is located in the center of the subject property to power the existing lighted billboard which is assumed must be removed. Also an existing overhead distribution line is located along the southern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.
- An existing overhead distribution line is located along the southern boundary of the subject property. On the sheet entitled Landscape Plan, the proposed tree selection, Austrian Pine, is not a compatible height at maturity with the existing overhead electric distribution facility along the southwestern boundary of the site. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
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NEW MEXICO DEPARTMENT OF TRANSPORTATION

- NMDOT has no comment.



View of the subject site looking northwest from the adjacent site to the west.



View of the subject site looking south from Menaul Boulevard NE.



View of the subject site looking west from the adjacent site to the east.



View north from the rear property line of the subject site.

APPLICATION INFORMATION



		Supplemental Form (SF)		
SUBDIVISION		S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action				<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action				
<input type="checkbox"/> Vacation		V	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)				Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN		P	<input type="checkbox"/>	
<input checked="" type="checkbox"/> for Subdivision for Building Permit				
<input type="checkbox"/> Administrative Amendment (AA)				
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)				
<input type="checkbox"/> IP Master Development Plan		D	<input type="checkbox"/>	Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		L A	<input type="checkbox"/>	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)				Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan				

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.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. **(Zipped files and files over 9 Megabytes will not get delivered via email. Therefore, PDF files must be provided on a CD)**

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 784-9801
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: City of Albuquerque, Fire Department and Department of Municipal Development PHONE: (505) 788-3857
 ADDRESS: PO BOX 1283 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: _____
 Proprietary interest in site: Property Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: Zone Map Amendment and Site Development Plan for Building Permit

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. Portion of Parcel D Within Lot 23 Block: 31 Unit: _____
 Subdiv/Addn/TBKA: Snow Heights Addition
 Existing Zoning: C-2 Proposed zoning: SU-1 for Fire Station MRGCD Map No. _____
 Zone Atlas page(s): H-20-Z UPC Code: 102005944024341526

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project #1001081; 18DRB-70038; 02EPC-1778; 02EPC-1777; Z-770; ZA-92-202; BA-1948; ZA-81-208; Z-1080; ZA-83-201; BA-1284

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.05

LOCATION OF PROPERTY BY STREETS: On or Near: Snow Heights Circle NE

Between: Eubank Boulevard NE and Glorieta Street NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2/13/2018

SIGNATURE [Signature] DATE 5/3/2018
 (Print Name) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18EPC - 40036</u>	<u>Azm</u>	---	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>- 40037</u>	<u>SBP</u>	---	\$ _____
<input type="checkbox"/> All case #s are assigned	---	<u>CME</u>	---	\$ _____
<input type="checkbox"/> AGIS copy has been sent	---	<u>ADV</u>	---	\$ _____
<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>June 14, 2018</u>			Total <u>0</u>
	<u>5-3-18</u>			
	Staff signature & Date	Project # <u>1001081</u>		

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
 - Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
 - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
 - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
 - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* 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.

JACQUELINE FISHMAN
Applicant name (print)

[Signature] 5/3/18
Applicant signature & Date



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

Application case numbers
18 EPC - 40036

Revised: June 2011

[Signature] 5-3-18
Staff signature & Date

Project # 1001081

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- 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
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC16) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- N/A* 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- N/A* Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- N/A* Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(II)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(III)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- 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
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. 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.

JACQUELINE FISHMAN
Applicant name (print)
Jayle 5/3/18
Applicant signature / date



Form revised August 2017

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
18 - EPC - 40037

[Signature] 5-3-18
Planner signature / date
Project #: 1061081

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Chris Green. 5-3-18
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
- [other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.

1. **Location and typical dimensions**, including handicapped spaces

2. **Calculations:** spaces required: 8 provided: 8

Handicapped spaces (included in required total) required: 1 provided: 1
Motorcycle spaces (in addition to required total) required: 1 provided: 1

- B. Bicycle parking & facilities

1. Bicycle racks, spaces required: 1 provided: 3

2. Bikeways and other bicycle facilities, if applicable

- C. Public Transit

1. Bus facilities, including routes, bays and shelters existing or required

- D. Pedestrian Circulation

1. Location and dimensions of all sidewalks and pedestrian paths

2. Location and dimension of drive aisle crossings, including paving treatment

3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

1. Ingress and egress locations, including width and curve radii dimensions

2. Drive aisle locations, including width and curve radii dimensions

3. End aisle locations, including width and curve radii dimensions

4. Location & orientation of refuse enclosure, with dimensions

5. Curb cut locations and dimensions

6. Existing and proposed street widths, right-of-way widths and curve radii

7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions

8. Location of traffic signs and signals related to the functioning of the proposal

9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

NA 5. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

NA 6. In addition to the above, the following must be provided for DRB applications:

A. Conceptual onsite drainage system

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- NA 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- NA 1. Site location(s)
- NA 2. Sign elevations to scale
- NA 3. Dimensions, including height and width
- NA 4. Sign face area - dimensions and square footage clearly indicated
- NA 5. Lighting
- 6. Materials and colors for sign face and structural elements
- NA 7. Verification of adequate sight distance

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 04 / 18 / 18 ZONE ATLAS PAGE(S): H-20-Z

CURRENT:

ZONING C-2
PARCEL SIZE (AC/SQ FT.) 1.05

LEGAL DESCRIPTION:

LOT OR TRACT # 23 BLOCK # 31
SUBDIVISION NAME Snow Heights Addition

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [] From C-2 To SU-1 for Fire Station
SECTOR, AREA FAC. COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

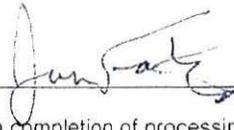
NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A
BUILDING SIZE: 10,000 (sq ft.)

Note: changes made to development proposals / assumptions from the information provided above, will result in a new TIS determination

APPLICANT OR REPRESENTATIVE



DATE

4/19/2018

(To be signed upon completion of processing by the Traffic Engineer)

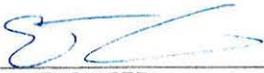
Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: TIS will be performed by neighboring site

If a TIS is required a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

4/19/18
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

CITY OF ALBUQUERQUE



May 3, 2018

Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

This letter provides authorization to Consensus Planning, Inc. to represent the City of Albuquerque Department of Municipal Development and the Fire Department in all matters regarding the request for a Zone Map Amendment and Site Development Plan for Building Permit for the property located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE.

PO Box 1293

Sincerely,

Steve Jones, RA, CITY ARCHITECT

Albuquerque

Representative
City of Albuquerque
P.O. Box 1293

New Mexico 87103

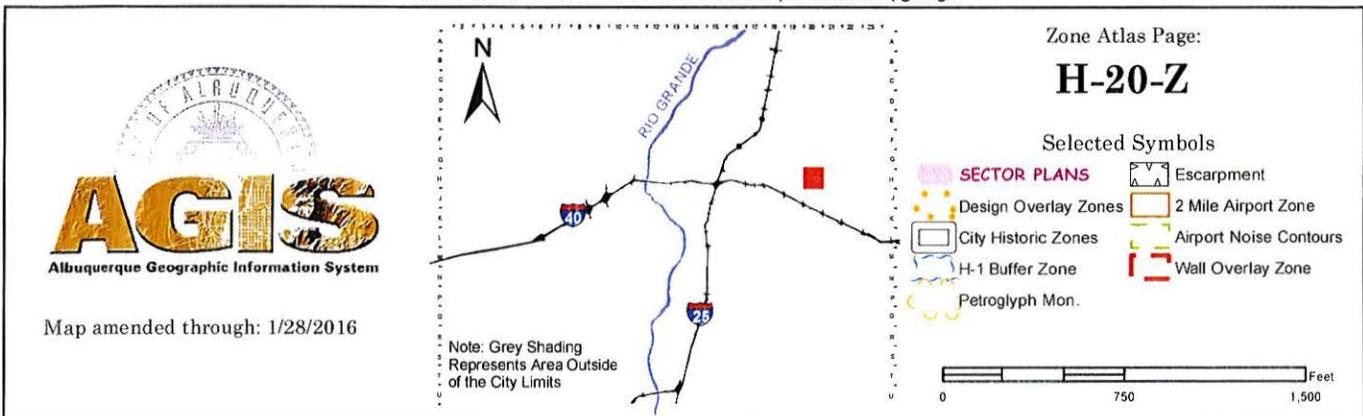
Albuquerque, NM 87103

www.cabq.gov



SUBJECT SITE

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



Zone Atlas Page:

H-20-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits



September 20, 2018

Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Fire Station #9 Request for ZMA & SDP for Building Permit

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Zone Map Amendment and Site Development Plan for Building Permit for the proposed Fire Station #9 site on behalf of the City of Albuquerque and Vigil & Associates Architectural Group. The subject site is located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE (see Figure 1). It is comprised of one parcel and a portion of existing right-of-way that together are 1.24 acres in size. The applicant's original application was submitted on May 3, 2018 under the previous Comprehensive City Zoning Code. The site's zoning prior to the adoption of the IDO was C-2 and it has now been converted to MX-M with the adoption of the IDO on May 17, 2018. The property is legally described as *Portion of Parcel D Within Lot 23 Block 31 Snow Heights Addition*.

The property falls within the Mid-Heights Community Planning Area and is designated as an "Area of Change" in the Albuquerque/Bernalillo County Comprehensive Plan. The site does not fall under any adopted Sector Plans.

The following is a summary of the two-part request:

Zone Map Amendment: The request is to rezone the property from C-2 to SU-1 for Fire Station. As detailed below, this request for zone change is in compliance with Resolution 270-1980.

Site Development Plan for Building Permit: The request is for approval of a Site Plan for Building Permit for a 10,731-square foot building on a 1.24-acre property.

I. PROJECT HISTORY

The City of Albuquerque commissioned a site feasibility study for Fire Station #9 that was completed in September 2012 by Cherry/See/Reames Architects, PC. The study found that the Albuquerque Fire Department had outgrown the existing Fire Station #9 building located north of the subject site at 9601 Menaul Boulevard NE. The feasibility study examined existing conditions for the subject site and concluded that the site would be appropriate for the City of Albuquerque to purchase and redevelop for a new fire station. The study noted that access to the site would have to be improved to allow direct egress to Menaul Boulevard NE, accomplished by vacating a portion of the existing right-of-way on Snow Heights Circle NE.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, FLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



Figure 1. Fire Station #9 – Site Location

In 2014, the Albuquerque City Council appropriated funds to purchase the site using Public Safety General Obligation Bonds following the recommendations of the feasibility study (Council Resolution #R-13-262). The City's goal in purchasing the property was to construct a new fire station that would have sufficient operational space and better serve the fire district. Four million dollars in funding for the new station have been programmed as part of the City's 2015 and 2017 General Obligations Bond Cycles (\$2 million per GO Bond Cycle).

