



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1008527
Case #: 10EPC 40060
November 18, 2010**

Staff Report

Agent	Lenity Group, LLC
Applicant	Albuquerque Care Group, LLC
Request	Site Development Plan for Building Permit
Legal Description	Lots 23 & 24, Parcels D & E of Tract A, Block 21, Unit A, North Albuquerque Acres
Location	North side of Palomas Avenue (south of Paseo), between Wyoming Boulevard and Barstow Street
Size	Approximately 2.04 acres
Existing Zoning	SU-2/O-1
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 10EPC 40060, based on the findings beginning on page 15, and subject to the Conditions beginning on page 18.

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

This proposal is for a site development plan for building permit for an approximately 2.04-acre site on the south side of Paseo del Norte, facing Palomas Avenue, between Wyoming Boulevard and Barstow Street. The applicant proposes to develop a 66-bed, single-story, memory care facility.

Applicable plans are the Comprehensive Plan and the La Cueva Sector Development Plan (LCSDP). The request meets most all requirements of these plans. The one requirement not met is that of the front façade sidewalk width – discussion of this is in the staff report. Other than the regulation regarding the sidewalk issue, staff finds the request to be consistent with a preponderance of applicable goals and policies of these Plans.

A facilitated meeting was held October 25; there are no major concerns from the neighborhoods in this area.

There is no known opposition and staff is recommending approval.

City Departments and other interested agencies reviewed this application from 10/4/2010 to 10/15/2010. Agency comments used in the preparation of this report begin on Page 20.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2/O-1	Established Urban; La Cueva Sector Development Plan	Vacant
North	O-1, SU-2/Mixed Use, SU-2/C-1	Established Urban; Window G Sector Development Plan	Pump station, Commercial and Office, then single family residential
South	SU-2/SU-1/Nursing Home and SU-1/PRD	Established Urban	Health Clinic and Single-family homes
East	SU-2/O-1 and SU-2/Mixed Use	Established Urban; La Cueva Sector Development Plan	Retirement Home, across Barstow single family
West	SU-2/O-1, SU-2/C-1	Established Urban; La Cueva Sector Development Plan	Vacant, Shopping Center, across Wyoming Boulevard mausoleum and cemetery

II. INTRODUCTION

Proposal

This is a request for site plan for building permit to develop a memory care facility for mostly Alzheimer’s patients for Lots 23, 24, and Parcels D and E (2 remnant lots along Paseo del Norte) of Block 21, Tract A, Unit A of North Albuquerque Acres. The “subject site” is approximately 2.04-acres and is between Paseo del Norte and Palomas Avenue, between Wyoming Boulevard and Bartow Street. The subject site is zoned SU-2 for O-1 uses per the La Cueva Sector Development Plan and is currently vacant. All SU-2-zoned properties are required to receive EPC approval of a site development plan.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP) and is part of a long strip of land along the south side of Paseo del Norte that is in the southern most portion of the LCSDP area. To the north, across Paseo del Norte, is the Window G Sector Development Plan and to the south there is not a sector plan.

The subject site resides on the south side of Paseo del Norte. A three-story retirement home is located directly on the east side and was approved by the EPC in June 2006. Across Palomas Avenue is a well-established 100-bed nursing home. To the west of the nursing home and south

of the subject site is the Countrywood residential neighborhood. This neighborhood continues to the south between Wyoming and Barstow, across the Domingo Baca Drainage facility.

History

The subject site was part of an approximately 630-acre annexation of land in North Albuquerque Acres that occurred in July of 1996. Upon annexation, Lots 23 and 24 of Block 21, Tract A, Unit A, North Albuquerque Acres was zoned O-1 (Enactment No. 25-1996). The purpose of zoning the 1-acre lots on the south side of Paseo del Norte (between Paseo and Palomas) was to provide a transition from Paseo del Norte on the north to the single-family residential zoning on the south, across Palomas. Parcels D & E that are adjacent to the Paseo del Norte right-of-way (ROW) are remnants from the creation of this ROW. They are not large enough for stand-alone development and are included in the subject request.

The LCSDP was adopted in June of 2000 (R-50, Enactment 65-2000). One of the reasons behind this planning effort was to provide a mix of uses more suitable for a Developing Urban area; rezoning was one way to accomplish this. Enactment 65-2000 adopted Exhibit 12 of the Plan, which is a zoning map of the LCSDP area (see attachment). With this action, the subject site's zoning was changed to SU-2/O-1. Since then, the subject site has remained vacant.

Zoning

The subject site is zoned SU-2/O-1 (see Zoning Code §14-16-2-23 and §14-16-2-15, respectively). The SU-2 Special Neighborhood Zone "allows a mixture of uses controlled by a sector development plan". The use of SU-2 zoning is available to sector plans and is used as an extension of the Zoning Code imposing additional tailored regulations to properties within the Plan area.

