

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

June 9, 2017

Wilson and Company
4900 Lange Ave NE.
ABQ, NM 87109

Project #1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) Staff Planner: Maggie Gould (**Deferred from the January 12, 2017 Hearing**)

PO Box 1293

Albuquerque

NM 87103

On June 8, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project www.cabq.gov 1010582/16EPC-40077, a Zone Map Amendment (Zone Change) and 16EPC-40078, a Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

1. This two part request is for a Zone Map Amendment and Site Development Plan for Building Permit.
2. Pursuant to the City of Albuquerque Zoning Code §14-16-4-1(C)(15)(g), the EPC will make a recommendation to City Council regarding this matter.
3. The City Council voted to approve an Economic Impact Evaluation of residential and commercial properties near the proposed project on January 4, 2016 (R-153). The resolution states that the City shall take no further action toward completion of the Project, and shall defer any pending matters, including but not limited to its land use application before the Environmental Planning Commission, until such time as the Economic Impact Evaluation is completed.

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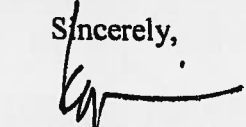
Page 2 of 3

4. The Economic Evaluation is expected by June 5, 2017. Although this date will allow distribution to the EPC within the 48 house deadline, it will allow only minimal time for evaluation by the EPC, staff, the applicant and interested parties.
5. A 30 day deferral to the July 13, 2017 EPC hearing will allow time for the EPC, applicant, staff and interested parties to thoroughly review and analyze the results of the Economic Impact Evaluation .

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: COA Dept. Of Municipal Development, P.O. Box 1293, ABQ, NM 87103
Savina Garcia, Wilson & Co., Inc., 4900 Lang Ave. NE, ABQ, NM 87109
Greater Gardner N.A. (GRG) "R", David Wood, 158 Pleasant NW, ABQ, New Mexico 87107
Greater Gardner N.A. (GRG) "R", Antoinette Vigil, 215 San Andres NW, ABQ, New Mexico 87107
Near North Valley N.A. (NNV) "R", Joe Sabatini, 3514 6th St. NW, ABQ, New Mexico 871074
Near North Valley N.A. (NNV) "R", Randy Cole, 1501 Los Arboles NW, ABQ, New Mexico 87107
North Edith Commercial Corridor Assoc., Robert Warrick, 444 Niagara NE, ABQ, New Mexico 87113
North Edith Commercial Corridor Assoc., Christine Benavidez, 10417 Edith NE, ABQ, New Mexico 87113
Stronghurst Improvement Assoc., (SIA) "R", Bill Sabatini, 2904 Arno St. NE, ABQ, New Mexico 87113
Stronghurst Improvement Assoc., (SIA) "R", Mark Lines, 3010 Arno St. NE, ABQ, New Mexico 87107
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, New Mexico 87197
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd. NW, ABQ, New Mexico 87104

OFFICIAL NOTICE OF DECISION

Project #1010582

June 8, 2017

Page 3 of 3

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