



## Environmental Planning Commission

Agenda Number: 4  
Project Number: 1008952  
Case #s: 14EPC-40009 & 40010  
April 10, 2014

### Staff Report

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	MVG Development
<b>Requests</b>	<b>Site Dev. Plan for Subdivision</b> <b>Site Dev. Plan for Building Permit</b>
<b>Legal Description</b>	Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A
<b>Location</b>	North side of Palomas Ave. NW at Countrywood Dr. intersection.
<b>Size</b>	Approximately 3.29 acres
<b>Zoning</b>	SU-2 / O-1

### Staff Recommendation

**APPROVAL** of Case 14EPC-40009 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 15.

**APPROVAL** of Case 14EPC-40010 based on the Findings beginning on Page 15, and subject to the Conditions of Approval beginning on Page 18.

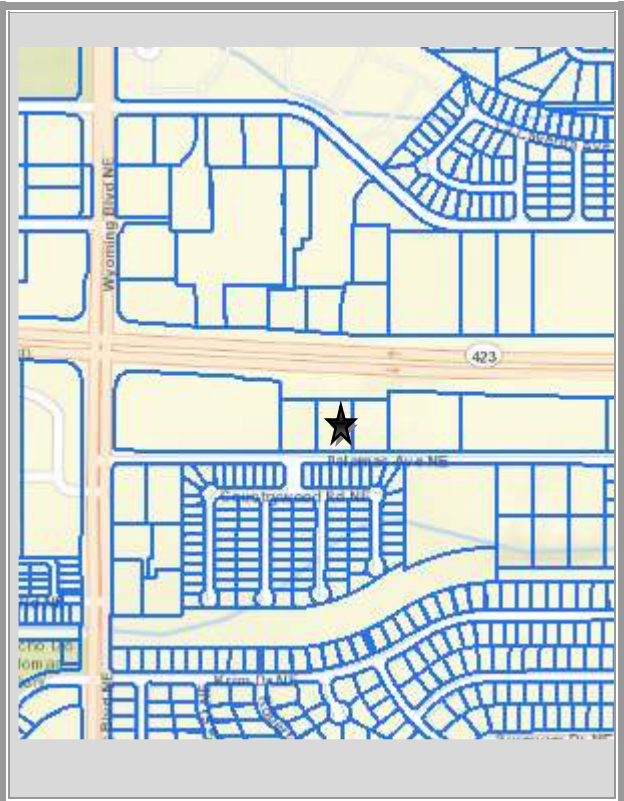
**Staff Planner**  
**Chris Glore, Planner**

### Summary of Analysis

This dual request is for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection. The subject site is within the boundaries of the La Cueva Plan and is zoned SU-2 / O-1. The applicant proposes to combine the existing lots and develop a new facility for housing memory care and assisted living patients.

Adjacent residents, the Countrywood Area Neighborhood Association, the La Cueva Village Neighborhood Association, the Nor Este Neighborhood Association, the North Wyoming Neighborhood Association, and the District 4 Coalition of Neighborhood Association were notified. A Facilitated Meeting was held on March 27, 2014. Residents asked questions but did not express opposition.

The requests are consistent or partially consistent with applicable policies of the Comprehensive Plan and the La Cueva Sector Plan. Staff recommends approval subject to conditions.



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-2 / O-1	Established Urban Area; La Cueva Sector Plan	Vacant
<b>North</b>	C-2	Established Urban Area; La Cueva Sector Plan	Paseo del Norte, Commercial Retail
<b>South</b>	SU-1 PRD	Established Urban Area; La Cueva Sector Plan	Single-Family Residential
<b>East</b>	SU-2 / O-1	Established Urban Area; La Cueva Sector Plan	Multi-Family Residential
<b>West</b>	SU-2 / Mixed Use	Established Urban Area; La Cueva Sector Plan	Commercial Service

**II. INTRODUCTION**

***Proposal***

This two-part request is for a Site Development Plan for Subdivision (SPS) and Site Development Plan for Building Permit (SPBP) for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A (the “subject site”). The subject site contains approximately 3.29 acres of land and is located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection. The site consists of three contiguous lots. The lots are all vacant. The subject site is within the boundaries of the Rank III La Cueva Sector Plan.

The SPS Land Use text specifies the proposed use to be an “Assisted Living and Memory Care Facility.” The proposed SPS would combine Lots 7 and 8 (Portions) and Lots 25 and 26 into one lot (new Lot 2), and combine Lot 6 (Portion) and Lot 27 into another lot (new Lot 1). The SPS would also shift the lot line between the new Lot 1 and Lot 2 to the west. The proposed SPS would add two vehicular access points from Palomas Ave. The SPS would limit building height to 30 feet and refer to the O-1 Zone for building setback standards. Maximum building height in the O-1 Zone is 26 ft. within 85 ft. of any single family residential lot.

The proposed SPBP provides the development details of a two-story approximately 65,465 square foot facility proposed on the new Lot 2. Development within the SU-2 zone may only occur in conformance with an approved Site Development Plan. The requested SPS and SPBP meet the requirements of the SU zone.

***EPC Role***

The EPC is the approval body for site development plans, per the La Cueva Sector Development Plan. The request is not required to be forwarded to the City Council, unless the EPC decision is appealed. If the EPC decision is appealed, it will go to the Land Use Hearing Officer (LUHO) for recommendation, and then to the City Council.

### ***History***

On August 20, 1998, the EPC approved a Site Plan for Subdivision to create 10 lots from a 21.4 acre site at the northeast corner of the intersection of Wyoming Blvd. and Paseo del Norte. Upon filing of an appeal of the EPC decision, the applicant withdrew the Site Plan for Subdivision request (Z-98-98).