In February 2018, a request for vacation of the public right-of-way along Snow Heights Circle NE was submitted by the developer of the Snow Heights Promenade shopping center development to the east of the subject site (Project #1001081, 18DRB-70038). As noted in the case history section below, this vacation request was heard by the Development Review Board (DRB) in February 2018, and was approved by City Council on May 7, 2018. A portion of the vacated right-of-way will comprise a portion of the new fire station site. The applicant's original application was submitted on May 3, 2018 under the previous Comprehensive City Zoning Code.

II. PROJECT DESIGN

The proposed 10,731 square foot, single story building is designed to follow the Albuquerque Fire Department's prototypical fire station design, which uses common design and operational elements. This reduces design and construction costs for the facility. The building includes living quarters for the firefighters, apparatus bays for emergency vehicles, and a community room available to the general public. A variety of building materials are provided, including brick, burnished-face CMU, and EIFS.

Architecturally, Fire Station 9 is scaled to be "sympathetic" to the surrounding community. A series of masses articulate the different functional components of the building with the residential block being the lowest and clad in masonry. The main entry to the building will be a metal paneled tower element and face north towards Menaul Boulevard NE. The adjacent apparatus bays will be masonry construction and will feature identification signage. There are elements of sloped metal roofs and clerestories to allow abundant natural light.

Site improvements consist of two vehicular access points (one for entry/exit and one for exit of emergency vehicles only), public sidewalks, nine public parking spaces, 12 staff parking spaces, internal walkways, landscaping, and drainage infrastructure. Internal drives and parking will be asphalt paving, except for the circulation routes for the emergency vehicles, which will be concrete. Designated disabled parking and parking for motorcycles and bicycles are also provided. The site design provides adequate setbacks, buffering, and massing to



ensure that the impact of noise and light pollution is minimized. An outdoor patio is provided on the southeast side of the building.

The rear lot line borders single family development and includes a 6-foot, solid CMU wall. There is a 16-foot buffer between the paved circulation lane and the rear lot line, which includes a 10-foot landscape buffer strip between the circulation lane and the properties to the southwest. There is also a building setback of approximately 50 feet from the southwest boundary. Site improvements also include a deceleration turn lane along Menaul Boulevard NE, based on discussions with Raquel Michel, City Transportation Engineer.

III. SITE DESCRIPTION

The subject property is located south of Menaul Boulevard NE and Snow Heights Circle NE. It is currently vacant and surrounded by existing development on all sides (see Table 1 and Figure 2). To the north of the site, across Menaul Boulevard NE, the existing land uses include commercial service and retail uses, zoned SU-1 (MX-L under the IDO), as well as the existing Fire Station #9 location. To the northeast, there are existing commercial retail uses, zoned C-1 (MX-L under the IDO). Directly east of the site is a Mister Car Wash location, zoned C-2 (MX-M under the IDO). Adjacent to the Mister Car Wash property, the land is current vacant but has been proposed for redevelopment as part of the “Snow Heights Promenade” retail, entertainment, and office development. To the south and southwest of the site there is existing single-family residential development, zoned R-1 (R-1B under the IDO). To the northwest, there is an existing office building, zoned C-1 (MX-L under the IDO). To the west, there are single-family residential dwellings, zoned R-1 (R-1B under the IDO).

TABLE 1. Surrounding Zoning and Land Use			
	Pre-IDO Zoning*	IDO Zoning	Land Use
North	SU-1 for Commercial & Office Use SU-1 for Fire Station C-1	MX-L NR-SU MX-L	Commercial Service Existing Fire Station #9 Commercial Retail
East	C-2	MX-M	Commercial (Mister Car Wash), Vacant land
South	R-1	R-1B	Single-Family Residential
West	C-1 R-1	MX-L R-1B	Office Single-Family Residential

* Zoning prior to the adoption of the Integrated Development Ordinance on May 17, 2018.

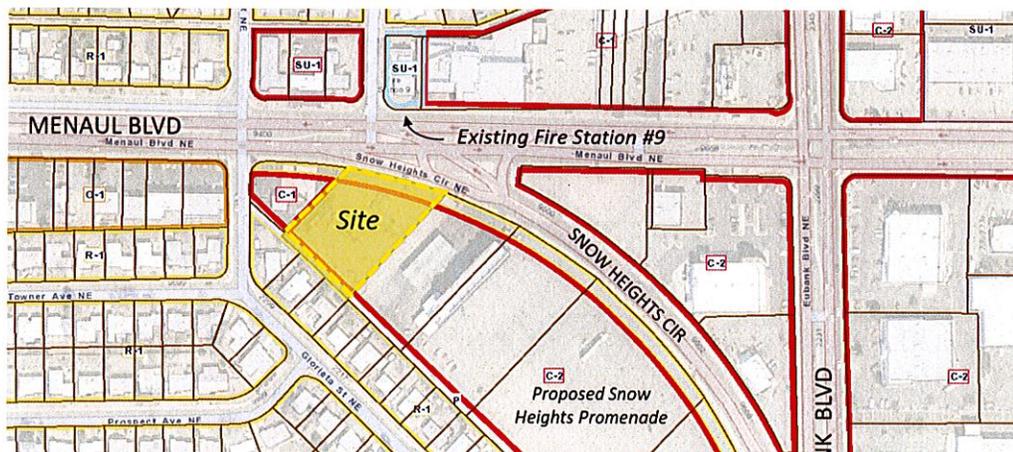


Figure 2. Existing Zoning

The subject site is across Menaul Boulevard from the City’s existing fire station and will continue to serve all properties within the existing fire protection service area. The site is served by existing utilities including water, sewer, electricity, natural gas, and cable.



Access to the site is currently from Snow Heights Circle NE. The site does not have direct access to Menaul Boulevard NE. However, the 2012 feasibility study recommended that access be improved by vacating the public right-of-way easement along Snow Heights Circle NE, which would create a direct connection to the property from Menaul Boulevard NE. As noted above, this request was approved by the DRB in February 2018 and is was approved by City Council in May 2018.

Menaul Boulevard NE is designated as a "Multi-modal Corridor" in the Comprehensive Plan and as an Urban Principal Arterial by the Mid-Region Council of Governments (MRCOG). Snow Heights Circle NE is designated as a local road. The stretch of Menaul Boulevard adjacent to the subject site had an average weekday traffic (AWDT) count of 20,200 vehicles in 2016. With the vacation of the right-of-way for Snow Heights Circle NE, the site will have direct access to Menaul Boulevard NE from two access points. This will facilitate efficient response times by emergency vehicles responding to calls, and will also improve access to the station for the public.

IV. CASE HISTORY

2001 - Shopping Center Site Development Plan for Subdivision: The Site Plan for Subdivision was approved by EPC in 2001 (#01128-00000-00255). The applicant proposed to reconfigure the former Snow Heights Shopping Center property into 13 new lots. The Site Plan proposed to preserve the Octopus Car Wash building (now Mister Car Wash) while demolishing most other existing buildings on the site. The request also proposed the vacation of Snow Heights Circle NE as a follow up action.

2003 - Amendment to Site Development Plan for Subdivision and Site Development Plan for Building Permit: The Site Plan for Subdivision and Site Plan for Building Permit were approved by EPC in 2003 (02EPC-1776 & 02EPC-1776, Project #1001081). The applicant proposed an amendment to the approved Site Development Plan for Subdivision for Lot 23 (which includes the subject property). Two options were proposed to either subdivide into a new 9 lot subdivision or a two-lot subdivision. Both requests were approved by the EPC, with multiple conditions of approval. Following these actions, the primary shopping center building to the east of Mister Car Wash was demolished around 2006 or 2007.

2018 - Vacation of Public Right-of-Way: A request for vacation of public right-of-way along Snow Heights Circle NE was submitted by the developer of the Snow Heights Promenade shopping center (18DRB-70038, Project #1001081). The applicant is proposing to vacate the entire right-of-way for Snow Heights Circle NE allowing for direct access to the subject site from Menaul Boulevard NE. The DRB has approved the vacation request and was approved by City Council on May 7, 2018 (EC-18-94).

V. ZONE MAP AMENDMENT – RESPONSE TO RESOLUTION 270-1980

This zone map amendment request complies with Resolution 270-1980 as follows:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City because it clearly facilitates the City of Albuquerque's policy to "Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies" (Comprehensive Plan Policy 12.3.3).

As detailed in the 2012 Feasibility Study, the proposed fire station development will address issues and limitations with the current fire station building (located to the north of the subject site across Menaul Boulevard) that affect the provision of efficient fire protection services. These include issues pertaining to inadequate off-street parking, safety concerns, insufficient space for current operations, outdated building facilities, and



an inability to expand operations at the current site. The subject site was acquired by the City of Albuquerque for the express purpose of addressing these issues and is an ideal site within the Mid-Heights to accommodate this use.

The proposed development will address the shortcomings of the current fire station location by increasing emergency vehicle access, expanding visitor parking, and updating facility amenities and building equipment. These improvements will create better fire protection service and improve public safety for residents in the Mid-Heights.

- (B) *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.*

Applicant's Response: It has been determined, in consultation with Planning staff, that the proposed SU-1 for Fire Station zoning is the appropriate zoning needed to allow for the development of the proposed Fire Station #9. Rezoning the property furthers the intent of City of Albuquerque Comprehensive Plan policies to serve the needs of residents, as articulated in the response to criteria (C) below. The need for services in the area was determined through the 2012 Feasibility Study for Fire Station #9. This study showed that the current fire station is undersized and has other limitations that affect the provision of adequate fire protection services. The construction of the proposed fire station on the subject site (a long vacant shopping center) would address these issues while continuing to provide fire protection to residents within the current Fire Station #9 service area.

The proposed rezoning is consistent with existing land uses, as it shifts the location of the current fire station (across Menaul Boulevard) to the subject site. This would keep the institutional land use and SU-1 for Fire Station zoning that already exists across Menaul Boulevard within the immediate vicinity.

- (C) *A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.*

Applicant's Response: The property is located within an "Area of Change," as designated by the Albuquerque/Bernalillo County Comprehensive Plan. Goals and policies from the Comprehensive Plan that apply to the proposed zone map amendment are described below.

GOAL 5.1. Centers and Corridors: *Grow as a community of strong Centers connected by a multi-modal network of Corridors.*

POLICY 5.1.1: Desired Growth: *Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.*

Applicant's Response: The subject site is located along Menaul Boulevard, which is identified as a "Multi-modal Corridor" in the Comprehensive Plan. The request for zone change furthers Policy 5.1.1 by directing development and reinvestment to the Menaul Boulevard corridor. This supports this policy's goal to "help shape the built environment into a sustainable development pattern."

