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OFFICIAL NOTIFICATION OF DECISION

JUNE 20, 2024

City of Albuquerque Fire
and Rescue Department
PO BOX 1293
Albuquerque, NM 87103

Project # PR-2024-010349
RZ- 2024-00029–Zone Map Amendment
SI-2024-00677 – Site Plan EPC

Consensus Planning, agent for the City of Albuquerque Fire and Rescue dept., requests a Zone Map Amendment from NR-PO-A to NR-SU and a Site Plan-EPC for a Fire Station for all or a portion of the portion of Coronado Park, less portion to the right-of-way of Franciscan Addition, located at 301 McKnight Ave NW, Albuquerque, NM 87102, at the south west quadrant of the intersection of Indian School Rd NW and 2nd St NW, approximately 4.1 acres. (H-17-Z)

Staff Planners: Rebecca Bolen and Dustin Kiska

On June 20, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010349, RZ-2024-00029, Zone Map Amendment, based on the following Findings.

FINDINGS – RZ-2024-00029 Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 4.1-acre site legally described as all or a portion of the portion of Coronado Park, less portion to the right-of-way of Franciscan Addition, located at 301 McKnight Ave NW, Albuquerque, NM 87102, at the south west quadrant of the intersection of Indian School Rd NW and 2nd St NW, Zone Map (H-14-Z).
2. The applicant is requesting a zone change from NR-PO-A (Non-Residential Park and Open Space) to NR-SU (Non-residential – Sensitive Use), which would create a spot zone.
3. The request would facilitate development of a Fire Station, which requires a NR-SU zoning designation. Fire Stations are required to be submitted via a Site Plan - EPC pursuant to the NR-SU zoning district in accordance with IDO section 14-16-2-5(E). The Site Plan associated with this request shall be reviewed by the EPC in conjunction with the zone change request.
4. The subject site is in an Area of Consistency and is within a Mainstreet Corridor, but not in a designated Activity Center as designated by the Comprehensive Plan
5. The subject site is located within the North 4th Corridor Character Protection Overlay Zone (CPO-9, IDO Section 14-16-3-4(J)).

6. 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.
7. The request clearly facilitates the following Comprehensive Plan Goals and policies from Chapter 4: Community Identity

A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The development of the Fire Station #4 would enhance the ability for the existing Fire Department 4 to better serve Downtown Albuquerque and the surrounding industrial area and residential neighborhoods, making it an important and distinct part of the Downtown community. The proposed amendment enhances the distinct community by providing an expanded public safety opportunity to the City of Albuquerque.

B. POLICY 4.1.2 IDENTITY AND DESIGN: Protect identity and cohesiveness by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed development of the new Fire station 4 facility would help protect the identity and cohesiveness of the Downtown area including the surrounding residential neighborhoods of Wells Park, Sawmill, and Santa Barbara Martineztown, by specifying specific uses, site standards, and development standards pursuant to the NR-SU zone district. The proposed standards are of similar scale to the surrounding area. The applicant has demonstrated that the zone change would facilitate development that meets edge buffer requirements and is an appropriate location for an expanded public safety complex in an established city area and being centrally located to the city as a whole. The building design is consistent with other City Fire facilities.

C. POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The request helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place to the Downtown area because it will create a way for the Fire Department to train and better serve the community. The distinct identity is enhanced because this facility improvement will help to increase the response time to an area that receives one of the largest number of calls.

D. GOAL 4.3: PROTECT and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request helps to protect and enhance the cultural characteristics that contribute to the distinct identity and prioritize projects that meet the needs of the community and neighborhood by developing a new facility to train Firemen and women to better protect and provide public safety and service.

8. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding land use, efficient development patterns, and infill development from Chapter 5: Land Use.

A. GOAL 5.2: COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

Any addition or expansion of a Fire Department facility, helps to provide protection of life, property, and the environment from the effects of fires, medical emergencies, and hazards, therefore fostering communities where residents can live, work, learn, shop and play together. The request to change the subject sites zoning to NR-SU for the development of a Fire station and training center would foster job creation and improve safety, allowing for residents to live, work, learn, shop, and play together. The request would facilitate expansion of the existing fire station and development of additional Fire Station uses that are lacking in the city. Additionally, a community meeting room is proposed on site, which is conveniently accessible from surrounding neighborhoods via streets, adequate sidewalk infrastructure, bike routes, and transit.

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

The request to change the subject sites zoning to NR-SU for the development of a Fire station and training center would contribute to creating a healthy and sustainable community. The request would facilitate expansion of the existing fire station and development of additional Fire Station uses that are lacking in City. Additionally, a community meeting room is proposed on site, which is conveniently accessible from surrounding neighborhoods via streets, adequate sidewalk infrastructure, bike routes, and transit.

