

**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 Police Department
800 Louisiana Boulevard SE
Albuquerque, NM 87108

Project# PR-2020-004017
Application#
SI-2020-01236 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **TRACTS 2-A and 2-B, VAN BUREN LANDS OF BOARD OF EDUCATION**, zoned NR-SU located at **800 LOUISIANA BLVD SE between KATHRYN AVE SE and LOUISIANA BLVD SE**, containing approximately 2 acre(s). (L-18 & L-19)

On November 18, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. The EPC approved this project on September 10, 2020.

The Site Plan meets the EPC conditions which were generally: revisions to the Landscape Plan and Grading and Drainage Plan, conditions from Transportation Development Services with the incorporation of conditions of this Notice of Decision pertaining to sidewalks, curbs, parking, and access; conditions of the Solid Waste Management Department pertaining to refuse vehicle access and details for the slab and apron as well as for bollards; conditions of ABCWUA pertaining to an Availability Statement, City Fire Marshal approved Fire 1 Plan, and a Utility Plan; and conditions of PNM pertaining to overhead distribution line location, depicting all electric utility poles on the Site Plan, review of landscaping for possible interference with electric distribution line(s), review of dumpster bin location in proximity to an electric distribution line, and the design of ground-mounted equipment screening to allow access to utility facilities.

2. The request is to construct a new police sub-station in two phases on the site, with Phase 1 including new construction of an 8,100 square foot building and the expansion of the eastern parking lot, and Phase 2 including the demolition of the existing police substation and the new construction of a 14,000 square foot building on the Site.
3. The proper notice was given as required by the IDO in Table 6-1-1.
4. Per the City Engineer paper easements are required prior to Certificate of Occupancy for a required sidewalk easement on Louisiana as well for Kathryn to incorporate the required 4-foot wide sidewalk.
5. Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

- a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The site is zoned NR-SU (Non-Residential Sensitive Use). The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. Police Station is not a use allowed in a base zone and so the site required the NR-SU zone.

- c. 6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan meet the IDO requirements including parking and landscaping with the exception of the landscape buffer along the southern boundary of the Site, which requires a 20-foot buffer per 5-6(E)(3) of the IDO, while the Site Plan depicts a 7-foot wide buffer. In the staff report for the EPC Site Plan application, EPC staff stated that the applicant adequately explained that there was concern about the landscaped areas located within the utility easements on the southern portion of the Site. The landscaping plan shows 9,982 square feet of landscaping required and 17,763 square feet is provided. Phase 1 of the project requires 35 parking spaces and will be providing 86 parking spaces; Phase 2 of the project requires 45 parking spaces and will be providing 86 parking

spaces.

- d. 6-6(H)(3)(d) *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, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was not required and the site has an approved grading and drainage plan.

- e. 6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The project provides adequate landscaping and screening on the western and northern boundaries of the Site along Louisiana Boulevard SE and Kathryn Avenue SE respectively.

Conditions:

1. Final sign-off is delegated to Transportation to clarify whether the 16-foot parking spaces are compact or standard with overhang, to show dimensions of van-accessible isles and motorcycle spaces, put in truncated domes for the southeast corner of Kathryn and Louisiana, a Knox box called out for each of the vehicular gate locations, clarification on the curb ramps for keyed notes 11 and 12 and have the correct curb ramp details called out, and clarify whether or not there is curb along the east side of the visitors parking area.
2. Final sign-off is delegated to Planning for final sign-off.
3. The applicant will obtain final sign off from Transportation and Planning by January 18, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 3, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are

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less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

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