As stated above, the subject site has remained vacant for at least 25 years, and constructing the fire station will provide for appropriate infill development and a more productive use of the site. In addition, by addressing the need to provide fire protection services, the new fire station allows for the continued development (and positive transformation) of the Menaul Boulevard corridor.



POLICY 5.2.1: Land Uses: *Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*

- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.*
- j) Discourage zone changes to commercial, industrial, or office uses outside of Centers and Corridors.*
- m) Discourage zone changes to single land uses on sites larger than ten acres.*
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

Applicant's Response: This policy is clearly facilitated by proposing infill development in a Multi-Modal Corridor that is compatible in form and scale to the immediately surrounding development. The proposed fire station qualifies as infill and conforms to the existing form and scale of the neighborhood. The proposed building is 10,731 square feet, which is slightly larger in size than the adjacent Mister Car Wash building to the east, as well as the proposed buildings in the nearby Snow Heights Promenade development. Further, the current site has remained vacant since at least 1991, and would further Policy 5.2.1 by allowing for the productive use of vacant property.

GOAL 5.3. Efficient Development Patterns: *Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.*

POLICY 5.3.1: Infill Development: *Support additional growth in areas with existing infrastructure and public facilities.*

Applicant's Response: This goal and policy are furthered by proposing a new fire station that takes advantage of both existing utility connections and will also continue to cover the same service area as the existing fire station. The development will maximize the responsible use of public resources and support the public good. The fire station will include a community meeting room that can be used by the public upon request.

As an infill project, the proposed use complements nearby infill development and has been planned in collaboration with the proposed Snow Heights Promenade development immediately to the east.

GOAL 5.6: City Development Areas: *Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.*

POLICY 5.6.2: Areas of Change: *Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.*

Policy 5.6.4: Appropriate Transitions: *Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.*

Applicant's Response: The subject site is located in an Area of Change adjacent to an Area of Consistency. The proposed development furthers both Policy 5.6.2 and Policy 5.6.4 by directing growth to an existing Multi-modal Corridor (Menaul Boulevard), while at the same time providing an appropriate transition to the adjacent single-family development.



The site design provides a 50-foot rear yard setback and a 16-foot buffer between the site circulation lane and the south property line. A 6-foot solid, CMU wall is proposed along this edge. The site light fixtures are 15 feet in height and shielded to reduce light pollution.

POLICY 7.3.4: Infill: *Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.*

Applicant's Response: This policy is furthered by the design of the new fire station, which is an infill project designed to enhance the built environment. The fire station is modestly scaled at 10,731 square feet with a maximum height of approximately 39 feet at the apex of the entry tower; however, the majority of the building is approximately 31 feet in height. A series of masses articulate the different functional components of the building with the residential block being the lowest and clad in masonry. The primary entry to the building will be a metal paneled tower element and face north to Menaul Boulevard. The adjacent apparatus bays will be of masonry construction and include identifying signage.

GOAL 12.2. Community Facilities: *Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.*

POLICY 12.2.3: New Facilities: *Site new facilities in areas with excellent access to provide services to underserved and developing areas.*

- a) *Locate community facilities in designated Centers near retail and/or commercial services to make access to both private and community services more convenient for residents of surrounding neighborhoods or communities.*
- b) *Ensure site has access for pedestrians, cyclists, and transit users, as well as for drivers.*
- c) *Pursue opportunities to coordinate, design, and develop new community facilities (including parks) to co-locate or share a site in order to best leverage public investment and maximize accessibility for the public.*

Applicant's Response: This goal and policy are furthered by proposing a public safety facility that will serve the community. The proposed fire station will provide improved access to visitors and will be well-integrated with adjacent developments. The proposed site plan seeks to provide fire protection service without negatively impacting adjacent properties. The site plan also seeks to maximize access to the public by providing increased parking and a community meeting room.

GOAL 12.3. Public Services: *Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.*

POLICY 12.3.1: Access to Public Services: *Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.*

- a) *Ensure that the location of public safety facilities provides adequate response rates.*

POLICY 12.3.3: Fire and Rescue: *Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.*

Applicant's Response: This goal and policy are furthered by proposing a public safety building that will protect residents' safety and well-being and provide comprehensive fire, rescue, and emergency medical services. The current fire station property is undersized and has limited opportunities for expansion and/or renovation. The subject site is large



enough to allow for the Albuquerque Fire Department's "prototype" fire station design to be constructed. This design allows for a three-bay Apparatus Room and drive through layout which avoids backing up of vehicles. The design of the building gives Fire Station 9 more room for emergency vehicles and easier ingress and egress to the station. As detailed in the Site Feasibility Study, the location was chosen to ensure that Fire Station 9 continues to provide adequate response rates and serve its existing service area.

GOAL 12.5. Resources: *Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.*

POLICY 12.5.2: Cost Allocation: *Allocate the costs of new community and public facilities and infrastructure extensions and upgrades fairly and equitably to support new development.*

Applicant's Response: This policy is furthered by the proposed fire station that takes advantage of both existing utility connections to the site and will continue to cover the same service area as the existing fire station. The development furthers the goals of the Comprehensive Plan by investing public dollars in an efficient and effective manner.

(D) The applicant must demonstrate that the existing zoning is inappropriate because:

- 1. There was an error when the existing zone map pattern was created; or*
- 2. Changed neighborhood or community conditions justify the change; or*
- 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)1. or (D)2. above do not apply.*

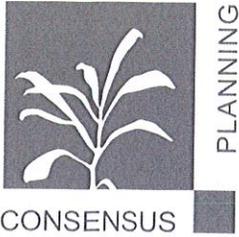
Applicant's Response: The existing zoning is inappropriate because the proposed zone change is more advantageous to the community, as articulated in the Comprehensive Plan and as confirmed by the Feasibility Study commissioned by the City of Albuquerque. The proposed zoning will provide public safety services where it is needed and on a site that has been vacant for at least 25 years and has not been developed despite its C-2 zoning. Further, the redevelopment of the proposed Snow Heights Promenade is designed to address demand for neighborhood commercial uses within the immediate area. As detailed in the response to criteria (C) above, the proposed zoning furthers many of the Comprehensive Plan's goals and policies that address public safety needs of the community, the provision of comprehensive fire protection, and the efficient use of public funds. In addition, the zone map amendment is consistent with City policies regarding infill development along corridors.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's Response: The proposed zone change is narrowly focused to only allow for the development of a new fire station under a SU-1 designation. The rezoning will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. Care has been taken with the proposed site design to minimize noise, light, and traffic generated by the use that could affect adjacent parcels.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- 1. Denied due to lack of capital funds; or*
- 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*



Applicant's Response: The City will not incur any unprogrammed expenditures as a result of this zone change request. The City of Albuquerque acquired the site prior to this request. While the construction of a new fire station will require significant capital expenditures by the City, such capital expenditures are an anticipated and integral part of the provision of fire protection services. The financing for the construction of the facility has been approved by City Council and will be funded through General Obligation bonds which allows for the construction of new public safety facilities.

(G) *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant's Response: Land costs and economic considerations are not applicable to this request. The City of Albuquerque purchased the subject site after conducting a Site Feasibility Study in 2012. The feasibility study determined that this was the best location for this facility due to its proximity to the existing fire station, the availability of land, and the necessary infrastructure to serve the facility.

(H) *Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.*

Applicant's Response: The subject site is located adjacent to a major arterial roadway, but this request is not for apartment, office, or commercial zoning. The request is narrowly focused on rezoning for a new fire station that will meet the public safety needs of the community.

(I) *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: Due to the sensitive nature of a fire station, the City has determined that a SU-1 designation is the only zoning that is appropriate for a fire station, and by definition, is a spot zone.

This zone map amendment is required because it is the only zoning that will enable the development of a new fire station that is needed to ensure public safety. As summarized in the response to criteria (C) and (D) above, the proposed zone map amendment and Site Plan for Building Permit furthers many of the Comprehensive Plan's goals and policies supporting public safety, provision of comprehensive fire protection services, efficient use of public funds, and infill development.

(J) *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:*

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*



Applicant's Response: The proposed zone change is not considered "strip zoning" due to the size and shape of the site. In addition, as detailed in responses to criteria (C) and (I) above, the request for rezoning clearly helps facilitate implementation of the Comprehensive Plan in regard to the location of community services and the promotion of public safety.

VI. CONCLUSION

The proposed zone map amendment and Site Plan for Building Permit will provide the necessary administrative and legal means to further the City's goals and policies regarding public safety and the provision of comprehensive fire protection services. The project is also consistent with City policies regarding infill development along major corridors. This project will provide a productive use to the subject property that has been vacant for decades and fulfills the City's responsibility to protect the health, safety, and welfare of the community.

On behalf of the City of Albuquerque and Vigil & Associates Architectural Group, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and Site Development Plan for Building Permit for the Fire Station #9 site. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION**

**ENVIRONMENTAL PLANNING COMMISSION
Project #: 1001081 Case #: 18EPC- 40036, 40037
Hearing Date: October 11, 2018**

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

From: Quevedo, Vicente M.
 To: James Foty
 Subject: Notification Inquiry 9500 Snow Heights Circle NE_EPC
 Date: Wednesday, April 18, 2018 10:08:41 AM
 Attachments: image001.png
 image002.png
 image003.png
 Zone Atlas Sheet H-20 Z.PDF
 Notification Inquiry 9500 Snow Heights Circle NE_EPC.xlsx
 INSTRUCTION SHEET FOR APPLICANTS.pdf

James,

Good morning. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
North Eastern Association of Residents	Jo	Martin	2208 Lester Drive NE, #A09	Albuquerque	NM	87112		5052933715	jmartin87112@zoho.com
North Eastern Association of Residents	Matt	Bohnhoff	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519	5054637068	matt.bohnhoff@gmail.com
Conchas Park NA	raChelle	Karman	9122 Claremont Avenue NE	Albuquerque	NM	87112	5053319823	5057683888	rikarman@gmail.com
Conchas Park NA	Dianne	Peterson	9121 Claremont Avenue NE	Albuquerque	NM	87112	5052643727		dianne.peterson.albuquerque@gmail.com
District 7 Coalition of Neighborhood Associations	David	Haughawout	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424	phoebe99999@comcast.net
District 7 Coalition of Neighborhood Associations	Lynne	Martin	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435	lmartin900@aol.com
East Gateway Coalition	Michael	Brasher	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312	eastgatewaycoalition@gmail.com
East Gateway Coalition	James	Andrews	13121 Nandina Lane SE	Albuquerque	NM	87123		5052969700	jamesw.andrews01@gmail.com

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
 Sent: Wednesday, April 18, 2018 7:30 AM
 To: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
 Environmental Planning Commission Submittal
 If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:
 Contact Name

James Foty
 Company Name
 Consensus Planning, Inc.
 Address
 302 Eighth St NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Telephone Number
 5057649801
 Email Address
foty@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):
 June 14th EPC Hearing
 Describe the legal description of the subject site for this project:
 PORTION OF PARCEL D WITHIN LOT 23 BLOCK 31 Snow Heights Addition.
 Located on/between (physical address, street name or other identifying mark):
 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE.
 This site is located on the following zone atlas page:
 H-20-Z

 This message has been analyzed by Deep Discovery Email Inspector.