- C. **GOAL 5.3 CITY 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 request would generally promote efficient use of the land by facilitating development that maximized the utility of existing infrastructure and public facilities including streets, transit, and water and sewer services.

- D. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The request would support growth on a vacant infill site within an existing residential area. The proposed development would be served by existing infrastructure and public facilities.

9. The request clearly facilitates the following Comprehensive Plan Policies regarding Infill and Development Quality from Chapter 7: Urban Design

- A. **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.

The subject site is an underused public property, formerly a park, in a developed commercial and industrial area. Proposed development of the site would create infill and enhance the built environment, particularly through streetscape improvements.

- B. **POLICY 7.3.5 DEVELOPMENT QUALITY:** Encourage innovative and high-quality design in all development.

The request would facilitate development of a Fire Station. The proposed Site Plan specifies building design, site, and development standards that would ensure high quality design through site circulation, building materials, and plant pallet. The Site circulation is designed in a way where the Fire trucks have the ability to pull through, cutting time for reversing into the truck bay. The building is designed with quality materials and a simple color aesthetic, like burnished

face CMU, Stucco and Metal siding, and brushed aluminum door and window framing. Last the landscaping chosen provides a diverse color pallet, by selecting a variety of trees and shrubs that are compliant with the ABQ Plant Pallet List.

- C. **POLICY 7.5.1 LANDSCAPE DESIGN:** Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The landscape plan proposes a plant list that is pursuant to the City's approved Plant Palette containing only low water usage plants that are consistent with the high desert climate. The Landscape plan also follows all IDO section 5-6 Landscaping, Buffering and screening requirements and contributes to sense of place.

10. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding Community Facilities from Chapter 12: Infrastructure, Community Facilities & Services

- A. **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.

The request would eliminate an existing nonconforming park space and expand vital community safety services. Access to 3rd St. and McKnight Ave. ensures efficient service delivery. Future development of the fire station includes a proposed community meeting space for persons of all ages, which could generally promote community involvement.

- B. **POLICY 12.2.3: NEW FACILITIES:** Locate new facilities in areas with excellent access to provide services to underserved and developing areas.

The request would correct an existing nonconformity in the park space that has experienced blight, expand the facility to better serve the surrounding area, and expand Fire services throughout the City through the new facility and proposed future training center. Easy access to 3rd St., a Principal Arterial and designated Commercial Corridor, and Indian School Rd., an Urban Interstate Frontage, and I-25, an Interstate Highway and Commuter Corridor, and 4th St., a designated Multi-modal Corridor, ensure that services would be provided to a high-need area.

- C. **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.

The city has planned and coordinated to expand an existing fire station, and to provide a new Fire training facility, an efficient and equitable use, to best serve residents of the surrounding area to protect their health safety and well-being.

- D. **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.

The request would maximize residents' access to Public Safety services centrally located within the city. The existing fire station cannot expand to meet these needs with the current zoning, and the development would help to distribute these services equitably throughout the city.

- E. **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.

The request would facilitate redevelopment and expansion of a City Fire Station, which would provide fire and rescue EMS services to the surrounding community to help save and protect lives and property.

- F. **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.

The City is allocating public resources to support a redevelopment of fire public services on a property that is already owned by the City and in the possession of AFR. The resource would support infrastructure needs for the area and would generally result in an efficient investment of public dollars.

- G. **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.

The development of the new Fire Station 4 clearly demonstrates the City's policy to allocate costs for new and expanded facilities in an equitable manner to meet community needs by expanding the existing Fire Station facility to accommodate new development of a training facility and a new upgraded Fire Station facility.

11. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request clearly facilitates applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

Applicable citations: Goal 5.2 – Complete Communities, Policy 5.2.1 – Land Uses, Goal 5.6 – City Development Areas, Policy 5.6.2 – Areas of Consistency, Policy 7.3.4 – Infill, Goal 12.2 – Community Facilities, Policy 12.2.3 – New Facilities, Goal 12.3– Public Services, Policy 12.3.1 – Access to Public Services, Policy 12.3.3 – Fire and Rescue, and Policy 12.5.2 – Cost Allocation. [BRA1] [JMD2]

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City including the Sawmill/Wells Park Area Metropolitan Redevelopment Area Plan (MRA Plan) as shown in the sections above.

The applicant's response adequately demonstrates that the request generally furthers goals and policies regarding Complete Communities, Land Uses, City Development Areas, Areas of Consistency, Infill, Community Facilities and Public Services, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.

