



**Environmental
Planning
Commission**

*Agenda Number: 7
Project Number: 1008786
Case #: 11EPC 40029/40031
October 13, 2011*

Staff Report

Agent	Dekker Perich Sabatini (DPS)
Applicant	City of Albuquerque-DMD/CIP
Requests	Zone Map Amendment Site Development Plan for Building Permit
Legal Description	Portions of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company
Location	Gibson Boulevard SE, between University Boulevard SE and I-25
Size	Approximately 1.3 acres
Existing Zoning	SU-1 for C-2
Proposed Zoning	SU-1 for Fire Station

Staff Recommendation

APPROVAL of 11EPC 40029, based on the Findings beginning on Page 18, and subject to the Conditions of Approval beginning on Page 20.

APPROVAL of 11EPC 40031, based on the Findings beginning on Page 21, and subject to the Conditions of Approval beginning on Page 22.

Staff Planner
Randall Falkner, Planner

Summary of Analysis

This is a two-part request for a zone map amendment from SU-1 for C-2 to SU-1 for Fire Station, and a site development plan for building permit for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.

The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and adjacent areas.

The applicant has adequately justified the requests for a zone map amendment and a site development plan for building permit, based on applicable policies found in the Comprehensive Plan. There is no known opposition to this request. Staff is recommending approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5/2/2011 to 5/13/2011. Agency comments used in the preparation of this report begin on Page 25.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for C-2	Established Urban	Vacant
<i>North</i>	SU-1 for C-2, C-1	Established Urban	Vacant, Drainage
<i>South</i>	C-1	Established Urban	Commercial, Vacant
<i>East</i>	SU-1 for C-2, C-2, SU-1 Motel & Rel Fac	Established Urban	Vacant, Commercial, Office
<i>West</i>	SU-1 for C-2	Established Urban	Vacant, Drainage

II. INTRODUCTION

Request

This is a two-part request for a zone map amendment from SU-1 for C-2 to SU-1 for Fire Station, and a site development plan for building permit for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.

The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico (UNM) South Campus and adjacent areas. The proposed fire station would replace the existing fire station at the corner of High Street and Silver that was built in the 1920s.

The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC, and development of an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided justification for the zone map amendment pursuant to R270-1980 and has also provided an accompanying site development plan for building permit. The site plan for building permit also includes site details, a landscape plan, a grading and drainage plan, utility plan, and elevations.

The applicant is not requesting a site development plan for subdivision, but has provided a site development plan for subdivision with courtesy information regarding future subdivision of adjoining UNM property. The adjoining UNM property shown on the site development plan for subdivision is owned by UNM (a political subdivision of the state) which is immune to the development regulations and standards of the City of Albuquerque. The dual requests (zone map amendment and site development plan for building permit) for the fire station require City approval because though the land is owned by the UNM, the site will soon be owned by the

Albuquerque Fire Department as part of a land swap between UNM and the City of Albuquerque.

The site is located in the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.

Context

Land to the immediate north, east, and west is vacant. Further to the east are motels and a convenience store/gas station. Across Gibson Boulevard to the south is some commercial and vacant land. Further to the south, behind the commercial and vacant land is a residential neighborhood. Further to the west, beyond the vacant land is the South Diversion Channel, a cemetery, and I-25. Further north of the site is the Genevas Arroyo. The site has some limited views of the Sandia Mountains to the northeast, and great views of the West Mesa and volcanoes to the west. Gibson Boulevard is a very busy road with traffic running in an east-west direction. A traffic light at the intersection of Gibson Boulevard and West Road is planned to allow traffic on West Road to exit the site.

History

Tract B was rezoned from R-1 and SU-1 (no records exist on the specifics of the SU-1 zoning) to R-3 and C-1 in March 1972 (Z-72-57). Tract A and Lots 4 & 5 were rezoned from R-1 to C-2 in February 1993 (Z-93-13) and in January 1995 (Z-94-143, Z-94-130). In June, 2002, the EPC approved a zone map amendment from C-1 and C-2 to SU-1 for C-2 (02EPC 00648), and a site development plan for subdivision (02EPC 00649). The site development plan for subdivision (02EPC 00649) was never signed off by the DRB, and therefore does not apply to the current request.

The City and the University of New Mexico (UNM) finalized a land swap in September 2011, in which the City acquired land for the fire station and the University acquired land for a new health clinic at 4th and Matthew in the North Valley.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Gibson Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates University Boulevard as a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates I-25 as an Interstate.

There is an existing bicycle lane along Gibson Boulevard SE.

Bus route 96 (Crosstown Commuter) runs along Gibson Boulevard SE. There is a bus stop on the north side of Gibson Boulevard, approximately 150' east of the subject site. Other bus routes

that are close to the subject site are route 217 (Downtown KAFB Limited) and route 16/18 (Broadway/University/Gibson).