For sites zoned SU-2/O-1, the LCSDP, page 28, references the O-1 zone. Permissive and conditional O-1 uses as provided by the Zoning Code are allowed in SU-2/O-1 zoned sites. The O-1 (Office and Institutional) zone "provides sites suitable for office, service, institutional and dwelling uses." The Memory Care Facility is a permissive use in the O-1 zone as it would be considered a nursing or rest home under (A) (8) – "Institution, including library, museum, nursing or rest home, school, day care center, except not hospital for human beings, sanatorium, disciplinary or mental institutions."

The subject site is not zoned SU-1; therefore, the proposal will need to comply with the requirements in the governing sector plan (because of the SU-2 zoning) and the underlying O-1 zone.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Paseo del Norte is a limited access, Principal Arterial. Access from Paseo del Norte is permitted only as specified by resolution of the Metropolitan Transportation Board (MTB) of the MRCOG.

Paseo del Norte has a variable ROW width, which is approximately 156-feet. However, there is a variable width buffer abutting this ROW of approximately 75-feet (at the site) on the south side

of Paseo, which effectively increases the width between property lines on either side of the roadway. The intersection at Paseo del Norte/Wyoming Boulevard and Paseo del Norte /Barstow Street are Type B, which means they are an at-grade dedicated intersection with median opening and traffic signalization at ½-mile intervals, on the limited access Paseo del Norte.

Wyoming Boulevard is a Major Arterial with a 156-foot ROW. Barstow Street is a collector and Palomas Avenue is a major local street.

Transit

The Comprehensive Plan designates Paseo del Norte as an Express Corridor with the primary goal of moving traffic through the corridor quickly. There is not adjacent transit near the subject site. The closest transit route is on Wyoming Boulevard with the ABQ Ride route #31, a weekday park and ride route providing all-day service, and the ABQ Ride route #98, a commuter route providing peak service. The bus stop is more than a quarter-mile away.

Police & Fire

Fire Station 20 and the La Cueva Police Substation are co-located across Paseo del Norte on Wyoming and Corona Street and are less than 1-mile away.

Public Facilities/Community Services

See map at front of staff report. Staff has mentioned the facilities in the immediate vicinity of this request that are important to this request. Remaining facilities are of lesser importance for this site and are of non-significance to this request.

III. ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES

A) Albuquerque/Bernalillo County Comprehensive Plan- Rank I

The subject site is located in the Established Urban Area of the Albuquerque/Bernalillo County 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.” Applicable policies include:

Policy II.B.5.a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

This request will add a new facility for memory care into an area that already offers a variety of mixed uses at a gross density of less than 5-dwelling units per acre. This allows a full range of urban land uses, furthering this policy – there is not another memory care facility in the area.

Policy II.B.5.d: 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, recreational concern.

This facility is compatible with adjacent uses – a retirement home and a nursing home – and offers the same (or less) intensity to the area. The residents of this facility will not impact the surrounding neighborhoods, as they are not allowed to leave on their own.

Further, the memory care facility will be a single story building with a maximum height of 21' 1¼". This height is below the maximum allowable height of 26' for a building in the O-1 zone as well as below the maximum allowable height of the LCSDP of 36' (page 29) for a building in the SU-2/O-1 zone. This helps to protect the scenic resources of the view to the east (primarily the Sandia Mountains) and the western view of the mesa and escarpment. The applicant has provided a view analysis (attached to this staff report) and it will be discussed below.

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

The subject site is vacant and is infill to the area – thus, urban facilities and services are available. The proposed development would be new growth occurring contiguous to existing urban facilities and services; the integrity of existing neighborhoods will be unaffected as the only traffic generated by this site will be the staff to support the 66-bed facility. This site is well served by Wyoming Boulevard (a Major Arterial), Barstow Street (a collector) and Paseo del Norte (A limited access Principal Arterial), which addresses/reduces the problem of cut-through traffic.

Policy II.B.5.i: 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.

The facility is new development and will create additional employment to the area. It is located adjacent to Paseo del Norte and will add to the buffering of traffic noise along this corridor to the adjacent neighborhoods located south of the site.

The site is a destination for the staff (working there) in performing their duties, which is the care of the residents. The residents will not be traveling to and from the site. Thus, the traffic impacts to the surrounding residential environments will be minimal from this site as Palomas Avenue feeds directly into Palomas Avenue, which has a direct connection to Paseo del Norte.

Policy II.B.5.k: 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 operations.

As mentioned in the previous policy, the proposed facility should help reduce the harmful effects of traffic by acting as a buffer between Paseo del Norte and the neighborhoods to the south.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The design of the building has been utilized at other memory care facilities in other cities nationally. The building is a single-story, brown-stuccoed building with stacked stone as accents in a few places on the exterior walls and a "Spanish-Tile" type pitched roof. This design appears to be appropriate to the plan area and complies with the design regulations of the La Cueva Sector Development Plan.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The applicant has provided a view analysis in their submittal. The view analysis shows a rendering of the building situated on the site and the impact it will have on the surrounding scenic views. Since it is a single-story building with a maximum height of 21' 1 ¼", it appears to be a good fit into the local urban fabric. That is, it is of quality design and has minimal impact on views to the neighborhoods in the surrounding area.