- B. The applicant's policy-based response adequately demonstrates that the request clearly facilitates a preponderance of applicable Goals and Policies regarding Complete Communities, Land Uses, City Development Areas, Areas of Consistency, Infill, Community Facilities, New Facilities, Public Services, Access to Public Services, Fire and Rescue, and Cost Allocation,

and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.

- C. The subject site is located wholly in an area of consistency; therefore, this criterion does not apply.
- D. The requested zone change to NR-SU is required for the development of Fire and Police Stations pursuant to IDO section 2-5(E), in conjunction with a Site Plan-EPC review. The Site Plan and zone change are mutually supportive. The Site Plan shall specify specifies uses, site standards, and development standards, which are approved with the associated zone change for the request. Where the Site Plan is Silent, applicable IDO standards apply.

The NR-SU zone district does not establish Permissive Uses with use-specific standards. There are no Use Specific Standards for Fire Stations and the applicant has provided a table demonstrating that the proposed development would follow all applicable IDO standards, mitigating potential harmful impacts on the surrounding community to the greatest extent possible. Future development could not occur on site without a Major or Minor amendment. Staff generally agrees with the discussion and that any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.

- E. The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone.
- F. The applicant's justification is not based on the subject site's location along a major street. The subject site is within the 4th Street Main Street Area Corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies and for the need of fire protection services in the area.
- G. The cost of land and economic considerations are not the factor for the requested zone change. The applicant's justification is based predominantly on providing fire and police services to an high-need area, which has been demonstrated to clearly facilitate applicable Comprehensive Plan Goals and policies.
- H. Criterion H is a two-part test which the request generally meets. The request to NR-SU would create a spot zone. The applicant has demonstrated that the request would (1) clearly facilitate implementation of several applicable goals and policies of the ABC Comp Plan from Chapters 4-Community Identity, 5-Land Use, 7-Urban Design, and 12-Infrastructure, Community Facilities and Services. The NR-SU zone district would correct the nonconforming Fire Station use, as well as facilitate the development of a much-needed training center, which requires the NR-SU Zoning designation and A Site Plan to be reviewed by the EPC.

The subject site is surrounded by industrial and commercial uses, with very few residences within walking distance. The applicant claims that the subject site is no longer able to function as a park. A Fire and Police Station use would benefit the safety of the surrounding community, residential uses, and schools nearby.

Staff generally agrees with the applicant's justification to create a spot zone.

- 12. The affected neighborhood organizations, Wells Park NA and the Near North Valley NA, were contacted, as well as property owners within 100 feet of the subject site, as required.
- 13. A pre-application facilitated neighborhood meeting was held March 19, 2024.

14. There were no unresolved issues or concerns, and at the conclusion of the facilitated meeting, participants support the intended Fire Station and one-half acre park. There was no opposition to the request.

On June 20, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010349, SI-2024-00677, Site Plan-EPC, based on the following Findings and Conditions.

FINDINGS – SI-2024-00677 Site Plan EPC

1. The request is for a Site Plan EPC for an approximately 4.1-acre site which is legally described as for all or a portion of the portion of Coronado Park, less portion to the right-of-way of Franciscan Addition, located at 301 McKnight Ave NW, Albuquerque, NM 87102, at the south west quadrant of the intersection of Indian School Rd NW and 2nd St NW, Zone Map (H-14-Z).
2. The request would facilitate development of a Fire Station, which requires a NR-SU zoning designation. Fire Stations are required to be submitted via a Site Plan - EPC pursuant to the NR-SU zoning district in accordance with IDO section 14-16-2-5(E). The Site Plan associated with this request shall be reviewed by the EPC in conjunction with the zone change request.
3. The proposed Site Plan is being reviewed in conjunction with the requested NR-SU zone designation.
4. The proposed Site Plan is comprised of a new Fire Department Station facility, an existing Fire Station building to be used as storage and office space. Associated Site work including Parking, Landscaping, Grading and Drainage, Utilities, and signage are included with the request.
5. The southern portion of the site is developed with the existing Fire Station #4 which the northern portion of the Subject site was the location of the City Owned, Coronado Park. The Park is not considered a site of any historic significance. It was closed in 2023 because it was determined to be a blighted property, and no longer able to function as a park. In 2023 Real Property transferred the 'Rights of Property' from Parks and Recreation to Albuquerque Fire Department. It was concluded that the subject site would be appropriate for a new Fire Station #4.
6. The subject site is located within the North 4th Corridor Character Protection Overlay Zone (CPO-9, IDO Section 14-16-3-4(J)).
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request clearly facilitates the following Comprehensive Plan goals and policies from,
Chapter 4: COMMUNITY IDENTITY
9. The request clearly facilitates the following Comprehensive Plan policy from Chapter 4:
Community Identity
A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The development of the Fire Station #4 would enhance the ability for the existing Fire Department 4 to better serve Downtown Albuquerque and the surrounding industrial area and residential neighborhoods, making it an important and distinct part of the Downtown

community. The proposed amendment enhances the distinct community by providing an expanded public safety opportunity to the City of Albuquerque.