Gibson Boulevard is a designated Enhanced Transit Corridor. The 2010 traffic flow map, produced by the Mid-Region Council of Governments (MRCOG) shows an average weekday traffic flow of 28,600 along Gibson Boulevard, between I-25 and University Avenue.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The existing zoning is SU-1 for C-2. The C-2 zone (Section 14-16-2-17) provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

The proposed zoning is SU-1 for Fire Station. Fire Stations are considered a special use under the SU-1 zone (Section 14-16-2-22) (B)(14)). The SU-1 zone (Section 14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review. The applicant has provided a site development plan to satisfy this requirement. The proposed use is allowed under the proposed zoning, but not the current zoning.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's justification: The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by locating a fire station in a location designed to minimize emergency response times. The existing Fire Station #2 was built in the early part of the last century, and first renovated in 1951. While that renovation extended the effective life of the facility, it significantly changed the exterior façade and effectively reduced whatever historical value the building once possessed. Subsequent renovations added living space and accommodations for larger apparatus, but did little for the building's overall livability. An independent assessment, performed by an architectural firm prior to a proposed renovation, identified significant issues with the building.

Additionally, fire stations in the downtown and UNM main campus areas are each within a mile of the existing Station #2. That proximity lends itself to a significant overlap in their respective response areas, while leaving a service gap to the south. The decision to rebuild Fire Station #2 on Gibson Boulevard would address both above-mentioned issues.

When this project is complete, the benefit to the community will be an enhanced response capability and shorter response times. AFD will also be able to immediately meet requests to their mutual aid partners in adjacent jurisdictions, such as Bernalillo County, Kirtland Air Force Base, and Sandia Labs – as well as the UNM South Campus.

Staff's response: The proposed zone change request is consistent with the health, safety, morals, and general welfare of the City. Emergency response times would be improved, which would improve health and safety in this section of the City. The request would be controlled through an EPC approved site plan, which is beneficial to the community. The request would provide a quality public facility in an area that is vacant; thereby helping to eliminate blight and resulting in needed infill development. The proposed fire station would provide more "eyes on the street" and help to prevent criminal activity. The request will result in a new fire station that can better serve this portion of the City.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's justification: This proposed zone change furthers the general welfare of the City by constructing a quality public facility in an area that has suffered from lack of private and public investment. The construction of a new fire station will help improve the general welfare of the City and the surrounding area. It is part of a larger plan to reinvigorate the area with new development. A zone change to allow a fire station is consistent with the policies of the City's Comprehensive Plan. A tangible sign of public investment in the neighborhood will provide a measure of stability to the surrounding area and potentially spur private investment in the development of parcels along this segment of Gibson Boulevard.

Staff's response: The applicant has provided an acceptable justification by demonstrating that the requested zoning will not destabilize land use and zoning in the area. The proposed land use (fire station) would match the proposed zoning (SU-1 for Fire Station), providing stability

between land use and zoning. The request will contribute to the stabilization and improvement of the area by providing infill development and acting as a stimulus for economic development.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Developed and Established Urban Areas

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

Applicant’s justification: This zone change will have a positive impact on the neighboring businesses and residential neighborhoods. A new fire station is a tangible sign of the City’s commitment to reinvestment in one of the older neighborhoods within the Established Urban Area. The proposed use is compatible with the existing commercial uses along Gibson Boulevard and will help provide better City services for the adjacent neighborhoods.

Staff’s response: The zone change request will respect existing neighborhood values by allowing a public facility (fire station) on a site that is currently vacant. Vacant land tends to attract weeds, litter, loitering, and crime. The site has been designed to lessen any adverse impacts on residential neighborhoods. The nearest residential neighborhood is 275 feet to the south and is separated by Gibson Boulevard and commercial properties. Neighborhood values will be improved by adding more security (eyes on the street), eliminating blight, providing infill development, improving health and safety, and encouraging economic development. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

Applicant’s Justification: The site is currently vacant and contiguous to existing City infrastructure. Development of this parcel would help revitalize an area that has few public facilities and services. A City fire station will help leverage existing City infrastructure along Gibson Avenue and help improve the overall quality of development in this area. The request for a zone change furthers the City’s goal of accommodating development on vacant lands.

Staff's Response: The zone change request would provide infill development on a site that is currently vacant and is contiguous to existing urban facilities and services. The integrity of the neighborhood would be ensured by developing a vacant site, and by providing economic development and improved emergency response times to surrounding neighborhoods. The request furthers Policy II.B.5e.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Applicant's Justification: This request for a zone change will further the City's policy regarding redeveloping older neighborhoods. This highly visible proposed improvement to the Gibson Boulevard corridor will improve the overall look of the corridor. It will take what is now a vacant parcel of land and provide a fully landscaped, attractive public facility. Reducing the distance for response times to the Kirtland Addition and Clayton Heights neighborhoods also boosts the overall quality of City service to these areas.

Staff's Response: The zone change request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. This section of Gibson Boulevard, west of University Boulevard is mostly undeveloped, with many large vacant lots. Development of a vacant lot could help to redevelop and rehabilitate older neighborhoods in this section of the City, by eliminating crime and blight, improving economic development, and providing infill development. The request furthers Policy II.B.5o.

Public Safety

The Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

Policy II.D.9a: A strong fire prevention and suppression program to protect lives and property shall be maintained.

Policy II.D.9f: Implement a comprehensive system of emergency medicine and rescue services.

Applicant's justification: As stated earlier, the existing, fire stations in the downtown and UNM main campus areas are each within a mile of existing Station #2. That proximity lends itself to a significant overlap in their respective response areas, while leaving a service gap to the south. The decision to rebuild Fire Station #2 on Gibson Boulevard is driven in large part by the need to geographically distribute City fire stations and the corresponding ability to have quick response times for fire and rescue services.