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: May 14, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
North Eastern Association of Residents	Jo	Martin	2208 Lester Drive NE, #409	Albuquerque	NM	87112		5052933715	jomartin87112@zoho.com
North Eastern Association of Residents	Matt	Bohnhoff	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519	5054637068	matt.bohnhoff@gmail.com
Conchas Park NA	Rachelle	Karman	9122 Claremont Avenue NE	Albuquerque	NM	87112	5053319823	5057683888	rlkarman@gmail.com
Conchas Park NA	Dianne	Peterson	9121 Claremont Avenue NE	Albuquerque	NM	87112	5052643727		dianne.peterson.albuquerque@gmail.com
District 7 Coalition of Neighborhood Association	David	Haughawout	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424	phoebe99999@comcast.net
District 7 Coalition of Neighborhood Association	Lynne	Martin	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435	lmartin900@aol.com
East Gateway Coalition	Michael	Brasher	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312	eastgatewaycoalition@gmail.com
East Gateway Coalition	James	Andrews	13121 Nandina Lane SE	Albuquerque	NM	87123		5052969700	jamesw.andrews01@gmail.com



May 3, 2018

Jo Martin
2208 Lester Drive NE, #409
Albuquerque, NM 87112

Matt Bohnhoff
9500 Arvada Avenue NE
Albuquerque, NM 87112

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Martin, Mr. Bohnhoff, and the North Eastern Association of Residents:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque.

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

The site is located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE and is currently zoned C-2. The City of Albuquerque is requesting to change the zoning to SU-1 for Fire Station. This will allow for the construction of the new Fire Station #9 building on the site. The new 10,800 square foot building will allow the Albuquerque Fire Department to better serve the community. The building includes additional operational and facility space for the Fire Department, as well as a community room that will be open to the public. The EPC hearing for this application will be held on **June 14, 2018 8:30 a.m.** at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

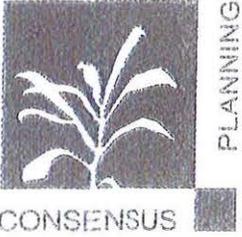
Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Copy of Site Plan for Building Permit

PRINCIPALS

Jame- K. Stronier, AICP
Christopher J. Green, P.L.A.
A.S.L.A., LEED AP
Jacqueline Fishman, AICP



May 3, 2018

Rachelle Karman
9122 Claremont Avenue NE
Albuquerque, NM 87112

Dianne Peterson
9121 Claremont Avenue NE
Albuquerque, NM 871142

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Karman, Ms. Peterson, and the Conchas Park Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque.

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The site is located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE and is currently zoned C-2. The City of Albuquerque is requesting to change the zoning to SU-1 for Fire Station. This will allow for the construction of the new Fire Station #9 building on the site. The new 10,800 square foot building will allow the Albuquerque Fire Department to better serve the community. The building includes additional operational and facility space for the Fire Department, as well as a community room that will be open to the public. The EPC hearing for this application will be held on **June 14, 2018 8:30 a.m.** at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

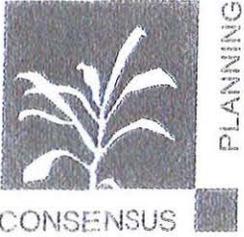
Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Copy of Site Plan for Building Permit

PRINCIPALS

Jame K. Storer, AICP
Christopher J. Green, PLA.
AFLA, LEED AP
Jacqueline Fishman, AICP



May 3, 2018

David Haughwout
2824 Chama Street NE
Albuquerque, NM 87110

Lynne Martin
1531 Espejo NE
Albuquerque, NM 87112

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Haughwout, Ms. Martin, and the District 7 Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque.

The site is located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE and is currently zoned C-2. The City of Albuquerque is requesting to change the zoning to SU-1 for Fire Station. This will allow for the construction of the new Fire Station #9 building on the site. The new 10,800 square foot building will allow the Albuquerque Fire Department to better serve the community. The building includes additional operational and facility space for the Fire Department, as well as a community room that will be open to the public. The EPC hearing for this application will be held on **June 14, 2018 8:30 a.m.** at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

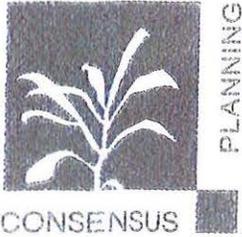
Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Copy of Site Plan for Building Permit

PRINCIPALS

James K. Stozier, AICP
Christopher J. Green, P.L.A.
ASLA, LEED AP
Jacqueline Fishman, AICP



May 3, 2018

Michael Brasher
216 Zena Lona NE
Albuquerque, NM 87123

James Andrews
13121 Nandina Lane SE
Albuquerque, NM 87123

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Brasher, Mr. Andrews, and the East Gateway Coalition:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque.

The site is located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE and is currently zoned C-2. The City of Albuquerque is requesting to change the zoning to SU-1 for Fire Station. This will allow for the construction of the new Fire Station #9 building on the site. The new 10,800 square foot building will allow the Albuquerque Fire Department to better serve the community. The building includes additional operational and facility space for the Fire Department, as well as a community room that will be open to the public. The EPC hearing for this application will be held on **June 14, 2018 8:30 a.m.** at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Copy of Site Plan for Building Permit

PRINCIPALS

James K. Stotier, AICP
Christopher J. Green, P.L.A.,
A.S.L.A., LEED AP
Jacqueline Fishman, AICP

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$4.80

Total Postage and Fees \$11.00



Sent To **Rachelle Karman**
Street and Ap **9122 Claremont Avenue NE**
City, State, Zi **Albuquerque, NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$4.80

Total Postage and Fees \$11.00



Sent To **Jo Martin**
Street **2208 Lester Drive NE, #409**
City, St **Albuquerque, NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$4.80

Total Postage and Fees \$11.00



Sent To **Dianne Peterson**
Street and **9121 Claremont Avenue NE**
City, State **Albuquerque, NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$4.80

Total Postage and Fees \$11.00



Sent To **Matt Bohnhoff**
Street and **9500 Arvada Avenue NE**
City, State **Albuquerque, NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87110

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$4.80
Total Postage and Fees	\$11.00

Sent To **David Haughawout**
Street and Apt. **2824 Chama Street NE**
City, State, ZIP **Albuquerque, NM 87110**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$4.80
Total Postage and Fees	\$11.00

Sent To **Lynne Martin**
Street and Apt. **1531 Espejo NE**
City, State, ZIP **Albuquerque, NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



5555 9999 0000 0950 9101

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ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$4.80
Total Postage and Fees	\$11.00

Sent To **James Andrews**
Street and Apt. **13121 Nandina Lane SE**
City, State, ZIP **Albuquerque, NM 87123**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



5555 9999 0000 0950 9101

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$4.80
Total Postage and Fees	\$11.00

Sent To **Michael Brasher**
Street and Apt. **216 Zena Lona NE**
City, State, ZIP **Albuquerque, NM 87123**

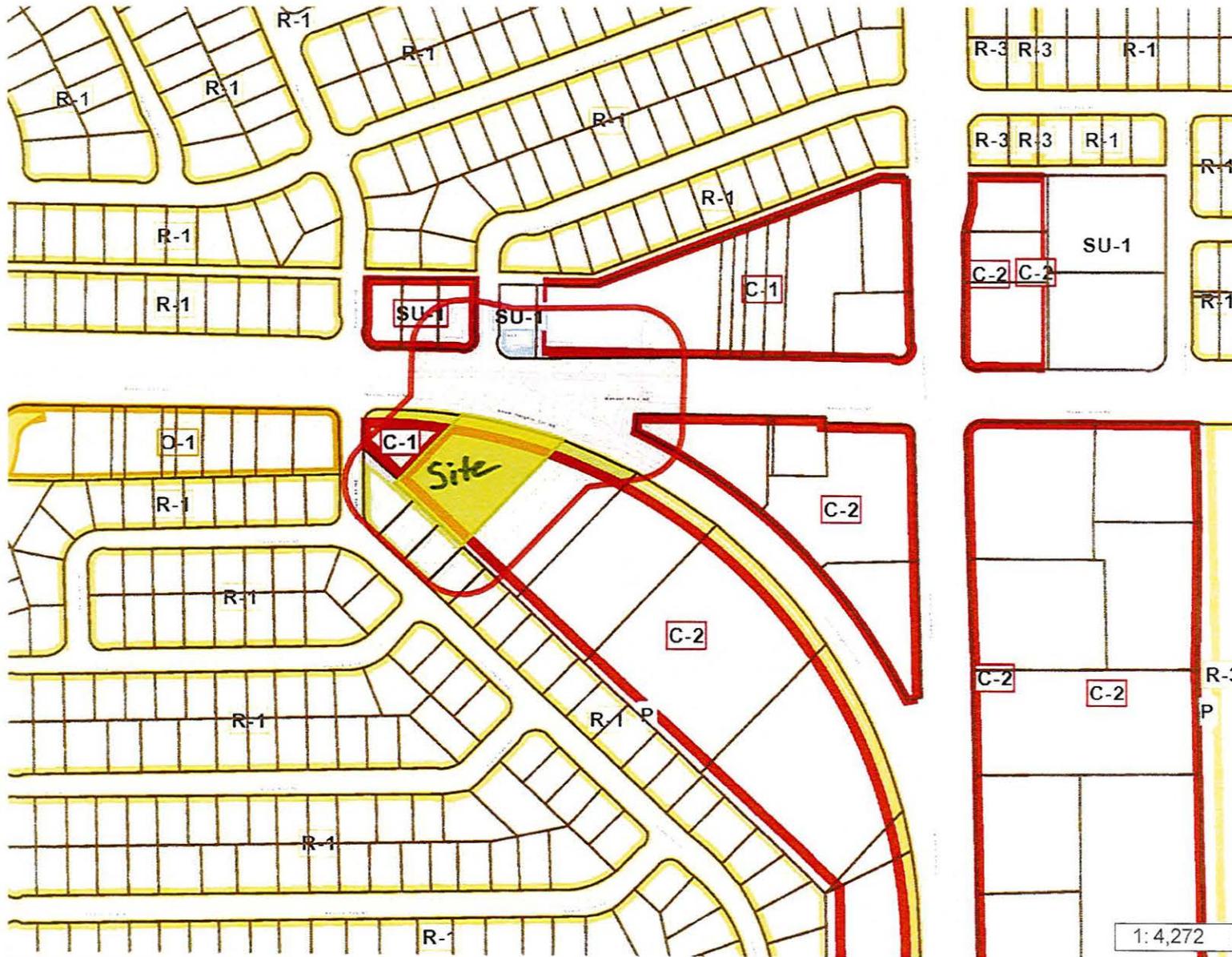
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