Additionally, the site is well landscaped with a combination of shade and street trees, shrubs and ground covers as well as turf. The visual environment of the surrounding neighborhood will be enhanced due to this site's abundant landscaping.

C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION POLICIES

4. Noise

Goal: to protect the public health and welfare and enhance the quality of life by reducing noise and by protecting new land use/noise conflicts,

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

The request is for a memory care facility to be developed on the subject site. The ROW of Paseo del Norte is 156' and there is an additional variable buffer that is 75' of additional width at the site. The front of the site is to Palomas and the back of the building is to Paseo del Norte. Thus, the noise from Paseo should not be a factor for the residents of the facility. More importantly, however, is the buffering on the impacts of the roadway to the nearby neighborhoods. The building will continue the buffer that is provided by buildings that line Paseo and therefore, reduce the impact of the traffic noise to the neighborhoods.

8. Developed Landscape

Goal: to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8.a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The requested development will add to the visual environment while maintaining a low impact on the visual natural landscape. As mentioned, the applicant has provided a view analysis to help visualize how the building will impact views to the east and to the south and west. The building will have a minimal impact on the natural views while adding an aesthetically pleasing development to the urban landscape.

D. COMMUNITY RESOURCE MANAGEMENT

6. Economic Development

Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

Policy II.D.6.a: New employment opportunities, which will accommodate a wide range of occupational skills and salary levels, shall be encouraged and new jobs located convenient to areas of most need.

The request is for a new memory care facility to be developed in the La Cueva area. It will require new employees that are skilled in various occupations and provide various salary levels.

B) La Cueva Sector Development Plan (LCSDP)-Rank III

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add some clarifying language. The general boundaries are Louisiana on the west, Paseo del Norte and Palomas on the south, Ventura on the east and Florence on the north. Exhibit 12 of the Plan shows specific boundaries (see attachment).

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The Plan contains general Guiding Principles (see Section 1.3-page 4) and Guiding Land Use Principles (see Section 5.1-page 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (Section 5.4.6). The following land use principles apply (see 5.1-Guiding Principles):

GUIDING LAND USE PRINCIPLES:

Applicable Guiding Principles for this development are:

- The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The intent of the Plan area is to be "urban, with a mix of residential densities". The addition of the memory care facility fulfills this principle in that the facility itself adds to the urban landscape while being of similar intensity as the surrounding neighborhoods.

- Paseo del Norte is the main east-west corridor through the plan area and provides the best opportunity for high-density, urban uses.

The request meets the intent of the LCSDP by providing a commercial use adjacent to Paseo del Norte.

- The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

Views were identified in the Plan as being important to the community; the proposed building height is 21' 1¼", although 26' is the maximum height allowed in the underlying O-1 zone and 36' in the SU-2/O-1 zone associated with this Plan. The applicant has provided a view analysis to demonstrate the protection of views of the natural environment.

The LCSDP requires that an area of at least 4% of the building footprint needs to be provided as open space. The proposed site plan shows at least 37% of the site as being provided as open space to the residents of this facility in the form of courtyards, a patio and walkways.

- Existing development has begun to create an identity for the Plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the Plan to solidify this identity by requiring compatible new development.

Overall, the proposed development is designed to be a part of the existing development of the neighborhood in regards to its architectural style, the quality of design and compatibility with the surrounding natural landscape. The proposed site plan furthers this Guiding Principle of the Plan.

IV. ANALYSIS--SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Submittal

The proposed site development plan for building permit is for a 66-bed single-story memory care facility to be developed on two lots (Lots 23 and 24) and two remnant tracts (Parcels D and E) leftover from the creation of the Paseo del Norte ROW that have a total area of 2.04-acres. The facility fits on the subject site utilizing all available space.

The applicant submitted a packet of 6 full-size sheets consisting of a proposed site development plan, site details, a landscape plan, a drainage plan, a utility plan and elevations. There is also another sheet depicting the internal room layout of the building, but will not be discussed in this staff report. Additionally, there is an 8.5" X 11" page with a colorized rendering of the building, and the view analysis. The view analysis consists of 4 separate color renderings showing the building against the natural landscape. One of the sheets is a bird's eye view looking down on the

site and helps to explain the view direction presented on the other 3 sheets – they are on 8.5” X 11” sheets.

Site Plan Layout / Configuration

The site plan shows the subject site with the building’s placement in the northeast portion of the overall site with parking and circulation on the western and southern edges. The site plan also reveals that there are two internal courtyards and that the building is well articulated on all four sides. Access to the building will be oriented toward the front center of the site – facing Palomas Avenue. There are two curb cuts along Palomas Avenue that create a looped driveway onto the site. Pedestrian connections exist from the public sidewalk of Palomas Avenue to the front entrance of the facility.

There is a 6’ high metal fence along the perimeter of the north, east and west sides with magnetic locking gates to control passage to and from the front of the building. There is a patio in the northeast corner and a designated “resident evacuation area” towards the northwest corner; it is where the residents are to gather when they have to evacuate the building. The site plan also shows the relationship of the building on the abutting property.