Staff's Response: The zone change request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station to the subject site would improve response times to fires and emergencies in this section of the City. The request furthers Policy II.D.9a.

The zone change request would result in a comprehensive system of emergency medicine and rescue services. The new fire station would be able to better serve this area of the City. The proposed location would improve the City's ability to coordinate responses and reduce response times. The request furthers Policy II.D.9f.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Applicant's justification: The proposed zone change conforms with the requirements of criterion (3) of Policy D and is supported by many goals and objectives of City/County Comprehensive Plan. A fire station on the proposed site is advantageous to the community for the primary purpose of improving public safety by reducing emergency response times. A zone change to SU-1 for Fire Station is also advantageous for the community in the following ways:

- *Uses vacant land adjacent to existing City infrastructure*
- *Redevelops an older neighborhood in the Established Urban Area*
- *Uses a site design that improves the quality of the visual environment*
- *Increases street tree plantings to help minimize the effect of traffic*

Staff's response: The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan. The applicant has cited a preponderance of policies that support the proposal.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's justification: The proposed fire station is fully supported by the adjacent landowner (University of New Mexico) on the north side of Gibson Boulevard. Through preliminary community meetings, the adjoining neighborhoods have expressed support for the development of a fire station at this location. As stated previously, the proposed location for the fire station is sufficiently removed from existing residential areas to not negatively impact their quality of life. The proposed zoning designation, SU-1 for Fire Station, is so specific that it creates a very predictable land use; a fire station is the only allowable use under this zoning. This creates a more predictable impact on the neighborhoods and limits the potential for unintended consequences of a zone change.

Staff's response: SU-1 for Fire Station is listed as a Special Use in the SU-1 Zoning Code (Section 14-16-2-22 (B)(14)). SU-1 for Fire Station does not list any other permissive uses, as a fire station is the only use that can occur for this zone. Potential impacts (noise, traffic, lighting, pollution, views) have been minimized to complement surrounding properties.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

Applicant's justification: The City has programmed Capital Improvement Project funds for the construction of this fire station. Due to the provisions of the funding, the fire station must be operational by the end of 2012. Construction of the fire station is dependent upon this rezoning action to allow the project to move forward.

Staff's response: The fire station is listed on the CIP and funds have been reserved for the purchase of the land and for the construction of a new station.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's justification: The 1.3 acre site is part of a land exchange between the City of Albuquerque and UNM. The appraisal done to establish the value of the parcel did not rely on a zone change to define the value of the land. This particular parcel of land was selected by the AFD to better serve this quadrant of the City; the cost of the land was not a factor.

Staff's response: The cost of land or other economic considerations are not the determining factor for a change of zone.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Applicant's justification: The request for SU-1 for a Fire Station is based upon a larger rationale for improving public safety. The request is also driven by the fact that fire stations are not a permissive use in any general zoning category. The proposed site has no direct access to Gibson Boulevard as the roadway is subject to an access agreement defined by the Mid Region Council of Governments. Location on a collector or major street is not a factor in this request.

Staff's response: The location of the site on a major street is not the primary justification for the requested zoning. The primary justification is to improve public safety by improving response times in this section of the City.

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- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant’s justification: A zone request for a fire station is by its nature a spot zone; clearly there is not the rationale or need for multiple adjoining sites to be zoned for fire station use. As enumerated in the response for Policy C, this request for SU-1 for Fire Station will help facilitate the goals of the Comprehensive Plan.

Staff’s response: The request would result in a spot zone; however, the applicant has shown that the change will clearly facilitate realization of the Comprehensive Plan.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant’s justification: Not applicable.

Staff’s response: The request would not result in a strip zone.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The applicant is requesting a site development plan for building permit. The request includes a site development plan for building permit, a grading and drainage plan, a utility plan, a landscape plan, an elevation plan, and site details. The applicant intends to build an 8,945 square foot fire station on vacant property. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and adjacent areas. An apparatus bay will house two vehicles: an engine and a rescue company. The third bay will be used for future expansion of service.

§14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

Applicant's justification: This zone change will have a positive impact on the neighboring businesses and residential neighborhoods. A new fire station is a tangible sign of the City's commitment to reinvestment in one of the older neighborhoods within the Established Urban Area. The proposed use is compatible with the existing commercial uses along Gibson Boulevard and will help provide better City services for the adjacent neighborhoods.

Staff's response: The request will respect existing neighborhood values by allowing development on a site that is currently vacant. Vacant sites tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values. The location, intensity, and design of the fire station has also been designed to respect existing neighborhood values and conditions by minimizing any negative effects through proper landscaping, lighting, pedestrian circulation and traffic circulation. The request furthers Policy II.B.5d.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Applicant's Justification: The proposed fire station will be sited to minimize the impact of noise and traffic on the adjacent residential neighborhood, particularly the Kirtland Addition. Gibson Boulevard and the commercial properties on the south side of Gibson provide a buffer for any noise and traffic generated by the Fire Station. The 1.3 acre parcel provides a prominent location for a new fire station while having minimal impact on residential neighborhoods.

