

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque Fire and Rescue  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**Project# PR-2024-010705**  
**Application#**  
**SI-2024-01481** Site Plan Administrative DFT

### LEGAL DESCRIPTION:

For all or a portion

**W. Portion of Tract 1-10 & 27-34, Block 6,  
EAST CENTRAL BUSINESS ADDITION zoned  
MX-H, located at 11701 CENTRAL AVE NE  
between EUBANK BLVD and JUAN TABO BLVD  
containing approximately 3.19 acre(s). (L-21)**

On October 30<sup>th</sup>, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. The request is for a 12,509 square foot, single-story Fire Station project.
2. The subject property is MX-H Zone District (High Intensity Zone District).
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. An Infrastructure List is included with this application. As part of this project, there are missing sidewalk sections along both Shirley Street and Linn Avenue that will be filled in.
5. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
  - a. 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed Fire Station is an appropriate and permissive use under this zoning designation (MX-H).

Per IDO 5-1 Dimensional Standards, for MX-H, the Site Plan as proposed meets the dimensional standards for the MX-H zone district, including setbacks, and building height requirements.

Per 5-2 Site Design and Sensitive Lands, A Sensitive Lands Analysis has been provided by the applicant. This analysis demonstrates the items below:

- The subject property is located in Flood Zone X, an area determined by FEMA as outside the 500-year flood and protected by levee from 100-year flood occurrence.
- Property is not located within any riparian areas, arroyos, irrigation facilities, wetlands, steep slopes and or escarpments.
- Subject property does not contain any rock outcroppings and or large stands of mature trees.

Per IDO 5-3 , On-Site parking, for this Fire Station project, a total of 25 spaces are required and a total of 40 spaces are provided by the applicant. Applicant is proposing 2 handicap parking spaces, 4 motorcycle parking spaces and 6 bicycle parking spaces.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area for this project is 19,124 SF (15% of net lot area); the provided landscape area is 83,469 SF (23% of the net lot area).

Required vegetative coverage is a minimum of 62,602 SF (75% of the total landscape area). Provided vegetative coverage is 74,224 SF (89% of total landscape area).

Of the required vegetative coverage, a minimum of 15,650 SF (25 percent shall be provided as ground-level plants shrubs, grasses, etc.). The provided ground-level vegetative coverage is 38,762 (52% of vegetative coverage).

Parking lot landscaping meets the requirements: 4 trees are required and 4 trees are provided.

The required number of street trees is 19, and the proposed number of street trees is 19.

Per 5-11(E), Building Design, building and facade design, windows, articulation, as well as rooflines are compliant with the IDO.

Per DPM Table 7.2.29, the Infrastructure list includes the required 6-foot sidewalks on Central Ave., Shirley St., and Linn Ave. There is a substantial landscape buffer on the inside of the sidewalk along Central, including a row of street trees. Substantial landscape buffer occurs on Shirley St. where possible; two driveways to the site are on Shirley St. An existing wall along Linn Ave. will remain, yet substantial landscaping with a row of trees will be on the inside of the wall where there are no driveways.

- b. 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

Existing roadway, utility and drainage infrastructure exists with capacity to service the proposed development with the improvements identified on the approved infrastructure list. Therefore, the project will not burden the existing systems. With this project, the project will build missing sidewalk sections along Shirley Street NE and Linn Avenue NE.

- c. 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

---

Conditions

---

Planning Conditions of Approval

1. The Infrastructure List (IL) must be signed by City Director (with project and application numbers).
2. Project and updated application numbers (SI-2024-01481) must be added to the site plan.
3. Add the "Drainage Pond Stabilization to follow Standard Specification 1013" to the notes section of the IL.


4. Per ABCWUA, the applicant must add a minor update to label public infrastructure versus private infrastructure.
5. Coordinate with City Forestry to consider a tree species to substitute in lieu of the some of the Chinese Pistache trees.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **NOVEMBER 15<sup>TH</sup>, 2024**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wetransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



For Alan Varela, J.D.  
Planning Department Director

JW/mi

Consensus Planning, Inc. / 302 8th Street NW, Albuquerque NM 87102