- B. **POLICY 4.1.2 IDENTITY AND DESIGN:** Protect identity and cohesiveness by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed development of the new Fire station 4 facility would help protect the identity and cohesiveness of the Downtown area including the surrounding residential neighborhoods of Wells Park, Sawmill, and Santa Barbara Martineztown, by specifying specific uses, site standards, and development standards pursuant to the NR-SU zone district. The proposed standards are of similar scale to the surrounding area. The applicant has demonstrated that the zone change would facilitate development that meets edge buffer requirements and is an appropriate location for an expanded public safety complex in an established city area and being centrally located to the city as a whole. The building design is consistent with other City Fire facilities.

- C. **POLICY 4.1.3 PLACEMAKING:** Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The request helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place to the Downtown area because it will create a way for the Fire Department to train and better serve the community. The distinct identity is enhanced because this facility improvement will help to increase the response time to an area that receives one of the largest number of calls.

- D. **GOAL 4.3: PROTECT** and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request helps to protect and enhance the cultural characteristics that contribute to the distinct identity and prioritize projects that meet the needs of the community and neighborhood by developing a new facility to train Firemen and women to better protect and provide public safety and service.

10. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding land use, efficient development patterns, and infill development from Chapter 5: Land Use.

- A. **GOAL 5.2: COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

Any addition or expansion of a Fire Department facility, helps to provide protection of life, property, and the environment from the effects of fires, medical emergencies, and hazards, therefore fostering communities where residents can live, work, learn, shop and play together. The request to change the subject sites zoning to NR-SU for the development of a Fire station and training center would foster job creation and improve safety, allowing for residents to live, work, learn, shop, and play together. The request would facilitate expansion of the existing fire station and development of additional Fire Station uses that are lacking in the city. Additionally, a community meeting room is proposed on site, which is conveniently accessible from surrounding neighborhoods via streets, adequate sidewalk infrastructure, bike routes, and transit.

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

The request to change the subject sites zoning to NR-SU for the development of a Fire station and training center would contribute to creating a healthy and sustainable community. The request would facilitate expansion of the existing fire station and development of additional Fire Station uses that are lacking in City. Additionally, a community meeting room is proposed on site, which is conveniently accessible from surrounding neighborhoods via streets, adequate sidewalk infrastructure, bike routes, and transit.

- C. **GOAL 5.3 CITY 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 request would generally promote efficient use of the land by facilitating development that maximized the utility of existing infrastructure and public facilities including streets, transit, and water and sewer services.

- D. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The request would support growth on a vacant infill site within an existing residential area. The proposed development would be served by existing infrastructure and public facilities.

11. The request clearly facilitates the following Comprehensive Plan Policies regarding Infill and Development Quality from Chapter 7: Urban Design

- A. **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.

The subject site is an underused public property, formerly a park, in a developed commercial and industrial area. Proposed development of the site would create infill and enhance the built environment, particularly through streetscape improvements.

- B. **POLICY 7.3.5 DEVELOPMENT QUALITY:** Encourage innovative and high-quality design in all development.

The request would facilitate development of a Fire Station. The proposed Site Plan specifies building design, site, and development standards that would ensure high quality design through site circulation, building materials, and plant pallet. The Site circulation is designed in a way where the Fire trucks have the ability to pull through, cutting time for reversing into the truck bay. The building is designed with quality materials and a simple color aesthetic, like burnished face CMU, Stucco and Metal siding, and brushed aluminum door and window framing. Last the landscaping chosen provides a diverse color pallet, by selecting a variety of trees and shrubs that are compliant with the ABQ Plant Pallet List.

- C. **POLICY 7.5.1 LANDSCAPE DESIGN:** Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The landscape plan proposes a plant list that is pursuant to the City's approved Plant Palette containing only low water usage plants that are consistent with the high desert climate. The Landscape plan also follows all IDO section 5-6 Landscaping, Buffering and screening requirements and contributes to sense of place.

12. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding Community Facilities from Chapter 12: Infrastructure, Community Facilities & Services

- A. **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.

The request would eliminate an existing nonconforming park space and expand vital community safety services. Access to 3rd St. and McKnight Ave. ensures efficient service delivery. Future development of the fire station includes a proposed community meeting space for persons of all ages, which could generally promote community involvement.

