



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1001081
Case Number: 18EPC-40014
Hearing Date: July 12, 2018**

Staff Report

Agent	Consensus Planning
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, Block 31, Snow Heights Addition
Location	Snow Heights Circle NE near the corner of Menaul Blvd. NE and Eubank Blvd. NE
Size	Approximately 1.1 acres
Existing Zoning	C-2
Proposed Zoning	SU-1 for Fire Station

Staff Recommendation

DEFERRAL of Project # 1001081
Case # 18EPC-40036, 18EPC-40037
Based on the Findings in this report.

**Staff Planner
Cheryl Somerfeldt**

Findings

1. This is a request for a Zone Map Amendment (Zone Change) and a Site Development Plan for Building Permit for Parcel D within Lot 23, Block 31, Snow Heights Addition, located on Snow Heights Circle NE near the corner of Menaul Boulevard NE and Eubank Boulevard NE.
2. The applicant has requested a 30-day deferral to the August 9, 2018 EPC hearing in order to allow additional time to negotiate a small land purchase with an adjacent landowner, and subsequently expand the size of the project.



Somerfeldt, Cheryl

From: Chris Green <cgreen@consensusplanning.com>
Sent: Friday, June 22, 2018 12:42 PM
To: Somerfeldt, Cheryl; Brito, Russell D.
Cc: James Foty; Jackie Fishman; James, Steve; Kevin deGraauw; 'Joe Muhlberger'; Jim Graf; Santistevan, Gilbert J.
Subject: RE: Fire Station advertisement

Cheryl and Russell,

As the agent for, and on behalf of the City of Albuquerque Dept. of Municipal Development and Fire Department, we are requesting a second 30-day deferral of the application for zone map amendment and Site Plan for Building Permit currently scheduled to be heard by the Environmental Planning Commission (EPC) on July 12th. The application would then be rescheduled for the August 9th EPC hearing. This will allow the applicant additional time to negotiate the land purchase with an adjacent landowner, and subsequently refine the site plan accordingly.

**CHRIS GREEN, PLA, ASLA, LEED AP
CONSENSUS PLANNING, INC.**

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Albuquerque, NM 87102
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(505) 842-5495 fax



Please consider the environment before printing this email.

From: Somerfeldt, Cheryl [<mailto:csomerfeldt@cabq.gov>]
Sent: Friday, June 22, 2018 11:41 AM
To: Jackie Fishman <fishman@consensusplanning.com>
Cc: James Foty <Foty@consensusplanning.com>; Chris Green <cgreen@consensusplanning.com>; Brito, Russell D. <RBrito@cabq.gov>
Subject: RE: Fire Station advertisement

I was able to speak with Russell today about this issue and it was determined that the applicant would have to have a proprietary interest in the parcel in order for it to be included in the request. Therefore, the parcel should be removed from the Site Plan for this request unless there is a contract to purchase or a letter of authorization from the current owner.

Thank you,

Cheryl Somerfeldt MLA, LEED AP, APA
Current Planner
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3357
csomerfeldt@cabq.gov

From: Jackie Fishman [<mailto:fishman@consensusplanning.com>]
Sent: Thursday, June 21, 2018 11:55 AM
To: Somerfeldt, Cheryl

Cc: James Foty; Chris Green; Brito, Russell D.

Subject: Re: Fire Station advertisement

One thought i had was we put a dashed line around the additional property and add a note saying this will be part of a future phase. This will allow the rezone and the site plan to continue without deferral, but would require an administrative amendment on the site plan and probably another zone change later. We (mostly Chris) are waiting to get direction from the City Architect (Steve) and Fire dept (Gil)

Jackie Fishman

On Jun 21, 2018, at 12:36 PM, Somerfeldt, Cheryl <csomerfeldt@cabq.gov> wrote:

Jackie and Chris,

After speaking with Reylene on the telephone, it seems that there will still be negotiation between the property owner and the City into July (because the adjacent property owner may counter) to determine whether the property will be purchased. And we would typically require the new property to be part of the Site Plan as well as the re-zone.

Will this property be included on the updated Site Plan? Russell is out of the office until Monday, so I will have to consult with him regarding the advertisement.

Thank you,

Cheryl Somerfeldt MLA, LEED AP, APA
Current Planner
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3357
csomerfeldt@cabq.gov

From: Jackie Fishman [<mailto:fishman@consensusplanning.com>]

Sent: Thursday, June 21, 2018 9:50 AM

To: Somerfeldt, Cheryl

Cc: James Foty; Chris Green

Subject: Re: Fire Station advertisement

Cheryl- James doesn't know that information. You need to ask Reylene.

Jackie Fishman

On Jun 21, 2018, at 10:48 AM, Somerfeldt, Cheryl <csomerfeldt@cabq.gov> wrote:

Hi Jim,

Can you please tell me the acreage or square footage of the newly acquired land? Is the new land the same as the pie shape shown on Survey #2?

Thank you,

Cheryl Somerfeldt MLA, LEED AP, APA
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Urban Design & Development Division
City of Albuquerque Planning Department
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