Staff's Response: *The request will complement the surrounding area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment. Proposed landscaping throughout the site will help to buffer and minimize the effects of noise, lighting, pollution, and traffic on adjacent sites. The nearest residential development is located approximately 275 feet to the south and is buffered by the building setback, Gibson Boulevard, and commercial properties. The building is setback approximately 40 feet from the street, Gibson Boulevard provides a 106 foot ROW, and commercial properties on the south side of Gibson provide additional buffering to residential development to the south. The neighboring lots to the north, east, and west are vacant and are not zoned residential (SU-1 for C-2). Traffic for this site will enter and exit on a new street (proposed West Road) and then access the fire station via two proposed driveways (a north and a south). Parking lot lights are 20' feet in height and are in accordance with all City lighting regulations (Section 14-16-3-9). The proposed SU-1 zoning would allow EPC site plan control and a hearing which would allow neighborhood participation. The request furthers Policy II.B.5i.*

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Applicant's Justification: *This request for a zone change will further the City's goal of redeveloping older neighborhoods. This highly visible proposed improvement to the Gibson Boulevard corridor will improve the overall look of the corridor. It will take what is now a vacant parcel of land and provide a fully landscaped, attractive public facility. Reducing the distance for response times to the Kirtland Addition and Clayton Heights neighborhoods also boosts the overall quality of City service to these areas.*

Staff's Response: *The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. This section of Gibson Boulevard, west of University Boulevard is mostly undeveloped, with many large vacant lots. Development of a vacant lot could help to redevelop and rehabilitate older neighborhoods in this section of the City, by eliminating crime and blight, improving economic development, and providing infill development. The request furthers Policy II.B.5o.*

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

Applicant's justification: *Circulation on the site will minimize the impact on Gibson Boulevard by providing ingress and egress off of a new access point to Gibson Boulevard: West Road. The project also proposes a new signalized intersection at the corner of Gibson Boulevard and West Road.*

Staff's Response: *The site has been planned to minimize the harmful effects of traffic and established neighborhoods shall be protected in transportation planning and operation. Public access to the site and ingress and egress for fire trucks will occur on West Road. A new*

signalized intersection is proposed at the corner of Gibson Boulevard and West Road. The proposed signalized intersection may occasionally result in traffic delays for those traveling along Gibson Boulevard.

Only 5 public parking spaces are provided on the site, in back of the fire station, off of West Road. These 5 spaces are provided because of the public assembly space requirement of one space for each 4 seats in the Zoning Code (Section 14-16-3-1). It is not anticipated that there will be a lot of general public traffic entering the site. The site plan states that a shared parking agreement with adjacent tracts will be developed to accommodate additional public parking. Traffic for the site will occur primarily from the fire trucks and the occasional personal vehicles of the fire crew. Fire trucks and emergency vehicles will exit the site when called out for emergencies. The request will not result in a substantial increase in traffic for the established residential neighborhoods. The request partially furthers Policy II.B.5k.

Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Applicant's justification: Any fire station generates a certain amount of noise associated with fire trucks responding to calls. The location of the fire station is sufficiently removed from residential areas to minimize the impact on homes. The fire station is more than 250 feet from the nearest residential lot on the south side of Gibson Boulevard. It is buffered by the width of Gibson and the commercial area lining the south side of the street.

Staff's Response: The request will not reduce noise, but noise considerations have been integrated into the planning process in order to minimize future noise/land use conflicts. A fire station will generate a certain amount of noise with sirens from fire trucks entering and exiting the site. Landscaping throughout the site may help to minimize some of the noise, as will the buffering by the 106 foot Right-of-Way (ROW) on Gibson Boulevard, and the commercial area on the south side of Gibson. The request partially furthers Policy II.C.4a.

Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.D.4j: For each mode, potential transportation/emergency response hazards such as grade crossings, obsolete geometry, and inadequate street lighting shall be minimized.

Applicant's justification: This stretch of Gibson Boulevard is designated as an Enhanced Transit Corridor. The proposed site with frontage on Gibson Boulevard is ideal for providing efficient access to serve the surrounding area. A proposed traffic light will help facilitate access onto Gibson and adjoining UNM property.

Staff's Response: Although the proposed fire station has been designed to allow fire trucks and emergency vehicles efficient access into and out of the site, the primary focus of this Policy seems to be minimizing response hazards such as grade crossings, obsolete geometry and inadequate street lighting. The fire station is set up for fire trucks and emergency vehicles, but the City streets would have to be improved in order to minimize response hazards and to achieve some of the possible techniques, such as "Plan the street system to provide emergency vehicles with direct routes to all parts of the city" and "Identify and map those streets serving as primary routes for emergency vehicles." This Policy cannot be achieved without improving streets throughout the City, and with no plan for direct and primary routes for emergency vehicles. As a result, this Policy does not really apply to this request.

Public Safety

The Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

Policy II.D.9a: A strong fire prevention and suppression program to protect lives and property shall be maintained.

Policy II.D.9f: Implement a comprehensive system of emergency medicine and rescue services.

Applicant's justification: As stated earlier, the existing, fire stations in the downtown and UNM main campus areas are each within a mile of existing Station #2. That proximity lends itself to a significant overlap in their respective response areas, while leaving a service gap to the south. The decision to rebuild Fire Station #2 on Gibson Boulevard is driven in large part by the need to geographically distribute City fire stations and the corresponding ability to have quick response times for fire and rescue services.

Staff's Response: The request would utilize a strong fire prevention and suppression program to protect lives and property. Currently, fire station#2 is within a mile of fire stations in the downtown and UNM areas. Moving the fire station to the subject site would improve response times to fires and emergencies in the Gibson/I-25 area of the City. A better distribution of fire stations would improve the safety of residents and businesses in this area. The request furthers Policy II.D.9a.