Walls/Fences

As mentioned, there is a 6’ 0” wrought iron type metal fence that encloses the back and side yards of the site and generally follows the property line - the fence is actually made from square aluminum pickets painted black. The fence is articulated with various size reliefs on all three sides of the site. The site plan shows that the fence on the east side of the site is composite of a 4’0” high retaining wall with a 2’0” high transparent wrought iron type fence on top of it. There are no specifics about whether the retaining wall concept is carried forward on the north or west sides of the site, however, the 6’ height is assumed.

The residents will be confined by the fence on the eastern and northern side of the site and passage is controlled through 4’0” wide magnetic gates that are keypad controlled. The resident evacuation area is surrounded by a continuation of the fence at the back of the site and is access controlled with a gate. Beyond the evacuation area, the fence surrounds the outside of a detention pond in the northwest corner and then the fence continues to the front of the site along its property line.

Vehicular Access, Circulation & Parking

Two vehicular access points are proposed from Palomas. As mentioned above, these two curb cuts create a looped driveway onto the site. The western curb cut also accesses the drive aisle that goes to the rear of the site where the service area for the building and the trash enclosure are located. There is a turn-a-round point for this drive aisle in the northwest corner and is surrounded by the detention pond.

The parking is single loaded and predominantly on the western edge of the site. However, there are a few spaces at the front and rear of the site as required in LCSDP Regulation 12R-2 (distribute parking on the site). In the front, the entry to the building is flanked by visitor spaces,

handicap spaces, and a dedicated spot for the van that will be used to transport the residents of this facility.

There is a row of parking along the fence of the western side yard. The site plan shows nineteen regular parking spaces. It is unclear if the spaces are deep enough to allow the required vehicle overhang as the articulation of the fence compromises the end of these spaces. There are also six regular spaces in the service area for the building.

The site plan shows a total of 34 parking spaces provided – 30 regular (open) and 4 handicap. The word “open” should be deleted from the site plan so as not to confuse it with “open space” as defined in the Zoning Code. The Zoning Enforcement Office has made the determination that the Memory Care Facility is closest in use to a Nursing Home. The General Parking Regulations in the Zoning Code specify one space for each two beds for a hospital, convalescent or nursing home use §14-16-3-1 (A)(16). Since there are 66-beds for patients in the facility, the required parking would be 33-spaces. The LCSDP under regulation 12R-3, page 37 allows a 10% increase over the minimum requirement:

12R-3: The minimum required parking spaces plus ten percent is the maximum parking allowed. A variance to the standard must be approved to increase the allowed parking.

Thus, the site has the proper number of parking spaces.

There are two each bicycle and motorcycle parking spaces provided. These spaces are located at the back of the building near the service area. These spaces need to be visible from the primary entrance of the building as specified in §14-16-3-1 (C)(2) of the Zoning Code. The Motorcycle Parking signs need to be shown on the site plan detail and are required to be 12” X 18” in dimension. The applicant has provided two additional bicycle-parking places at the front of the building, however.

The drive aisle widths are shown to be 26’ and the regular parking spaces are 9’ X 18’ with a 2’ overhang from the parking stop. The handicap spaces are 10’ wide by 18’ long with an 8’ wide accessible area between the two spaces on both handicap-parking areas. These are acceptable dimensions as per the Zoning Code.

Pedestrian and Bicycle Access and Circulation & Transit Access

There is a pedestrian linkage from the public sidewalk at the road (Palomas) to the main entrance of the building. The sidewalk width along the building’s front façade is dimensioned at 6’. However, it is unclear if this dimension applies to all sidewalks as the scaled site plan shows a narrower section of sidewalk on both sides of the covered entrance. The LCSDP specifies that a 15’ sidewalk shall be provided along the entire entry façade of all buildings. Shading, landscaping and seating shall be provided within this area as well, LCSDP 3R-4, page 32. The site plan will have to be altered to meet this requirement or the applicant has the option to request a variance from the Zoning Hearing Examiner to vary from this width requirement.

There is a sidewalk/trail on the north side of the site between it and Paseo del Norte. The applicant shall continue this sidewalk moving from the east (behind the retirement home building) to the west, as it is adjacent to the site.

Lighting & Security

The number of parking lot lights appears to be adequate for security purposes. The site plan detail notes that all lighting shall comply with the LCSDP requirements and will be shielded, however, it is not clear whether the type of light fixture proposed will actually provide shielding. The light poles are 15' 3 1/2" tall from top to grade. To comply with the LCSDP, light poles cannot exceed 16' in height. The lighting detail needs to indicate color and finish type. The site plan does not show any building mounted lights.

There are two HID sign lights at the front of the site used to illuminate the facility's sign. The LCSDP specifies that these fixtures must be fully shielded, 14R-1, page-38. The applicant's supplemental letter states that these are to be shielded fixtures.

Landscaping Plan

The site is well landscaped with the Landscaping Plan showing trees surrounding the entire site on the perimeter and within the two courtyards. Under the trees are a wide variety of shrubs with a mix of different types of ground cover. Basically, if the building footprint, the required parking lot and drive isles or walkways do not cover the site, it is landscaped.