5555 9999 0000 0950 9101



Property Owners Map



Legend

- Bernalillo County Parcels
- Zoning**
 - <all other values>
 - RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - INDUSTRIAL / WHOLESALE / MANUFACTURING
 - INSTITUTIONAL / GOVERNMENT
 - UTILITIES / TRANSPORTATION
 - OPEN SPACE / RECREATION / AGRICULTURAL
 - RESIDENTIAL / AGRICULTURAL
 - MESA DEL SOL MIXED USE
 - NOT CLASSIFIED
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Map Created by Consensus Planning.
4/23/2018

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/23/2018 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

1:4,272

Owner
JAMES PETER B & DONNA S
DURAN ANTHONY
NICASIO ANDRES & IDA THERESA
BRUNER EUGENE H ETUX
CHAVEZ PHIL & PAULINE DBA LION'S MANE HAIR STUDIO
CHAYET EDWARD & SAPIR MICHAEL CO-TRUSTEES SAPIR FAMILY TRUST
RASBECK LARRY C & THERESA M TR RASBECK TRUST
US WEST COMMUNICATIONS INC
CHANSLOR RONALD TRUSTEE CHANSLOR RVT
UFFER IRVING & ROSALIE C/O MENAUL BOOK EXCHANGE
CITY OF ALBUQUERQUE
SAPIR BEN & CELIA SAPIR FAMILY TRUST C/O EDWARD CHAYET CO-TRUSTEE
JURKENS ALICE Y TR JURKENS SURVIVORS TR ETAL

Owner Address
2208 GLORIETA ST NE
2216 GLORIETA ST NE
4717 PERSHING AVE SE
2220 GLORIETA ST NE
9405 MENAUL BLVD NE
11012 VENTURA BLVD 358
P O BOX 20009
6300 S SYRACUSE WAY
PO BOX 6323
808 GOLDEN YARROW TRL
PO BOX 2248
11012 VENTURA BLVD SUITE 358
5308 CENTRAL AVE SE

Owner Address 2
ALBUQUERQUE NM 87112-2929
ALBUQUERQUE NM 87112
ALBUQUERQUE NM 87108
ALBUQUERQUE NM 87112-2929
ALBUQUERQUE NM 87112
STUDIO CITY CA 91604-3546
ALBUQUERQUE NM 87154
ENGLEWOOD CO 80111-6720
ALBUQUERQUE NM 87197
BERNALILLO NM 87004
ALBUQUERQUE NM 87103-2248
STUDIO CITY CA 91604-3546
ALBUQUERQUE NM 87108-1512

TELEPHONE NUMBER

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0101
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Postmarked Here
ALBUQUERQUE NM 87112
MAY - 3 2018
05/03/2018

Sent To
BRUNER EUGENE H ETUX
Street and Apt. No. 2220 GLORIETA ST NE
City, State, ZIP+4® ALBUQUERQUE NM 87112-2929

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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ALBUQUERQUE NM 87112
MAY - 3 2018
05/03/2018
USPS

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RASBECK LARRY C & THERESA M
Street and Apt. No. P O BOX 20009
City, State, ZIP+4® ALBUQUERQUE NM 87154

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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BERNALILLO, NM 87004

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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UFFER IRVING & ROSALIE
Street and Apt. No. 808 GOLDEN YARROW TRL
City, State, ZIP+4® BERNALILLO NM 87004

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ALBUQUERQUE, NM 87112

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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ALBUQUERQUE NM 87112
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Sent To
JAMES PETER B & DONNA S
Street and Apt. No. 2208 GLORIETA ST NE
City, State, ZIP+4® ALBUQUERQUE NM 87112-2929

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PO

7018 0360 0000 6666 8870

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ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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 Street and Apt
CITY OF ALBUQUERQUE
 PO BOX 2248
 City, State, ZIP
ALBUQUERQUE NM 87103-2248

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ALBUQUERQUE, NM 87108

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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 Street and Apt
JURKENS ALICE Y TR JURKENS
 5308 CENTRAL AVE SE
 City, State, ZIP
ALBUQUERQUE NM 87108-1512

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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STUDIO CITY, CA 91604

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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 05/03/2018

Sent To
 Street and Apt
CHAYET EDWARD & SAPIR MICHAEL
 11012 VENTURA BLVD 358
 City, State, ZIP
STUDIO CITY CA 91604-3546

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87197

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Postmark Here
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Sent To
 Street and Apt
CHANSOR RONALD
 PO BOX 6323
 City, State, ZIP
ALBUQUERQUE NM 87197

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ENGLEWOOD, CO 80111

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee if appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Street and Apt. **US WEST COMMUNICATIONS INC**
6300 S SYRACUSE WAY
City, State, ZIP **ENGLEWOOD CO 80111-6720**

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ALBUQUERQUE, NM 87108

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee if appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Street and Apt. **NICASIO ANDRES & IDA THERESA**
4717 PERSHING AVE SE
City, State, ZIP **ALBUQUERQUE NM 87108**

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ALBUQUERQUE, NM 87112

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee if appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Street and Apt. **DURAN ANTHONY**
2216 GLORIETA ST NE
City, State, ZIP **ALBUQUERQUE NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87112

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Street and Apt. **CHAVEZ PHIL & PAULINE**
9405 MENAUL BLVD NE
City, State, ZIP **ALBUQUERQUE NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

typical

May 1, 2018

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 14, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at www.cabq.gov/planning/boards-commissions/environmental-planning-commission and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports.

REQUEST

Consensus Planning, agent for the City of Albuquerque, requests a Zone Map Amendment and Site Development Plan for Building Permit for a new City Fire Station located at 9500 Snow Heights Circle NE, directly south of Menaul Boulevard NE. The site is legally described as Portion of Parcel D Within Lot 23 Block 31 Snow Heights Addition. The request is for a Zone Change from C-2 to SU-1 for Fire Station.

If you have questions or need additional information regarding this request please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



TIERRA WEST, LLC

May 1, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: CITY OF ALBUQUERQUE FIRE STATION #9
SUPPORT OF PROJECT**

Dear Chairman Bohannon:

The purpose of this letter is indicating our support of the proposed City of Albuquerque Fire Station #9 submittal to EPC.

Tierra West is acting as the applicant on behalf of The Promenade development, owned by the Sapir Family Trust. The Trust is developing the adjoining 8.5± acre development near the proposed Fire Station into an 8.5± acre commercial, entertainment, and restaurant precinct called The Promenade, that will support local businesses and appeal to the local community needs as an attractive destination center.

Tierra West is in regular contact with the design team for the Fire Station and has met to discuss the project design needs and constraints. We believe the development of the Fire Station, along with the vacation of Snow Heights Circle and the revision to the intersection of Snow Heights Circle / Menaul Boulevard. will enhance the area and improve the safety of the general public. Therefore, Tierra West is in support of the proposed City of Albuquerque Fire Station #9.

If you have any questions or need additional information on The Promenade project, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, PE

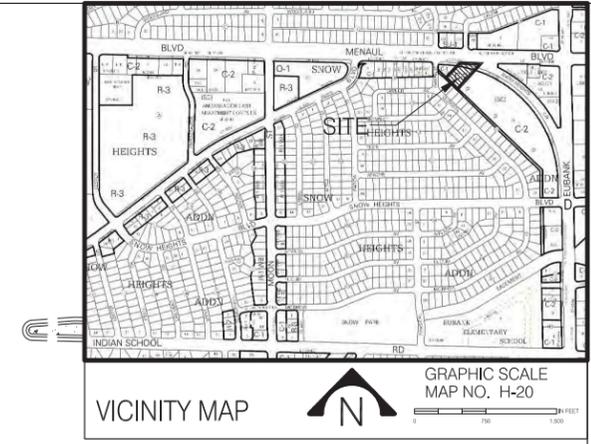
cc: Michael Sapir

JN: 2017082
RRB/rs

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

SITE PLAN REDUCTIONS

MENAU BLVD



EPC SUBMITTAL

SITE DATA:
 LEGAL DESCRIPTION: PORTION OF PARCEL D WITHIN LOT 23 BLOCK 31 SNOW HEIGHTS ADDITION
 ADDRESS: 9500 SNOW HEIGHTS CIRCLE NE
 TOTAL SITE AREA: 1.24 ACRES (INCLUDES VACATED R-O-W)
 EXISTING ZONING: C-2 PROPOSED ZONING: SU-1 FOR FIRE STATION
 LAND USE: COA FIRE STATION #9
 BUILDING AREA: 10,731 S.F.
 PARKING: PUBLIC PARKING REQUIREMENT CALCULATED AT 1 SPACE PER EVERY 4 SEATS IN THE PUBLIC MEETING ROOM.