The request would result in a comprehensive system of emergency medicine and rescue services. The new fire station would be able to better serve the Gibson/I-25 area of the City by moving to the proposed subject site. The proposed location would improve the City's ability to coordinate responses and reduce response times. The request furthers Policy II.D.9f.

Site Plan Layout/Configuration

The subject site is approximately 1.3 acres. The site is vacant and the applicant proposes to build an 8,945 square foot fire station. The site will be compatible with surrounding development, which is primarily office, commercial, and vacant land.

The building is oriented to face Gibson Boulevard. Vehicular traffic will access the site by entering on proposed West Road from Gibson Boulevard and then entering the subject site on the proposed shared road on the north side of the site. Fire trucks will exit the site from driveway access on the south side of the site which exits onto West Road. There is no direct access from the site onto Gibson Boulevard. Parking is split into the public parking area and the parking for the fire crew. The dumpster is located just north of the building and can be accessed from the proposed shared road. Solid Waste made the following comment: "Approved but may have to relocate enclosure per SWMD Ordinance."

The building reaches a maximum height of 23'4". Building height in an SU-1 zone can be up to 26', although buildings are permitted to be taller if they fall within the 45 or 60 degree angle planes. The EPC also has discretion over the height of buildings in an SU-1 zone.

Public Outdoor Space

The site contains a 700 square foot public patio on the east side of the building. The public can access the patio from a sidewalk that runs north and south along West Road and connects to the sidewalk along Gibson Boulevard. An 18" concrete seat wall has been provided in the public patio to allow the public or the fire crew a place to sit.

Vehicular Access, Circulation and Parking

Vehicles will be able to access the site from the proposed West Road directly east of the site. Both the public and the fire crew will enter and exit the site on the proposed shared road off of West Road on the north side of the site. The fire trucks will exit the fire station on the south side of the site onto West Road where they can then access Gibson Boulevard. When the fire trucks return to the fire station they will enter on the proposed shared road on the north side of the site. A traffic light is proposed for the intersection of West Road and Gibson Boulevard. Once West Road is completed to Cesar Chavez (Bridge Boulevard) there will be greater access to the site. However, most traffic will still come from Gibson Boulevard.

The crew parking area is enclosed by a 6' high commercial welded wire fence with a manual rolling security gate to provide security for the firefighters' vehicles. Fire crew parking requires one space per person. As a result there are 12 employees and 12 parking spaces for the fire crew. There are also 5 public parking spaces as a result of the public parking requirements for the fire house of one space for each four seats (20 seats are provided inside the fire station for the public). Therefore, there are a total of 17 parking spaces required and 17 parking spaces provided. A shared parking agreement with adjacent tracts will be developed to accommodate additional public parking. An appropriate number of disabled, motorcycle, and bicycle spaces have been provided.

Pedestrian and Bicycle Access and Circulation, Transit Access

Sidewalks are proposed along Gibson Boulevard and West Road and throughout the site to provide pedestrian circulation between the building and the parking lot, and to any sites that will be developed in the future. The sidewalk for the fire crew on the interior of the site will be separated from the sidewalk for the public to provide safety and security for the fire crew. A pedestrian walkway with a scored pattern will be provided in between the sidewalks on the north side of the site in order to provide protection and awareness for pedestrians.

Gibson Boulevard is a designated Enhanced Transit Corridor. Bus route 96 (Crosstown Commuter) runs along Gibson Boulevard SE. There is a bus stop on the north side of Gibson Boulevard east of the subject site. Bus routes that are close to the subject site, but do not run directly in front of the subject site, are route 217 (Downtown KAFB Limited) and route 16/18 (Broadway/University/Gibson). There is an existing bicycle lane along Gibson Boulevard SE. The site development plan for building permit shows one bicycle space required and one provided. However the Zoning Code states that for nonresidential uses that “one bicycle space per 20 parking spaces required for automobile and light trucks, but not less than two spaces per premises” (Section 14-16-3-1)(B)(3)). As a result, the site plan for building permit shall show two bicycle spaces required and at least two spaces provided. A detail for a bicycle rack shall be shown on the site details sheet.

Walls/Fences

A 6’ tall CMU site wall is provided just north of the building to separate the sidewalk for the fire crew from the sidewalk for the public. The fire department has indicated that they want a safe and secure building that is separated from the public portion of the site. A 6’ tall CMU screen wall is provided on the interior of the site just west of the building in order to screen the service yard with the generator from the rest of the site. An 18” concrete seat wall has been provided on the public patio to allow the public or the fire crew a place to sit outside. A 6’ tall commercial welded wire security fence has been provided along with a manual rolling security gate in order to provide a safe and secure parking area for the fire crew.

Lighting and Security

Parking lot light poles that are 20’ tall have been provided throughout the site. None of the light poles are within 100’ of a residential zone (The maximum height of a light pole within 100’ of a residential zone is 16’ per Section 14-16-3-9).. The nearest residential zone is approximately 275’ to the south across Gibson Boulevard.

Landscaping

The applicant is providing landscaping throughout the site to provide shade and screening. Trees have been provided along Gibson Boulevard (south side), West Road (east side), and on the west and north sides to help screen the building from the public view. All of the landscaping is low to medium water use. The applicant is meeting the landscape requirement of 15 percent of the net

lot area. Street trees have been provided along Gibson Boulevard and West Road. Curb cuts have been provided in strategic areas for water harvesting.