The LCSDP gives the intent of the landscaping regulation as: Provide a pleasant microclimate for pedestrians and increase the aesthetic appeal of a development. The sector plan has one requirement and that is the spacing of street trees should be no farther than 25-feet apart. The Landscaping Ordinance in the Zoning Code, §14-16-3-10, provides the rest of the regulations. These regulations are adequately addressed by the landscape plan. The required landscaping is 8,566-square feet, 15% of the net site area. The area of landscaping provided is 21,302-square feet or 37% of the net area.

The landscape plan does note that an irrigation system will be provided and that the landscape maintenance is the responsibility of property owner and will be maintained by a professional landscape maintenance company.

Grading & Drainage Plan

The subject site naturally slopes downward from the southeast to northwest with about 10' of elevation change in its current state. The finished grade will be a 3' difference with an onsite detention pond at the northwest corner of the site – near the service area for the building. Storm water from the roof will have the opportunity to be absorbed in a gravel perimeter around the building. The courtyard that does not have access to the exterior will have drains installed that bring the storm water out with external flow to the detention pond area.

Utility Plan

There are all utilities running in Palomas Avenue adjacent to this site. Two fire hydrants are proposed; one is internal to the site and shown near the service area.

A new electrical transformer will be installed in the service area.

The HVAC will be provided in two ways: each resident's room will have an individual unit that provides both heating and cooling and vents to the outside. This can be seen on the elevation sheet where the vents are located as one per two rooms. The provision of HVAC for the common areas of the facility will be located near the service area and will actually fit in attic space of the building with shutters below the roof line to provide ventilation for the system.

Architecture & Design

The architecture, style and colors of the building generally comply with the standards in the LCSDP. Specifically, the buildings 4 facades all have articulation incorporating recessions and projections along at least 20% of the façade - LCSDP 5R-4, page 33. The building also has a clearly defined, highly visible entrance with a drive through canopy entrance - LCSDP 5R-7, page 33. The entrance also satisfies LCSDP Regulation 4R-2, page 32, where the main entrance must be fully landscaped when facing a street and 4R-4, is convenient to pedestrian walkways.

Colors for the proposed building are earth tone. The building is a stucco-finish in light tan (basic khaki) and warm brown (sand motif) as accent stucco. The roof is a warm brown "Spanish-Tile" type with a color of the name Rustic Ivory Blend. There are some accent walls that will be covered in a stacked stone that is a darker grayish-brown color (Tuscan Villa-Florentine). The window frames are tan and the trim board will be painted a darker putty color – ancient pottery. This color scheme satisfies the requirements of the LCSDP Regulations, paragraph 9, page 35.

There are numerous windows on each side of the building (5' X 6' 6" side by side), presumably one for each resident's room. There are service doors in the service area as well as on each side of the building and the 6' 9" X 3' 8" and painted to match the exterior color of the building as are vents in the walls. The front entry has two foam column pilasters, that stand on stacked stone pedestals, on either side of the drive thru area that support this portion of the roof extension. The building is also adorned with five wood trellises standing next to the building that are 37' 4 ½" long.

Signage

There will be one monument sign that is 5' high and 15' long. The signs face is 10' X 2' which gives a total face area of 20-square feet. This is within the limits of the LCSDP of 50-square feet as found in 13R-4, page-37. The sign will be up lighted via High Intensity up-lighted ground mounted fixtures and it is unclear what the intensity will be of the two fixtures. The Zoning Code specifies that no more than 320-lamberts is allowed §14-16-3-5 (D)(1)(b).

Public Outdoor Space, Open Space

There will be no outdoor public space provided except for the landscaped area in front of the building - all other outdoor space provided is for the benefit of the residents and/or staff of this facility. However, since the facility caters to the residents living there, the application shows a well-landscaped site providing a large amount of open space. One of the Guiding Principles of the LCSDP is that "the North Albuquerque Community has identified "views" and "open space"

as two valuable assets that help identify the area”. The applicant has provided both in this development.

Although there is not a requirement of area for open space per the O-1 zone in the Zoning Code, the LCSDP specifies at least 400-square feet or 4% of the building footprint, whichever is larger, and shall provide open space amenities – LCSDP Regulation 8R-3, page 34. Of the total site, 32% (28,700-square feet) of the total area of the site is landscaped and 7% are walks and patios (6,000-square feet). The building covers 36% (31,600-square feet) and parking and drive isles are 25% (22,400-square feet) of the site. A simple calculation reveals that just the amount of space provided in the walks and patio satisfy this requirement – $6,000/31,647 = 19\%$. The site has additional courtyards: one is in the middle of the building and is approximately 4,800-square feet and a smaller one located by the service area that is 1,050-square feet. The area of these 2 courtyards added to the walks and patios gives an open space area of 11,850-square feet. This square footage divided into the building’s square footage gives: $11,850/31,647 = 37\%$ of open space provided.

View Analysis

The LCSDP requires all developments in the area to provide a view analysis:

11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicates how these views will be protected within the site.