PUBLIC PARKING SPACES REQUIRED/PROVIDED:	8/8
STAFF PARKING SPACES:	12
HANDICAPPED REQUIRED/PROVIDED:	1/1
TOTAL PROVIDED PARKING:	21
MOTORCYCLE REQUIRED/PROVIDED:	1/1
BICYCLE REQUIRED/PROVIDED:	1/3

PROJECT NUMBER: 1001081
 Application Number: 18EPC-40037

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

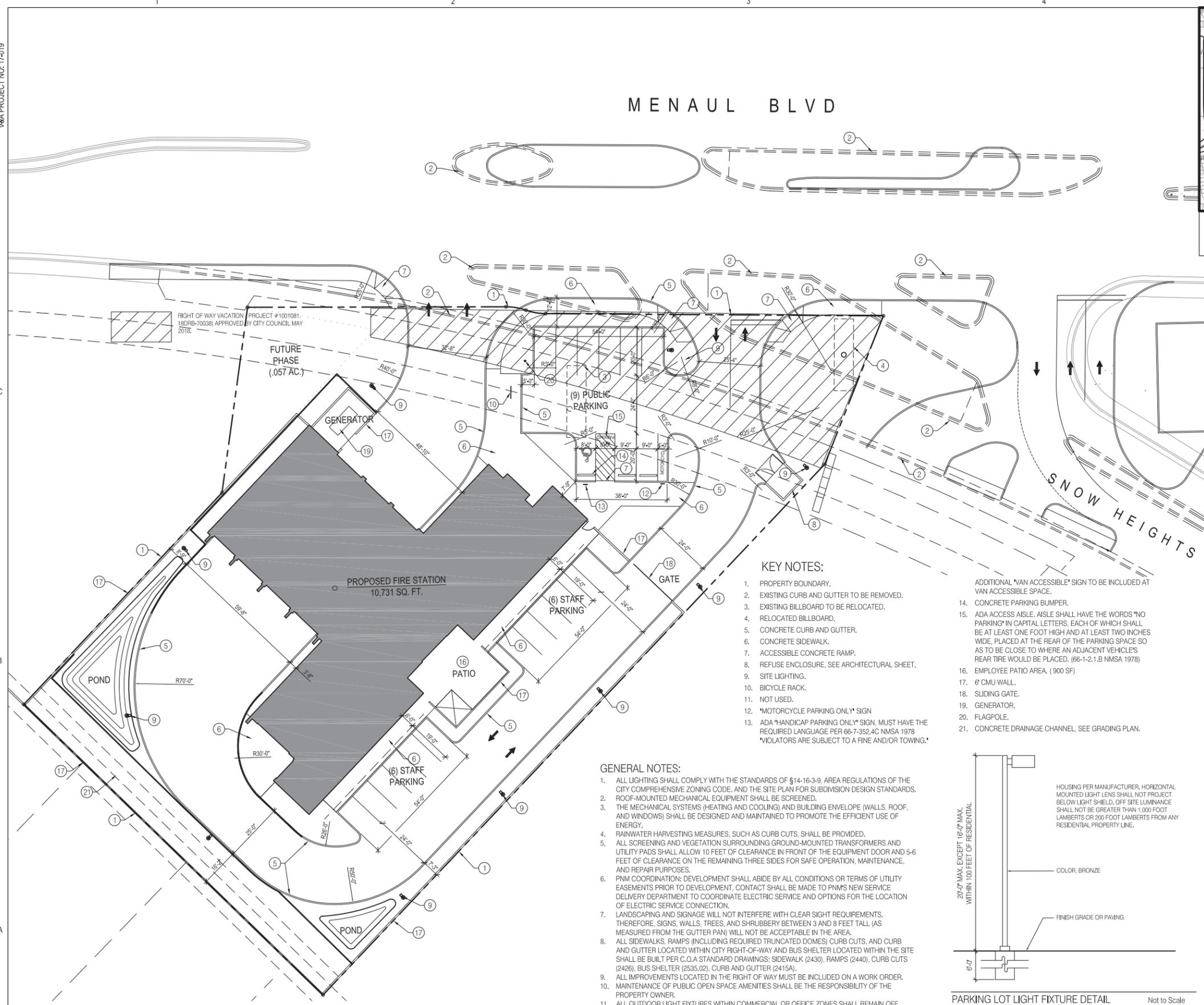
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

CITY OF ALBUQUERQUE, N. M.
FIRE STATION #9
 VIGIL & ASSOCIATES

date:	FEBRUARY 2018
drawn by:	MEC
checked by:	JAJ
revisions:	

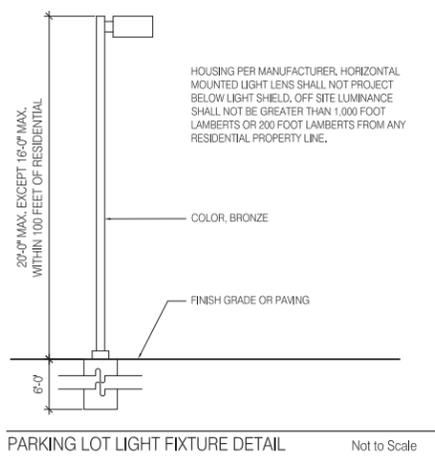


KEY NOTES:

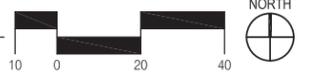
- PROPERTY BOUNDARY.
- EXISTING CURB AND GUTTER TO BE REMOVED.
- EXISTING BILLBOARD TO BE RELOCATED.
- RELOCATED BILLBOARD.
- CONCRETE CURB AND GUTTER.
- CONCRETE SIDEWALK.
- ACCESSIBLE CONCRETE RAMP.
- REFUSE ENCLOSURE. SEE ARCHITECTURAL SHEET.
- SITE LIGHTING.
- BICYCLE RACK.
- NOT USED.
- *MOTORCYCLE PARKING ONLY* SIGN
- ADA *HANDICAP PARKING ONLY* SIGN. MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 *VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.*
- CONCRETE PARKING BUMPER.
- ADA ACCESS AISLE. AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
- EMPLOYEE PATIO AREA, (900 SF)
- 6" CMU WALL.
- SLIDING GATE.
- GENERATOR.
- FLAGPOLE.
- CONCRETE DRAINAGE CHANNEL. SEE GRADING PLAN.

GENERAL NOTES:

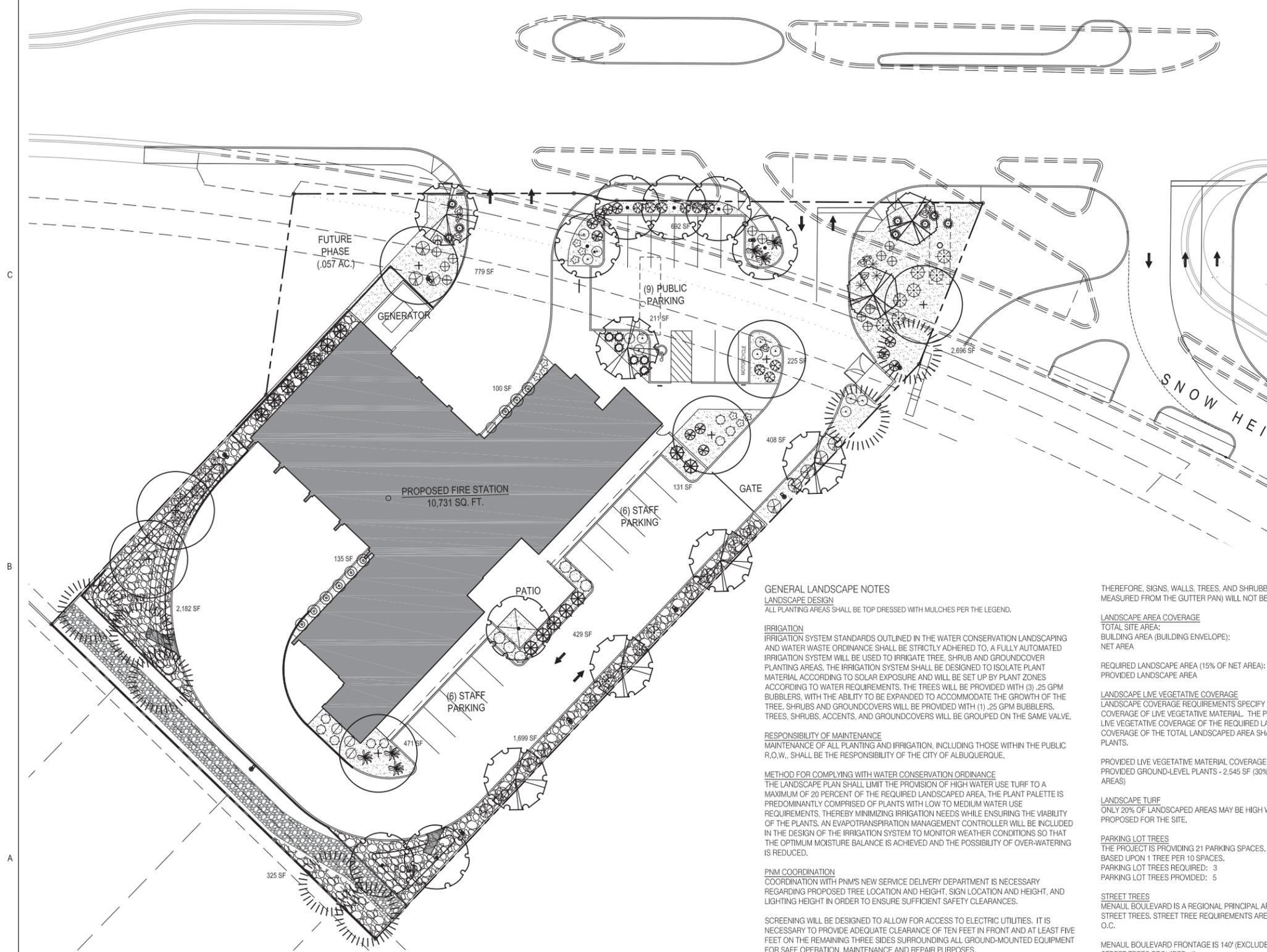
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9. AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY AND BUS SHELTER LOCATED WITHIN THE SITE SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), BUS SHELTER (2535.02), CURB AND GUTTER (2415A).
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL OUTDOOR LIGHT FIXTURES WITHIN COMMERCIAL OR OFFICE ZONES SHALL REMAIN OFF BETWEEN 11:00 PM AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, EQUIPMENT YARDS AND PARKING LOTS.
- ALL OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND OPERATE SO THAT THE AREA 10 FEET BEYOND THE PROPERTY LINE OF THE PREMISE RECEIVES NO MORE THAN 0.25 (ONE-QUARTER) OF A FOOT CANDLE OF LIGHT FROM THE PREMISES LIGHTING SYSTEM.



A1 SITE DEVELOPMENT PLAN
 SCALE: 1" = 20'-0"



MENAU BLVD



GENERAL LANDSCAPE NOTES
LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (3) .25 GPM BUBBLERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (1) .25 GPM BUBBLERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS. THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.

THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA:	53,873 SF (1.24 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 10,731 SF
NET AREA	43,142 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	6,472 SF
PROVIDED LANDSCAPE AREA	10,679 SF (25%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE - 21,377 SF (185% OF LANDSCAPE AREA)
PROVIDED GROUND-LEVEL PLANTS - 2,545 SF (30% OF LANDSCAPE AREA MINUS POND AREAS)

LANDSCAPE TURF
ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO HIGH WATER TURF IS PROPOSED FOR THE SITE.