Grading, Drainage, Utility Plans

Proposed development grading will allow the site to generally drain from east to west. New water, sewer, and fire protection lines will connect to the fire station and are shown on the utility plan.

Architecture

The building colors were chosen to reflect the colors of the University of New Mexico: dark gray, white, silver and cherry. The building will be made up of an exterior insulation finish system, elastomeric stucco finish over foam board.

Signage

Building mounted signage with the words "Fire Station" and the number "2" will be placed on the south side of the building. The building mounted "Fire Station" consists of aluminum die-cut channel letters, is LED back lit, and is 17 square feet. The individual letters are 28" in height. The building-mounted "2" also consists of aluminum die-cut channel letters, is LED back lit, and has a height of 84" and is 15 square feet. Zoning considers the "Fire Station 2" sign to be one sign. Signage for the fire station is regulated as in the O-1 zone (Section 14-16-2-22). The O-1 zone has no limit on the number of wall signs and limits building-mounted signage to an area that does not exceed 15 percent of the area of the façade to which it is applied if there is no free-standing or projecting on-premise sign" (Section 14-16-2-15)(A)(16). There is no free-standing signage and the building-mounted signage does not exceed 15 percent of the area of the façade to which it is applied.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 5/2/2011 to 5/13/2011. Significant comments were received from Transportation Development, Environmental Health, the Mid-Region Council of Governments, and the Public Service Company of New Mexico. Agency comments begin on page 25. These comments have been addressed either through a revised site development plan or conditions of approval.

Neighborhood/Public

The affected Neighborhood and/or Homeowner Associations and Coalitions include the following: Clayton Heights/Lomas Del Cielo NA, Kirtland Community Assoc., San Jose NA, South Broadway NA, Victory Hills NA, Yale Village NA, and the District 6 Coalition of NA's.

A facilitated meeting was held on September 13, 2011 at the Loma Linda Community Center. Neighbors expressed concern about peak hour traffic. The applicant indicated that a signal would eventually be added at the intersection of Gibson Boulevard and West Road once the site is developed, and there would be a flashing light engaged when fire trucks are coming and going to

alert traffic. Neighbors were also concerned that the 5 public parking spaces may not accommodate the 20 people maximum in the community room. UNM advised that there will be some parking availability at parcels to the north and west. The site plan indicates that a shared parking agreement with adjacent tracts will be developed to accommodate additional public parking.

V. CONCLUSION

This is a two-part request for a zone map amendment from SU-1 for C-2 to SU-1 for Fire Station, and a site development plan for building permit for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.

The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and adjacent areas. The proposed fire station would replace the existing fire station at the corner of High Street and Silver that was built in the 1920s.

The applicant has adequately justified the requests for a zone map amendment and a site development plan for building permit, based on applicable policies found in the Comprehensive Plan. Staff is recommending approval with conditions.

FINDINGS – 11EPC 40029, October 13, 2011, Zone Map Amendment

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for Fire Station for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.
2. The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and adjacent areas.
3. The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC and development of an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided justification for the zone map amendment pursuant to R270-1980 and has also provided an accompanying site development plan for building permit.
4. The City and the University of New Mexico (UNM) finalized a land swap in September 2011, in which the City acquired land for the fire station and the University acquired land for a new health clinic at 4th and Matthew in the North Valley.
5. A request for a site development plan for building permit (11EPC 40031) accompanies this request.
6. The site is located within the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - A. The proposed zone change request is consistent with the health, safety, morals, and general welfare of the City. Emergency response times would be improved, which would improve health and safety in this section of the City. The request will result in a new fire station that can better serve this portion of the City.

- B. The applicant has provided an acceptable justification by demonstrating that the requested zoning will not destabilize land use and zoning in the area. The proposed land use (fire station) would match the proposed zoning (SU-1 for Fire Station), providing stability between land use and zoning. The request will contribute to the stabilization and improvement of the area by providing infill development and acting as a stimulus for economic development.
- C. The request furthers applicable policies of the Comprehensive Plan, including the following:
- i. Developing and Established Urban Areas Policy II.B.5d – The zone change request will respect existing neighborhood values by allowing a public facility (fire station) on a site that is currently vacant. The site has been designed to lessen any adverse impacts on residential neighborhoods. The nearest residential neighborhood is 275 feet to the south and is separated by Gibson Boulevard and commercial properties. Neighborhood values will be improved by adding more security (eyes on the street), eliminating blight, providing infill development, improving health and safety, and encouraging economic development.
 - ii. Developing and Established Urban Areas Policy II.B.5e – The zone change request would provide infill development on a site that is currently vacant and is contiguous to existing urban facilities and services. The integrity of the neighborhood would be ensured by developing a vacant site, and by providing economic development and improved emergency response times to surrounding neighborhoods.
 - iii. Developing and Established Urban Areas Policy II.B.5o – The zone change request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area.
 - iv. Public Safety Policy II.D.9a – The zone change request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station to the subject site would improve response times to fires and emergencies in this section of the City.
 - v. Public Safety Policy II.D.9f – The zone change request would result in a comprehensive system of emergency medicine and rescue services. The new fire station would be able to better serve this area of the City. The proposed location would improve the City’s ability to coordinate responses and reduce response times.
- D. The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan. The applicant has cited a preponderance of policies that support the proposal.
- E. SU-1 for Fire Station is listed as a Special Use in the SU-1 Zoning Code (Section 14-16-2-22 (B)(14)). SU-1 for Fire Station does not list any other permissive uses, as a fire