The applicant has provided the view analysis on four 8.5” X 11” sheets. The analysis consists of three renderings of the building with the view that will be seen behind it. The first sheet is the view to the northeast and shows the front of the building from the southwest corner, the north half of the Sandia Mountains in the background. The second sheet is the view from the northeast and shows what would be seen from Paseo del Norte (traveling east). The service area portion of the building is depicted with the southern half of the Sandia Mountains in the background. The third sheet is the view to the northwest showing the front of the building and the foothills that are north of the Sandia Mountains.

The last sheet (also labeled “View Analysis – 3”) is an overhead view of the site plan with arrows showing the direction of views considered in this analysis. The view to the west is vast, the land drops away quickly and the escarpment and west mesa are lower in elevation.

Concerns of Reviewing Agencies/Pre-Hearing Discussion

Agency comments used in the preparation of this report begin on Page 20. There were three iterations by the applicant in providing an adequate submittal for EPC review. The agencies comments are related to the original submittal. Also, there was a Planning Review Team (PRT) meeting held on September 7, 2010 when the applicant was able to present this facility to planning staff. There were no general concerns of the applicant’s proposal at that time.

The Fire Department and the City Engineer have made comments regarding there not being ample room for vehicles, fire trucks and garbage trucks included, to circulate the site. However, the Solid Waste Department did not offer comments to this site plan. Staff believes that there is

ample room for the refuse truck to pull into the turn around, back into the service area and pull out forward to exit the site. Fire and Rescue trucks will have to do the same thing.

The comments on planting details by the Long Range Planning Division have been responded to by the applicant. The comments were based off the original submittal request. Since then, staff has provided the applicant with a deficiency memo detailing required elements that were missing from the initial application. The revised submittal is now what is being considered.

The Code Enforcement Office has several comments to offer, however, these comments were based on the original submittal as well and the applicant has addressed most of them after they reviewed the agency comments.

Neighborhood Concerns

Notification went out to the Countrywood Area NA, the Countrywood HOA, the Nor Este NA and the North Wyoming NA as well as the District 4 Coalition. There was a facilitated meeting on October 25, 2010 and no major concerns were expressed. A copy of the Facilitator's Report is attached. There is no known opposition to this request.

Conclusion

This is a request for a site development plan for building permit for Lots 23 and 24, Parcels D and E of Block 21, Tract A, Unit A of North Albuquerque Acres, which is a 2.04-acre site. It is located between Paseo del Norte and Palomas Avenue (on the south side of Paseo) between Wyoming Boulevard and Bartow Street and the site is zoned SU-2/O-1. The planned development is for a 66-bed, single story, memory care facility, which typically serves 70-80 year old patients that have Alzheimer's disease.

Applicable plans include the Comprehensive Plan and the La Cueva Sector Development Plan (LCSDP). Overall, staff finds the request furthers a preponderance of Comprehensive Plan Goals and Policies and is generally in compliance with the LCSDP design standards. The one LCSDP Regulation the request does not comply with is that of 3R-4, the width of the sidewalk in front of the building's front façade.

Members of the Countrywood Area NA, the Countrywood HOA, the Nor Este NA and the North Wyoming NA as well as the District 4 Coalition were notified. A facilitated meeting was held October 25, 2010 with representatives of these neighborhoods and there were no major concerns expressed. A copy of the Facilitator's Report is attached to the Staff Report.

Staff recommends Approval.

FINDINGS - 10EPC-40060 (November 18, 2010) - Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lots 23 and 24, and Parcels D and E of Tract A, Block 21, Unit A, North Albuquerque Acres, an approximately 2.04-acre site located between Paseo del Norte and Palomas Avenue (on the south side of Paseo del Norte), between Wyoming Boulevard and Barstow Street.
2. The subject site is zoned SU-2/O-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the O-1 zone in the City Zoning Code. The proposal will need to comply with the requirements in the governing sector plan and the underlying O-1 zone.
3. The applicant's intended use is for a memory care facility and it will house residents on a 24/7 basis much like a nursing home facility. The proposed use is allowed in the O-1 zone.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is in the Established Urban Area of the Comprehensive Plan and the La Cueva Sector Development Plan (LCSDP).
6. The request for site plan for building permit furthers the following Comprehensive Plan policies:

Policy II.B.5.a: The memory care facility expands the range of urban uses in the area while keeping the overall gross density 5-dwelling units or less.

Policy II.B.5.d: The location, intensity and design of the proposed development will respect existing neighborhood values, natural environmental conditions and carrying capacities. The requested development is compatible with and offers similar intensities as adjacent uses; a retirement home, a nursing home and a residential neighborhood. The overall height of the new development is less than the maximum allowed, helping to protect scenic resources.

Policy II.B.5.e The request will provide infill development on a vacant site where existing urban facilities and services already exist. This helps to ensure the integrity of the existing neighborhoods.

Policy II.B.5.i: This new facility will add to the areas employment and act as a buffer regarding traffic impacts between Paseo de Norte, adjacent to the north, and the residential neighborhood, to the south.