PARKING LOT TREES
THE PROJECT IS PROVIDING 21 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
PARKING LOT TREES REQUIRED: 3
PARKING LOT TREES PROVIDED: 5

STREET TREES
MENAU BOULEVARD IS A REGIONAL PRINCIPAL ARTERIAL AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

MENAU BOULEVARD FRONTAGE IS 140' (EXCLUDES DRIVEWAYS).
STREET TREES REQUIRED: 5
STREET TREES PROVIDED: 5

PLANT LEGEND

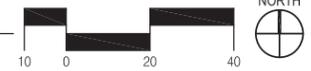
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
6	[Symbol]	ACER TATARICUM 'GAR ANN' HOT WINGS MAPLE (M+)	2' B&B	20' HT. X 24' SPR.
2	[Symbol]	CHLOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW (L+)	8' MS	20' HT. X 20' SPR.
7	[Symbol]	FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH (M+)	2.5' B&B	40' HT. X 30' SPR.
14	[Symbol]	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER (L+)	15 GAL	12' HT. X 9' SPR.
7	[Symbol]	PINUS NIGRA AUSTRIAN PINE (M)	8' HT. B&B	35' HT. X 25' SPR.
8	[Symbol]	ULMUS PROPINQUA 'IFS-BIEBERICH' EMERALD SUNSHINE ELM (M+)	2.5' B&B	35' HT. X 25' SPR.
SHRUBS AND GROUNDCOVERS				
9	[Symbol]	ACHILLEA 'MOONSHINE' MOONSHINE YARROW (M)	1-GAL	2' HT. X 2' SPR.
4	[Symbol]	BUDDLEIA DAVIDI 'NAN-HOENSIS' DWARF BLUE BUTTERFLY BUSH (M)	5-GAL	4' HT. X 4' SPR.
9	[Symbol]	CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA (L)	5-GAL	4' HT. X 4' SPR.
11	[Symbol]	CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5GAL	4' HT. X 4' SPR.
16	[Symbol]	FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
6	[Symbol]	JUNIPERUS HORIZ 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	1' HT. X 7' SPR.
14	[Symbol]	NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO (M+)	5-GAL	4' HT. X 4' SPR.
9	[Symbol]	PINUS MUGO 'PUMILIO' DWARF MUGO PINE (M)	5-GAL	4' HT. X 6' SPR.
16	[Symbol]	PRUNUS CISTENA PURPLELEAF SAND CHERRY (M)	5-GAL	6' HT. X 5' SPR.
12	[Symbol]	RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC (L+)	5-GAL	2' HT. X 4' SPR.
14	[Symbol]	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE (M)	3-GAL	30' HT. X 3' SPR.
DESERT ACCENTS				
8	[Symbol]	DASYLIRION WHEELERI DESERT SPOON (L)	5-GAL	4' HT. X 4' SPR.
3	[Symbol]	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA (L)	3-GAL	3' HT. X 3' SPR.
ORNAMENTAL GRASSES				
6	[Symbol]	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS (M)	5-GAL	30' HT. X 3' SPR.
MULCHES AND BOULDERS				
9	[Symbol]	MOSS ROCK BOULDERS (27 CF MIN)		
6,367 SF	[Symbol]	1" MOUNTAINAIR BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
4,206 SF	[Symbol]	2"-4" MOUNTAINAIR BLUSH COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

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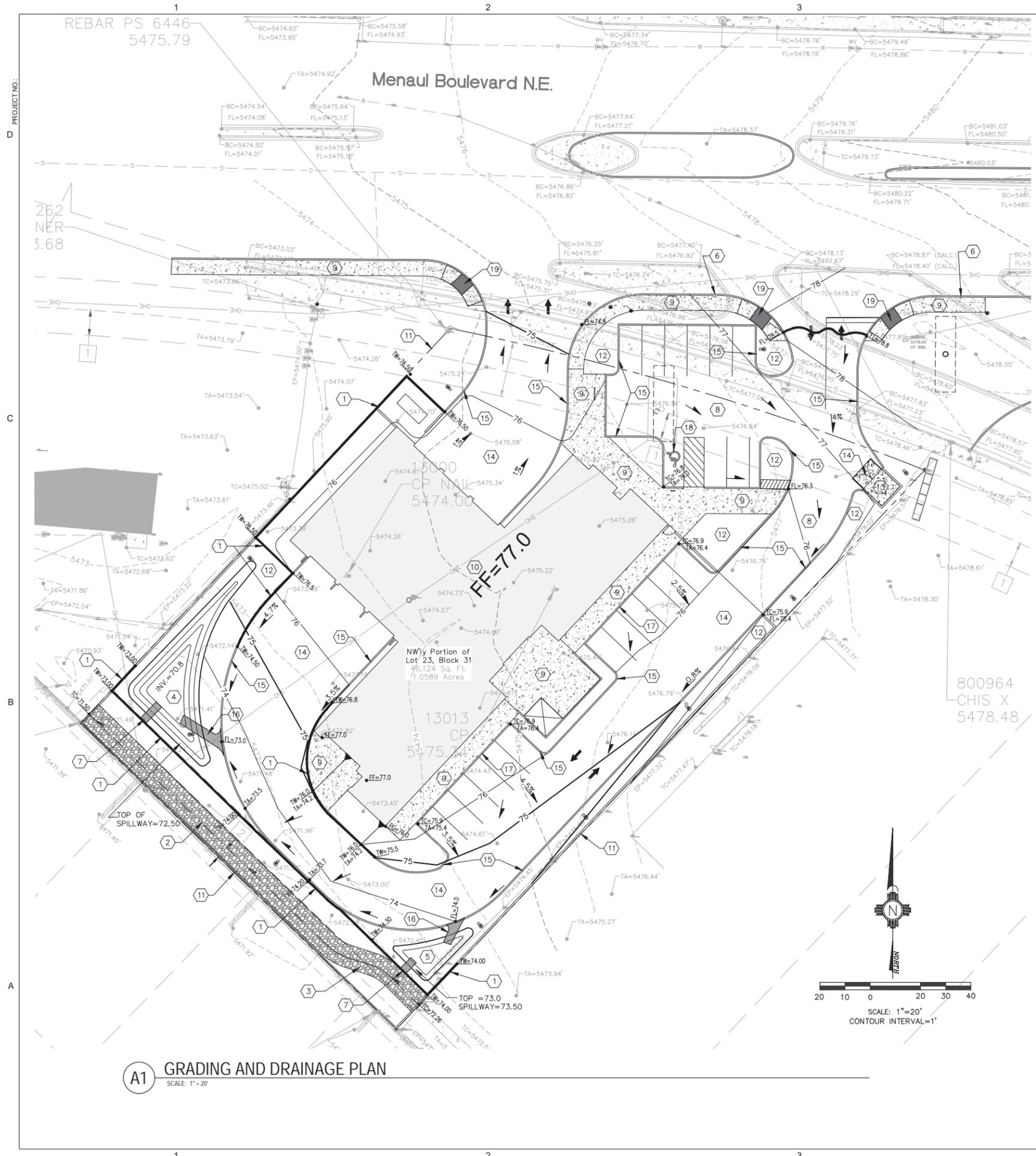
CITY OF ALBUQUERQUE, N. M.
FIRE STATION #9
VIGIL & ASSOCIATES

LANDSCAPE PLAN

date: FEBRUARY 2018
drawn by: MEC
checked by: JAJ
revisions:



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A1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

LEGEND:

38.00	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
95.19	MATCH EXISTING ELEVATIONS
TC ON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
—	GRADE BREAK—HIGH POINT
—	SWALE
—SD—	STORM DRAIN LINE
—5895—	PROPOSED MAJOR CONTOUR
---5895---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
▶	TOP OF CUT SLOPE

GRADING AND DRAINAGE NARRATIVE

THE EXISTING PROPERTY FOR FIRE STATION #9 IS LOCATED AT 9500 SNOW HEIGHTS CIRCLE N.E. THE SITE IS ACCESSED FROM EAST BOUND LANES OF MENAUL BLVD. N.E. THE SITE CURRENTLY CONSISTS OF A VACANT LOT WITH NO DEVELOPMENT. THE SITE IS BOUND BY MENAUL BLVD. AND SNOW HEIGHTS CIRCLE ON THE NORTH SIDE, RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE, AN EXISTING COMMERCIAL DEVELOPMENT ON THE EAST AND WEST SIDES. THE LAND SLOPES MILDLY FROM THE NORTHEAST TO THE SOUTHWEST CORNER OF THE SITE. THERE ARE EXISTING OFFSITE FLOWS DISCHARGING TO THE SITE FROM AN ESTIMATED 10-ACRE OFFSITE DRAINAGE BASIN LOCATED EAST OF THE SITE. THE PROPOSED BUILDING WILL BE CONSTRUCTED NEAR THE CENTER OF THE SITE WITH AN ASPHALT PARKING LOT LOCATED ON THE EAST AND THE NORTH OF THE PROPOSED BUILDING.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURB AND GUTTER, WITH CURB CUTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THESE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQUIRED VOLUME = (0.34 IN. * 41,151 SF)/12 = 1166 CF). THE PROPOSED WATER HARVEST AREAS VOLUME IS APPROXIMATELY 1200 CUBIC FEET, WHICH IS GREATER THAN THE REQUIRED FIRST FLUSH VOLUME OF 1166 CUBIC FEET. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS LOCATED AT THE WEST SIDE OF THE PROJECT SITE.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

KEYED NOTES:

- 1 NEW RETAINING WALL SEE DETAIL SHEET C-501
- 2 NEW CONCRETE CHANNEL. SEE DETAIL SHEET C-501. S=0.4%, W=10', D=18"
- 3 OFFSITE DRAINAGE CORRIDOR.
- 4 FIRST FLUSH POND #1 SEE DETAIL SHEET C-501. VOL=1200CF D=24"
- 5 FIRST FLUSH POND #2 SEE DETAIL SHEET C-501. VOL=400CF D=12"
- 6 NEW RIGHT TURN DECEL LANE.
- 7 PROVIDE 3' WIDE X 6" DEEP CUT-OUT IN TOP OF WALL FOR OVERFLOW EMERGENCY SPILLWAY. SEE DETAIL SHEET C-501.
- 8 NEW HEAVY DUTY HOT MIX ASPHALT PAVEMENT SECTION. SEE SECTION DETAILS ON SHEET C-501.
- 9 NEW CONCRETE SIDEWALK/FLATWORK. SEE ARCHITECTURAL PLANS FOR DETAILS. CONTRACTOR SHALL SUBMIT A JOINT PATTERN TO THE PROJECT ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 10 NEW BUILDING SEE ARCHITECTURAL PLANS FOR DETAILS.
- 11 LOCATION OF PROPERTY LINE.
- 12 LANDSCAPE AREA SEE ARCHITECTURAL PLANS FOR DETAILS.
- 13 NEW TRASH ENCLOSURE SEE ARCHITECTURAL PLANS FOR DETAILS.
- 14 NEW HEAVY DUTY CONCRETE PAVING SEE DETAIL SHEET C-501.
- 15 NEW STANDARD CURB AND GUTTER. SEE DETAIL SHEET C-501.
- 16 NEW 3' WIDE RIP RAP RUNDOWN SEE DETAIL SHEET C-501.
- 17 NEW THICKENED EDGE ON CONCRETE SIDEWALK. SEE DETAIL SHEET C-501.
- 18 NEW HANDICAPPED PARKING SPACES 2% MINIMUM SLOPE IN EACH DIRECTION.
- 19 NEW HANDICAP RAMP SEE C.O.A. STD. DWG. 2418.