- B. **POLICY 12.2.3: NEW FACILITIES:** Locate new facilities in areas with excellent access to provide services to underserved and developing areas.

The request would correct an existing nonconformity in the park space that has experienced blight, expand the facility to better serve the surrounding area, and expand Fire services throughout the city through the new facility and proposed future training center. Easy access to 3rd St., a Principal Arterial and designated Commercial Corridor, and Indian School Rd., an Urban Interstate Frontage, and I-25, an Interstate Highway and Commuter Corridor, and 4th St., a designated Multi-modal Corridor, ensure that services would be provided to a high-need area.

- C. **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.

The city has planned and coordinated to expand an existing fire station, and to provide a new Fire training facility, an efficient and equitable use, to best serve residents of the surrounding area to protect their health safety and well-being.

- D. **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.

The request would maximize residents' access to Public Safety services centrally located within the city. The existing fire station cannot expand to meet these needs with the current zoning, and the development would help to distribute these services equitably throughout the city.

- E. **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.

The request would facilitate redevelopment and expansion of a City Fire Station, which would provide fire and rescue EMS services to the surrounding community to help save and protect lives and property.

- F. **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.

The City is allocating public resources to support a redevelopment of fire public services on a property that is already owned by the City and in the possession of AFR. The resource would support infrastructure needs for the area and would generally result in an efficient investment of public dollars.

- G. **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.

The development of the new Fire Station 4 clearly demonstrates the City's policy to allocate costs for new and expanded facilities in an equitable manner to meet community needs by expanding the existing Fire Station facility to accommodate new development of a training facility and a new upgraded Fire Station facility.

13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-6(I)(3)-Review and Decision Criteria for a Site Plan-EPC, as follows:

- A. Criterion A: As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies
- B. Criterion B: The request is for a Fire Station use, which requires the zone designation of NR-SU. The request for a Site Plan-EPC is in conjunction with a zone change from NR-PO-A to NR-SU. The Site Plan proposes uses, standards, and development standards pursuant to the IDO. Any future development would be required to comply with the approved NR-SU Site Plan associated with this request.
- C. Criterion C: The request is for Zoning Map Amendment to NR-SU for development of a Fire Station. The Site Plan specifies uses, standards and development standards which are negotiated at the EPC.

The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, other adopted City regulations. All conditions must be met prior to building permit approval.

- D. Criterion 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 City's existing infrastructure has adequate capacity for the proposed development made possible by this request.

- E. Criterion E: The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan.
- F. Criterion F: The subject property is not within a Master Development Plan.
- G. Criterion G: The subject property is within the Railroad and Spur Area. The proposed development for Fire Station 4 does not meet all of the criteria of Subsection 14-16-5-2(E)(1), therefore, there are no requirements for mitigation. There is a minimal amount of residential development on the west side of 5th Street approximately 687 feet to the west of the subject property and no residential use in any mixed-use zone district within 1,320 feet. The Applicant is not proposing any of the uses listed in Section 5-2(E)(1)(c).

14. The affected neighborhood organizations, Wells Park NA and the Near North Valley NA, were contacted, as well as property owners within 100 feet of the subject site, as required.

15. A pre-application facilitated neighborhood meeting was held March 19, 2024.
16. There were no unresolved issues or concerns, and at the conclusion of the facilitated meeting, participants support the intended Fire Station and one-half acre park. There was no opposition to the request.
17. During the June 20, 2024 EPC hearing, the applicant agreed that the City of Albuquerque will maintain or contract maintenance for the property and the designated green space.
18. During the June 20, 2024 EPC hearing, the applicant agreed that the public will have access to the green space in the NE corner of the subject site during typical park hours, to be defined before final sign-off by the DFT (Development Facilitation Team).

CONDITIONS – SI-2024-00677 Site Plan EPC

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo.
3. **CONDITIONS FROM SOLID WASTE:** A site plan approved by the Solid Waste Department will be required. The scaled site plan can be sent to hgallegos@cabq.gov for review. Reference <https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordfont14.pdf> for minimum requirements for a trash enclosure.
4. **CONDITIONS FROM PNM:** It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

5. TRANSPORTATION DEVELOPMENT REVIEW SERVICES CONDITION: The applicant shall provide a Traffic and fire truck Circulation Layout.
6. The dedicated green space on the NE corner of the subject site shall be noted on the site plan as accessible to the public via an access gate. AFR will be responsible for locking and unlocking the gate.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **July 5, 2024**. The date of the EPC'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(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan M. Varela,
Planning Director

AV/RB/DK/MJ

CC:

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City Legal, Devon King, Dking@cabq.gov
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