Policy II.B.5.l: The building is designed appropriately for the plan area; it is a stacked stone and tan stuccoed single-story building with a “Spanish Tile” type roof and conforms to the architectural style of the surrounding neighborhood.

Policy II.B.5.m: The applicant provided a view analysis that shows how the proposed building will impact surrounding local views. Since the building is only 21’ 1 ¼” tall at the ridgeline, it obstructs the natural scenic views minimally. The site is also well landscaped, which adds to the visual environment.

Policy II.C.4.a: The building will act as a buffer from impacts of traffic using Paseo del Norte to the neighborhoods south of the proposed site. This protection from noise conflicts helps to further the public health and welfare and enhance the quality of life to the residents in these adjacent neighborhoods.

Policy II.C.8.a: The proposed development will add to the visual environment while maintaining a low impact on the visual natural landscape. The site is aesthetically pleasing and well landscaped, which adds to the developed landscapes’ quality and the building has a low impact on the natural visual environment as demonstrated through the view analysis study.

Policy II.D.6.a: The site will add new employment opportunities of a wide range of occupational skills and salary levels to the surrounding area and community.

7. The request complies with several of the Guiding Principles of the La Cueva Sector Development Plan:
 - The facility adds to the urban landscape while being of similar intensity of use as the surrounding neighborhoods.
 - The proposed facility is located adjacent to Paseo del Norte which provides the best opportunity for high density, urban uses.
 - The proposed allowable building is below the maximum allowable height protecting the views of the natural environment. The site also provides 37% open space to the residents.
 - Overall, the proposed development is designed to be a part of the existing development in regards to its architectural style, the quality of design and the compatibility with the surrounding natural landscape.
8. The site development plan complies with all LCSDP Regulations, except 3R-4, Pedestrian Circulation,. The regulation requires that a 15’ wide sidewalk be provided along the entire entry façade of all buildings. The applicant is providing a 6’-foot wide sidewalk.
9. A View Analysis has been performed and provided with the submittal. The view analysis shows a rendering of the building with natural environmental views in the background.

10. Notification went out to the Countrywood Area NA, the Countrywood HOA, the Nor Este NA and the North Wyoming NA as well as the District 4 Coalition.

11. A facilitated meeting was held on October 25, 2010 with the applicant and the neighborhoods. No major concerns were expressed.

12. There is no known opposition to this request.

RECOMMENDATION - 10EPC 40060 (November 18, 2010)

APPROVAL of 10EPC-40060, a Site Development Plan for Building Permit for Lots 23 and 24, Parcels D and E of Block 21, Tract A, Unit A, North Albuquerque Acres, zoned SU-2/O-1, based on the preceding Findings and subject to the following Conditions.

CONDITIONS OF APPROVAL - 10EPC-40060 (November 18, 2010) -- 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 provide a 2' overhang for all parking spaces.

4. The word "open" shall be deleted from the parking calculations in the site plan so as not to confuse it with "open space" as defined in the Zoning Code.

5. The Motorcycle parking spaces shall move to a visual site of the front entrance of the building.
 6. The applicant shall either provide a 15' wide sidewalk in front of the building's front façade for the length of the façade or the applicant has the option to request a variance from the Zoning Hearing Examiner to vary from this width requirement.
 7. The applicant shall continue the sidewalk/trail on the north side of the site for the portion adjacent to the site.
 8. All lighting fixtures shall be shielded and in compliance with the La Cueva Sector Development Plan and noted on the site plan.
 9. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. 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).
 - b. Provide dimensioned distance between site drives as measured from face of curb to face of curb.
 - c. Provide turning template information at site drives for rescue vehicles entering from Palomas that will need to access the front entrance.
 - d. Dumpster enclosure location, as shown, will not allow solid waste vehicles to maneuver on-site. Approval from solid waste required.
 - e. Define area of rescue assistance.
 - f. Disabled parking spaces need to be 20' in length.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Concurrent platting action is required.
 10. The applicant will need to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
-

***Christopher Hyer
Senior Planner***

cc: Lenity Group, LLC – Dan Roach, 471 High Street SE, Suite 10, Salem, OR, 97301
Albuquerque Care, 12115 NE 99th Street, Suite 1800, Vancouver, WA, 98621-0011
Scott McGee, 9700 Tanoan Drive NE, Albuquerque, NM 87111
Amy Whittling, P.O. Box 91343, Albuquerque, NM, 87199-1343
Erica Vasquez, P.O. Box 92315, Albuquerque, NM, 87199
Amy Wasko, 7808 Callow NE, Albuquerque, NM, 87109
Nanci Carriveau, 8309 Krim Drive, Albuquerque, NM, 87109
Jeff Peterson, 7800 Eagle Rock Avenue, Albuquerque, NM 87122--2723
Joe Yardumian, 7801 R.C. Gorman Avenue, Albuquerque, NM 87122-2748
Nancy Kazik, 7932 Woodleaf NE, Albuquerque, NM 87109
Ilona Schwab, 7912 Woodwind NE, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

The subject site is located within the La Cueva Sector Development Plan and must adhere to the regulations found within that plan.