- station is the only use that can occur for this zone. Potential impacts (noise, traffic, lighting, pollution, views) have been minimized to complement surrounding properties.
- F. The fire station is listed on the CIP and funds have been reserved for the purchase of the land and for the construction of a new station.
 - G. The cost of land or other economic considerations are not the determining factor for a change of zone.
 - H. The location of the site on a major street is not the primary justification for the requested zoning. The primary justification is to improve public safety by improving response times in this section of the City.
 - I. The request would result in a spot zone; however, the applicant has shown that the change will clearly facilitate realization of the Comprehensive Plan.
 - J. The request would not result in a strip zone.
9. There is no known opposition to the request.
10. A facilitated meeting was held in which some neighbors expressed concerns about peak hour traffic and public parking to accommodate 20 people in the community room. A traffic signal at the intersection of Gibson Boulevard and West Road will help control traffic, while a shared parking agreement with adjacent tracts will be developed to accommodate additional public parking.

RECOMMENDATION - 11EPC 40029, October 13, 2011, Zone Map Amendment

APPROVAL of 11EPC 40029, a zone map amendment from SU-1 for C-2 to SU-1 for Fire Station, for all or a portion of Lots 4 and 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, EverReady Oil Company, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 11EPC 40029, October 13, 2011, Zone Map Amendment

- 1. Pursuant to Zoning Code Section 14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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2. Approval of accompanying site development plan for building permit (11EPC 40031) by the DRB.

 3. Concurrent Platting action required.
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FINDINGS – 11EPC 40031, October 13, 2011, Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for all or a portion of Lots 4 & 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, Ever Ready Oil Company, a site of approximately 1.3 acres, located on Gibson Boulevard SE, between University Boulevard SE and I-25.

2. The applicant intends to build an 8,945 square foot fire station on a vacant parcel of land. The proposed fire station will provide facilities for fire suppression and emergency medical services for the University of New Mexico South Campus and adjacent areas.

3. The City and the University of New Mexico (UNM) finalized a land swap in September 2011, in which the City acquired land for the fire station and the University acquired land for a new health clinic at 4th and Matthew in the North Valley.

4. A request for a zone map amendment (11EPC 40029) accompanies this request.

5. The site is located within the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.

6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5d – The request will respect existing neighborhood values by allowing development on a site that is currently vacant. Vacant sites tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values. The location, intensity, and design of the fire station has also been designed to

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- respect existing neighborhood values and conditions by minimizing any negative effects through proper landscaping, lighting, pedestrian circulation and traffic circulation.
- b. Developing and Established Urban Areas Policy II.B.5i – The request will complement the surrounding area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment.
 - c. Developing and Established Urban Areas Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area.
 - d. Public Safety Policy II.D.9a – The request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station to the subject site would improve response times to fires and emergencies in this section of the City.
 - e. Public Safety Policy II.D.9f – The request would result in a comprehensive system of emergency medicine and rescue services. The new fire station would be able to better serve this area of the City. The proposed location would improve the City’s ability to coordinate responses and reduce response times.
8. There is no known opposition to the request.
9. A facilitated meeting was held in which some neighbors expressed concerns about peak hour traffic and public parking to accommodate 20 people in the community room. A traffic signal at the intersection of Gibson Boulevard and West Road will help control traffic, while a shared parking agreement with adjacent tracts will be developed to accommodate additional public parking.

RECOMMENDATION - 11EPC 40031, October 13, 2011, Site Development Plan for Building Permit

APPROVAL of 11EPC 40031, a site development plan for building permit, for all or a portion of Lots 4 and 5, Gibson Tracts, Lot A, 40/25 Associates, and Lot B, EverReady Oil Company, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 11EPC 40031, October 13, 2011, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC

hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall check with the Solid Waste Management Department and shall relocate enclosure if required.
4. Pedestrian/Bicycle Access and Circulation:
 - a. The site plan for building permit shall show two bicycle spaces required and at least two spaces provided.
 - b. A detail for a bicycle rack shall be shown on the site details sheet.
 - c. Scored concrete shall be used to connect sidewalk across West Road to improve access from Gibson Boulevard to the public patio.
5. Conditions of approval from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. A work order will be required from the City of Albuquerque for all proposed infrastructure within the City ROW and West Road.
 - b. 28' Future Road versus drive aisle. Clarify if it's a future roadway or drive aisle.
 - c. Access aisle for ADA parking stall needs to be 8 feet
 - d. Provide/label/detail all dimensions and proposed infrastructure for Site.
 - e. Queuing analysis is required for proposed left turn lane on West Road into site (shown on Site Plan for Subdivision but not shown on Building Permit).
 - f. A cross access agreement with adjacent property owners is required.
 - g. Concurrent Plating Action required at Development Review Board (DRB).
 - h. There may be a possible Memorandum of Understanding (MOU) between the City and the University of New Mexico, what is the status?
 - i. All easements need to be shown and labeled on Site Plan.
 - j. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - k. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - l. Site plan shall comply and be designed per DPM Standards.