City of Albuquerque Electronic Stamp

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
WORK STARTED BY	DATE	WORK STARTED BY	DATE	BY	DATE	BY	DATE
ACCEPTANCE BY	DATE	ACCEPTANCE BY	DATE	REMARKS	DESIGN	REMARKS	DESIGN
FIELD VERIFICATION BY	DATE	FIELD VERIFICATION BY	DATE	NO.	DATE	NO.	DATE
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE				



CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM

AFD FIRE STATION 9
9500 SNOW HEIGHTS CIRCLE NE,
ALBUQUERQUE, NM 87112

file name: G & D_101817.dwg

Drawing Title		GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
		7/10/18	
Issue Date:	City Project No.	Sheet	
SEPTEMBER 14, 2018	5476.91	C-101	



PROJECT NO.: 17-019

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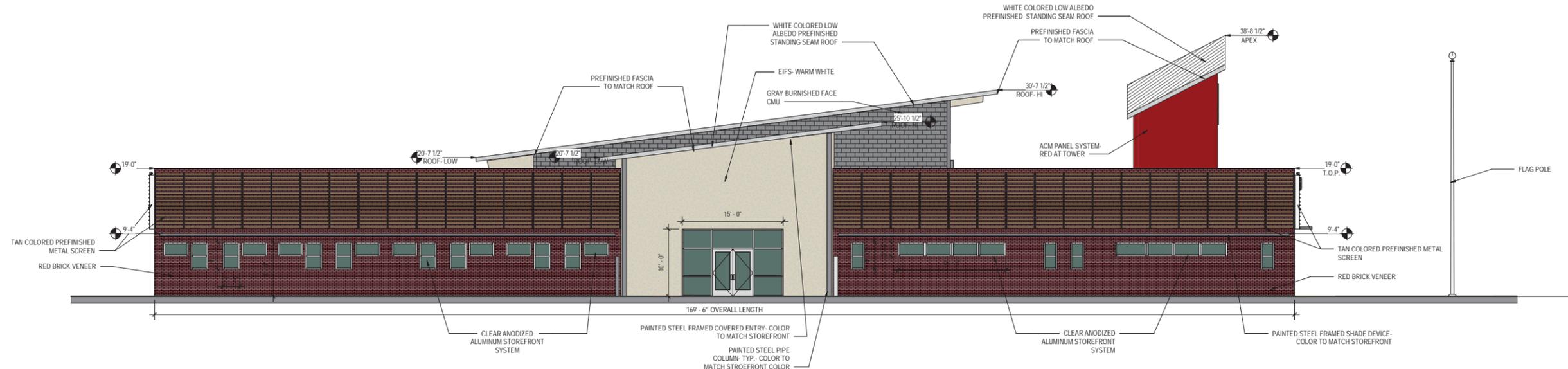
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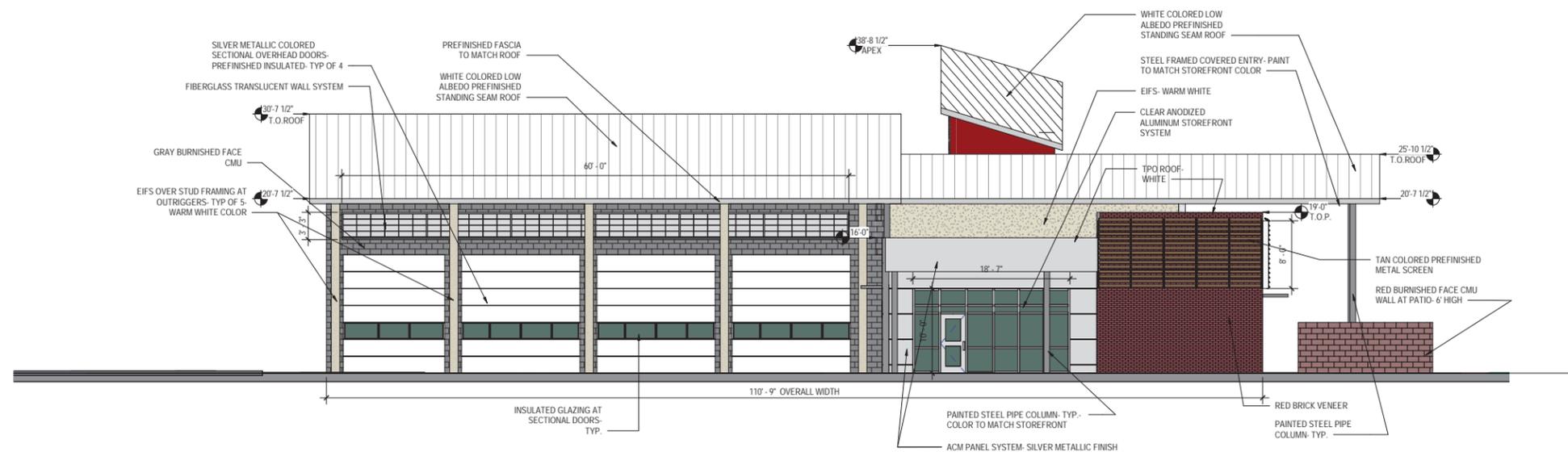
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A2 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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SUBMITTAL

CITY OF ALBUQUERQUE, NM
FIRE STATION #9
CITY OF ALBUQUERQUE

ELEVATIONS

Date:	5/2/2018
Drawn By:	KMD
Checked By:	KMD JG
File Name:	
Revision Schedule	

A112

project no. 17-019

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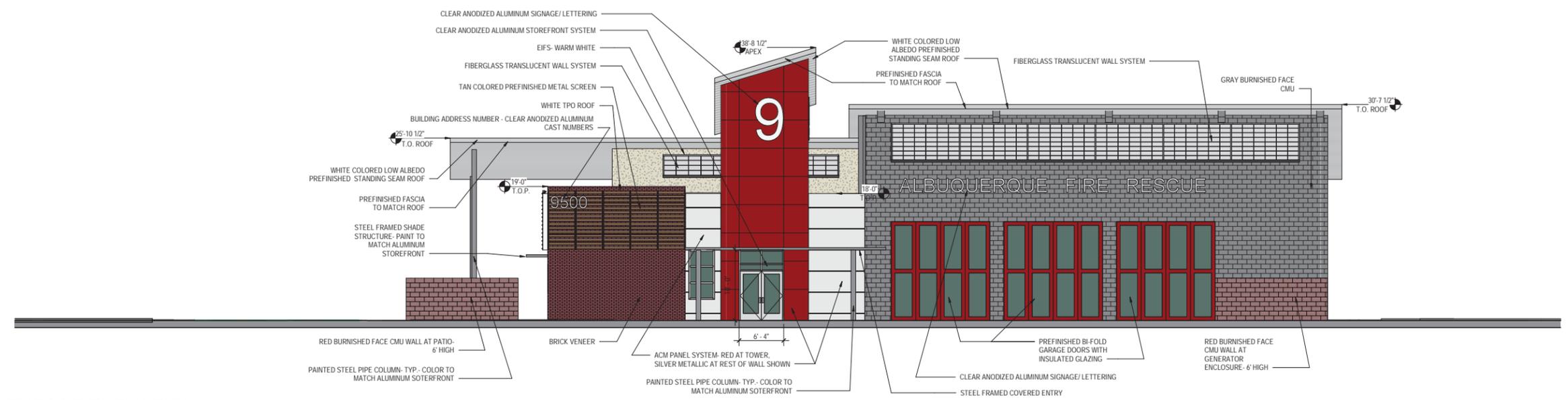
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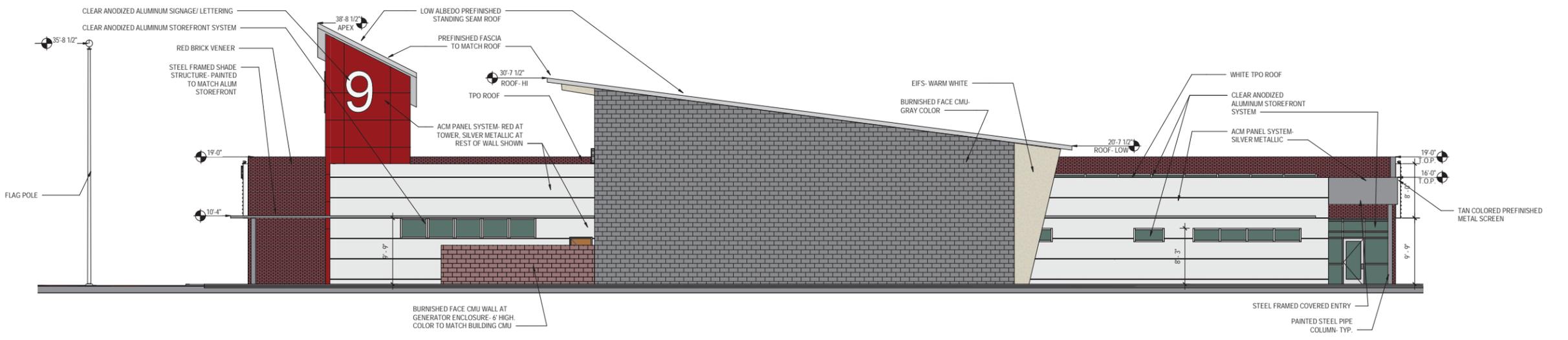
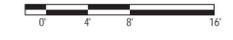
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A2 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



EPC
SUBMITTAL

CITY OF ALBUQUERQUE, NM
FIRE STATION #9
 CITY OF ALBUQUERQUE

ELEVATIONS

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A-111

project no. 17-019