Parking

- The submittal does not contain off-street parking calculations to determine if the site is in compliance with the La Cueva Sector Development Plan.
- The submittal needs to have two bike racks.
- The submittal does not illustrate the handicap signs or motorcycle signs to verify if they are meeting the requirements.
- The submittal does not demonstrate a six-foot wide pedestrian connection from the public sidewalks to the principal customer entrance.

Building and Site Design

- Pedestrian Sidewalks along the Primary Façade needs to be at least 15 feet in width, consistent with the La Cueva Sector Development Plan.
- The site needs to contain seating adjacent to a façade that is wider than 100 feet wide.
- No information has been provided regarding mechanical equipment screening.
- The submittal does not comply with the provision that requires facades greater than 100 feet to meet certain design standards.
- Screening for the loading area is not clearly identified as being screened.
- The submittal does not meet 4R-2 of the La Cueva Sector Development Plan that requires facades that face a street to meet certain design criteria.
- The submittal does not contain a View Analysis consistent with the La Cueva Sector Development Plan.

Landscaping

- The submittal does not specify how much total landscaping is required and how much is provided. The calculations for landscaping cannot include the deduction of parking areas or sidewalks.
- Item number 1 under Landscaping Notes indicates that the landscape plan is schematic. The landscape plan cannot be schematic prior to approval by the EPC and needs to be consistent with what is going to be submitted for building permit.
- The submittal does not specify the number of plants that will be provided.

Lighting

- Parking lot lighting is not shielded as required in the Zoning Code and the La Cueva Sector Development Plan.

Signage

- A not should be added on the submittal indicating that Lighting will comply with the La Cueva Sector Development Plan and the Zoning Code.
- The submittal illustrates the location of a freestanding sign but no details are provided on the size and height. The location of the freestanding sign needs to be at least 10 feet from the right-of-way line.

Office of Neighborhood Coordination

Countrywood Area NA (R)

Countrywood HOA

Nor Este NA (R)

North Wyoming NA (R)

District 4 Coalition of NA's

10/4/10 – Recommended for Facilitation – siw

10/5/10 – Assigned to Jessica Lawrence – sdb

10/14/10 – A Facilitated Meeting scheduled for 10/25/10 at 7 p.m. at the Covenant United Methodist Church, 8510 Wyoming Blvd. NE – siw

Long Range Planning

The site is within the Established Urban area of the Comprehensive plan and within the boundaries of the La Cueva Sector Development Plan.

Please specify tree, shrub and ground cover types or at least a ratio of tree types for street trees.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- 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).
- Provide dimensioned distance between site drives as measured from face of curb to face of curb.
- Provide turning template information at site drives for rescue vehicles entering from Palomas that will need to access the front entrance.
- Dumpster enclosure location, as shown, will not allow solid waste vehicles to maneuver on-site. Approval from solid waste required.
- Define area of rescue assistance.
- Disabled parking spaces need to be 20' in length.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments on the Site Plan. A conceptual grading plan is required prior to DRB approval since there may be infrastructure requirements. A concurrent platting action is required.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

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.

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. 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).
- b. Provide dimensioned distance between site drives as measured from face of curb to face of curb.
- c. Provide turning template information at site drives for rescue vehicles entering from Palomas that will need to access the front entrance.
- d. Dumpster enclosure location, as shown, will not allow solid waste vehicles to maneuver on-site. Approval from solid waste required.
- e. Define area of rescue assistance.
- f. Disabled parking spaces need to be 20' in length.
- g. Site plan shall comply and be designed per DPM Standards.
- h. Concurrent platting action is required.

WATER UTILITY AUTHORITY

Utility Services

No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments received.

Environmental Services Division

No comments received.

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

City Forester

No comments received.

POLICE DEPARTMENT/Planning

1. The proposed exterior lighting appear to be in direct conflict with proposed landscaping. Recommend not placing large trees and/or bush variety's that will grow at maturity to more than three (3) feet. Proposed tree planting in the parking lot islands should be eliminated.
2. Trees and bush variety's that will grow at maturity to more than three (3) feet should be eliminated from the plan to provide maximum visibility adjacent to all building entrances.
3. All exterior lighting should illuminate walkways, common areas, parking lots, building entrances and maintenance areas
4. Video cameras should be positioned to view all walkways, common areas, parking lots, building entrances (and interior) and maintenance areas.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments received.

FIRE DEPARTMENT/Planning

- 1) Please be aware of the Fire Apparatus turn around requirements
- 2) Please be aware of the Fire Department access requirements
- 3) Please be aware of the Fire Department Connection location requirements
- 4) Please be aware of the fire sprinkler system and fire alarms system requirements for I-2 facilities

TRANSIT DEPARTMENT

Adjacent and nearby routes	None
Adjacent bus stops	None
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

North Albuquerque Acres Unit A, Lots 23 and 4, parcels D and E, Block 21, Tract A, is located at on Palomas Ave NE between Barstow NE and Wyoming NE. The owner of the above property requests approval of a Site Development Plan for Building Permit for a 66 bed, one story memory care facility. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and a minimum of 5 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.