6. Condition of approval from Public Service Company of New Mexico: It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

 7. Condition of approval from Environmental Health Department: There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former landfill (Schwartzman Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.
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Randall Falkner
Planner

cc: Chris Gunning, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
Rhonda Methvin, City Hall Room 7057, Albuquerque, NM 87103
Lee Graham, P.O. Box 27543, Albuquerque, NM 87125
Isabel F. Cabrera, 1720 Buena Vista SE, Albuquerque, NM 87106
Shirley Baty, 1513 Gerald SE, Albuquerque, NM 87106
Barbara Williams, 1401 Alamo SE, Albuquerque, NM 87106
Susan Dixon, 1213 Edith SE, Albuquerque, NM 87102
Lorraine Smith, 1123 Williams SE, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed: no comments

Office of Neighborhood Coordination

Clayton Heights/Lomas Del Cielo NA (R), Kirtland Community Assoc. (R), San Jose NA (R), South Broadway NA (R), Victory Hills NA (R), Yale Village NA (R), District 6 Coalition of NA's

4/21/11 – Recommended for Facilitation – siw

5/5/11 – Message from Rhonda Methvin – “I am the CIP Official for the City. Due to continued negotiation between the City and UNM regarding the property for Fire Station 2, I have been asked to have any and all neighborhood meetings put on hold.” – siw

8/29/11 – Recommended for Facilitation – siw

9/1/11 – Facilitated Meeting scheduled for Monday, September 12, 2011 from 6:30pm to 8:30 pm at the Loma Linda Community Center, 1700 Yale Blvd. SE - siw

Long Range Planning

Incomplete packet. However the proposed use seems compatible with the surrounding development and will provide a safety benefit to the area.

Metropolitan Redevelopment Agency

Metropolitan Redevelopment Agency staff have no comments on these applications.

Transportation Development (City Engineer/Planning Department):

Amendment to Zone Map (Zone Change):

- Reviewed, no comment.

Site Development Plan for Subdivision (informational only):

- Concurrent Plating Action required at Development Review Board (DRB).
- Show all pedestrian and vehicular access/connectivity (ingress and egress).
- All easements need to be shown and labeled on plans.
- There maybe a possible Memorandum of Understanding (MOU) between the City and the University of New Mexico, what is the status?

Site Development Plan for Building Permit:

- A work order will be required from the City of Albuquerque for proposed infrastructure within the City ROW and West Road.
- 28' Future Road versus drive aisle. Clarify if it's a future roadway or drive aisle.
- Access aisle for ADA parking stall needs to be 8 feet.
- Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
- Queuing analysis is required for proposed left turn lane on West Road into site (shown on Site Plan for Subdivision but not shown on Building Permit).

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- A cross access agreement with adjacent property owners is required.
 - Concurrent Plat Action required at Development Review Board (DRB) for proposed lines.
 - There maybe a possible Memorandum of Understanding (MOU) between the City and the University of New Mexico, what is the status?
 - All easements need to be shown and labeled on Site Plan.
 - The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- No objection to the Amendment of the Zone Map. Comments on the Grading and Drainage Plan will be addressed at DRB.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.
- The proposed Fire Station access off Gibson is consistent with the Mid Region Council of Governments access policy for Gibson Boulevard.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to Zone Map and Site Development Plan for Building Permit shall include:

- a. A work order will be required from the City of Albuquerque for all proposed infrastructure within the City ROW and West Road.
- b. 28' Future Road versus drive aisle. Clarify if it's a future roadway or drive aisle.
- c. Access aisle for ADA parking stall needs to be 8 feet
- d. Provide/label/detail all dimensions and proposed infrastructure for Site.
- e. Queuing analysis is required for proposed left turn lane on West Road into site (shown on Site Plan for Subdivision but not shown on Building Permit).
- f. A cross access agreement with adjacent property owners is required.
- g. Concurrent Plating Action required at Development Review Board (DRB).
- h. There maybe a possible Memorandum of Understanding (MOU) between the City and the University of New Mexico, what is the status?
- i. All easements need to be shown and labeled on Site Plan.

- j. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- k. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- l. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

The Environmental Health Department requests that the following be a condition of approval for the referenced project:

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former landfill (Schwartzman Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Zone Map Amendment Change or Plan for Building Permit Approval at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved but may have to relocate enclosure per SWMD Ordinance.

FIRE DEPARTMENT/Planning

This will have no adverse impacts to the APS district.

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #96 , Crosstown Commuter route, passes the site on Gibson
Adjacent bus stops	Existing bus stop is located 150' east from the southeast corner of the property, serving the above-mentioned route in the westbound direction.
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested actions. AMAFCA will review the grading and drainage plan with respect to construction adjacent to the South Diversion Channel.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, Gibson Blvd has been classified as a high capacity, high speed, limited access Principal Arterial. Full Access is limited to the following approximately one-half mile at-grade intersections (Midway between Mulberry and University – T intersection to the north and University Blvd).

All requests to modify access on Limited Access Roadways will be considered by the Transportation Coordination Committee (TCC), which is the technical advisory committee for the Metropolitan Transportation Board (MTB). For more details on Roadway Access Modification Policies please contact the Mid Region Council of Governments at 247-1753.

Gibson Blvd has also been identified as an ITS Corridor in the AMPA Regional ITS Architecture and ITS Corridor Map. Please contact City of Albuquerque-DMD at 291-6220 for ITS enhancement planning and programming information.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.