

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
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## OFFICIAL NOTIFICATION OF DECISION

June 14, 2018

COA Aviation Department  
Attn: Jim Hinde  
P.O. Box 9948  
Albuquerque, NM 87119

**Project# 1001656**  
**18EPC-40028 Double Eagle II Airport Master Plan**

### **LEGAL DESCRIPTION:**

The above action for all or a portion of Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, zoned SU-1 for Airport and Related Facilities, located on Atrisco Vista Blvd., between Atrisco Vista Blvd. and Shooting Range Park Rd., containing approximately 4,500 acres. (C-4-6, D-4-6, E-4-6, F-4-6) Staff Planner: Catalina Lehner

PO Box 1293

On June 14, 2018 the Environmental Planning Commission (EPC) voted to forward a recommendation of **APPROVAL** to the City Council regarding Project #1001656/18EPC-40028, Double Eagle II Airport Master Plan, based on the following Findings and Conditions:

### **FINDINGS:**

- NM 87103
- www.cabq.gov
1. The request is for a master plan for the Double Eagle II (DEII) Airport, an approximately (≈) 4,500 acre site located on Atrisco Vista Blvd., between Atrisco Vista Blvd. and Shooting Range Park, bounded by the Petroglyph National Monument, the City of Rio Rancho, and unincorporated Bernalillo County land (the "subject site"). The subject site is twenty miles north by northwest of Downtown Albuquerque.
  2. The *Double Eagle II Airport Master Plan* (2018, the "DEII Master Plan") would supersede the existing *Airport Master Plan: Double Eagle II Airport* (2002).
  3. The 2018 DEII Master Plan contain standard elements such as a facilities inventory, a needs assessment, a forecast, development alternatives, and a Capital Implementation Plan (CIP) with a 20 year horizon.
  4. The majority of the subject site (approximately three-quarters) is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. The exception is the airfield areas, which are an Area of Consistency and account for approximately one-quarter of the subject site.

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5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
  
6. The request furthers the following Land Use Goal and policy (Chapter 5):
  - A. **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.

The DEII Airport Master Plan (2018) addresses landside facilities that support aviation functions, such as the administration buildings, fuel farm, and hangars. These maximize the utility of existing infrastructure at the airport, which was installed in 2003 (see History section of this report), and contributes to the efficient use of land to generally support the public good.
  - B. **Policy 5.1.5-Employment Centers:** Create Centers that prioritize employment opportunities and foster synergy among businesses.

The DEII Airport is designated as a Developing Employment Center by the Comprehensive Plan. It is envisioned to continue to be used as a commercial airport for smaller aircraft and helicopters, and to expand its usage as a training center, which would prioritize employment opportunities and foster synergy among aviation and aviation support businesses.
  
7. The request furthers the following Comprehensive Plan Goal and policies regarding City development areas:
  - A. **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.

In general, airport expansion and non-aviation growth would be directed to Areas of Change where it is expected and desired, and the Areas of Consistency would remain constant because growth is not desired there.
  - B. **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.

The subject site is primarily designated as an Area of Change. The majority of the subject site is undeveloped and is envisioned to be used for airport and airport-related expansion and businesses in the future.
  - C. **Policy 5.6.3- Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The airfield areas, which are a relatively small portion of the subject site, are not envisioned to change much except for updates to meet Federal safety requirements.

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8. The request furthers the following Comprehensive Plan Goal and policies regarding transportation (Chapter 6):

A. Goal 6.6-Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

As discussed in the Master Plan, air travel is part of a larger transportation system that facilitates the movement of people, goods, and services. The DEII Airport has the potential to stimulate and support job creation because expansion of the landside facilities would provide jobs that support aviation functions (such as administration and facilities used to train pilots). It's possible that some of the property in the subject site could develop with office, commercial, and industrial uses as is the case with the Sunport, which would support business development and job creation.

B. Policy 6.2.10- Aviation: Provide adequate accommodations for domestic travel, shipping, and military purposes.

A major purpose of the DEII Master Plan is to ensure that future demand for aviation (airside) and aviation support (landside) facilities can be accommodated. The master plan evaluates existing facilities, uses forecasts to determine future needs, and proposes strategies to ensure that these functions can be adequately accommodated.

9. The request furthers Goal 12.1 Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth (Chapter 12-Infrastructure, Community Facilities, and Services).

The 2018 DEII Master Plan focuses on airport infrastructure (runways, terminals, support services) needed to support existing and anticipated aviation and aviation related needs. This supports the community because, as a general aviation airport, DEII accommodates smaller aircraft (planes and helicopters) used by businesses and individuals. Should additional infrastructure be needed in the future, it would be planned and coordinated with the City's Capital Improvement (CIP) program and with the Water Utility Authority.

10. The applicant and Planning Department Staff will coordinate in the future to discuss proposed revisions to the Comprehensive Plan to be consistent with the updated DEII Airport Master Plan.

11. Minor conditions and amendments are recommended to provide clarification.

12. The Westside Coalition is the affected neighborhood organization, which was notified as required (see attachments). Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was neither requested nor held. Staff has not been contacted or received any written comments. There is no known opposition.

**RECOMMENDED CONDITION and AMENDMENTS:**

*Condition*

1. The applicant shall submit a Certificate of No Effect or Approval pursuant to Zoning Code 14-16-3-20, Archaeological Sites.

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*Amendments*

**2. Clarification:**

- A. Revise the language on p. 1-2 that confuses ABQ The Plan with the 2017 Albuquerque-Bernalillo County Comprehensive Plan.
- B. Correct the statement that ABQ The Plan is the City's Comprehensive Plan.

**3. Conditions from the Mid-Region Council of Governments (MRCOG):**

- A. Consistent with the MTP as amended in September 2017, the applicant shall consider that implementation of the proposed Paseo Del Volcan (NM-347) alignment is projected beyond the 2040 horizon of the MTP (p. 1-1).
- B. Remove the MRCOG logo on the map in Figure 2.2 (p.2-3).

**PROTEST:** It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation. If you wish to protest this decision, you must do so by JUNE 29, 2018. The date of the EPC's non-final decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered the deadline for filing the appeal.

A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the protest is filed. You will receive notification if any person files a protest.

Sincerely,

  
For David S. Campbell  
Planning Director

DSC/CL

cc: COA, Aviation Dept., Attn: Jim Hinde, P.O. Box 9948, ABQ, NM 87119  
Molzen Corbin, Attn: Mike Provine, 2701 Miles Rd. SE, ABQ, NM 87106  
Westside Coalition of NAs, Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sole NW, ABQ, NM 87114  
Elias Archuleta, 2400 Broadway SE, ABQ, NM 87114