On May 3, 1999 the City Council granted an appeal (AC-99-08) of the EPC approval of a request for zoning and annexation of approximately 6.5 acres adjacent to the west of the subject site. The requested zoning was from R-D to SU-1 for C-1 (Z-98-141/AX98-16). The property was annexed in March 1999 and zoned R-D.

### ***Context***

The subject site is located in the far northeast of Albuquerque, in an area where most of the land along Paseo del Norte has been commercially developed, and to the south has been assembled and re-platted into residential subdivisions. Along Paseo del Norte, land surrounding the major intersections has been developed primarily with commercial uses to serve the single-family residential communities already built. Adjacent to the east of the subject site are adult care facilities including a nursing facility.

### ***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 Paseo del Norte and Wyoming Blvd. as Principal Urban Arterials.

**Comprehensive Plan Corridor Designation.** Wyoming Blvd. is an Enhanced Transit Corridor, which is “designed or redesigned to improve transit and pedestrian opportunities for residents, businesses and other users nearby.” Paseo del Norte is an Express Transit Corridor with limited stops.

**Trails/Bikeways.** An existing designated bicycle trail under the Long Range Bikeway System map traverses the South Domingo Baca Arroyo south of the subject site. Adjacent to the site, Paseo del Norte is not designated for bicycle facilities. Wyoming Blvd. is designated Future Bicycle Lane.

**Transit.** ABQ Ride Route 31 runs north-south along Wyoming Blvd. in the site vicinity. Currently there is no transit service along Paseo del Norte.

### ***Public Facilities/Community Services***

There are seven developed parks within a one-mile radius. A fire station is located less than one-half mile distant. For more specific information, see the preceding Public Facilities Map.

### III. ANALYSIS

This is a request for SPS and SPBP for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A located on the north side of Palomas Ave. NW east of Wyoming Blvd. at the Countrywood Dr. intersection.

§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 accompanying SPS and SPBP for conformance with applicable goals and policies of the Comprehensive Plan and the Westside Strategic Plan.

#### *Applicable Ordinances, Plans and Policies*

##### **Albuquerque / Bernalillo County Comprehensive Plan**

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan's goals and policies serve as a means to evaluate development proposals such as this.

The subject site is located in the area designated Established Urban by the Comprehensive Plan. The Established Urban Area includes most of the developed City, places well established with urban development. The Established Urban Area is subject to policies of Comprehensive Plan Section II.B.5.

##### **Analysis of Policy Consistency**

**Note:** Comprehensive Plan Policy text is in regular font; *staff's analysis is in bold italics.*

The Section II.B.5 Goal is 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."

***The proposed SPS and SPBP would provide for construction of an approximately 65,465 square foot Assisted Living and Memory Care Facility in a developing corridor of the City. Building architecture and landscaping would be appropriate for the site location. Staff finds the requests further Goal II.B.5.***

Policy II.B.5a: 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.

***The proposed SPS and SPBP would allow for infill development of a vacant site with multi-family residential/institutional use for specific segments of the population. While not a typical multi-family residential land use, the proposed residential development would incrementally contribute to moving the City toward the goal of 5 dwelling units per acre. Staff finds the requests further Policy II.B.5a.***

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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.

***Neighborhood values would be respected with the SPS and SPBP proposals. The intensity of the proposed development would provide a transition and buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design proposed by the SPBP – for architectural articulation, wall and roof materials, and landscaping – would be complementary to the adjacent residential and commercial developments. Staff finds the requests further Policy II.B.5.d.***

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 where the integrity of existing neighborhoods can be ensured.

***The subject site is vacant of any land uses, adjacent to existing institutional-residential and commercial uses. The proposed development would be an infill development surrounded by developed properties, and urban facilities exist around the site. Staff finds the requests further Policy II.B.5.e.***

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per acre.
- In areas where a transition is needed between single-family homes and much more intensive development; densities will vary up to 30 dwelling units per acre according to the intensity of development in adjacent areas.

***The proposed residential development would provide an appropriate transition in land use intensity between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south of the subject property. The area is not now predominantly zoned single-family residential and considerable land area zoned for O-1 uses in the vicinity. Staff finds the requests further Policy II.B.5h.***

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 operation.

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*The SPS and SPBP requests would result in adequate off-street parking and are not likely to adversely impact traffic volumes on Paseo del Norte or Wyoming Blvd. Access at Paseo del Norte is not proposed. The SPS proposes two new access points on Palomas Ave. and there would be an increase in traffic as a result of the facility, with most of the trips occurring when employee shifts change. The proposed use did not trigger the City's requirement for a Traffic Impact Study. Staff finds the requests further Policy II.B.5.k.*

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 site is surrounded by existing commercial, institutional and residential development. The proposed SPS does not provide design standards for building architecture or site landscaping, but rather refers to the design requirements of the Zoning Code and the La Cueva Sector Plan. Consistency with these adopted design requirements would assure a development suitable for the subject site. Design details are depicted through the landscape plan and exterior elevations included in the proposed SPBP materials. While suitable for the site, the proposed design is not innovative. Staff finds the requests partially further Policy II.B.5.l.*

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 proposed development would improve the visual quality of the property, which is currently a vacant lot. The SPS regulates building architecture, lighting, and landscaping at the subject site through reference to the Zoning Code and La Cueva Sector Plan design standards. The SPBP elevations demonstrate architectural style consistent with the architectural design theme of surrounding development. The elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials. Staff finds the requests further Policy II.B.5.m.*

### **La Cueva Sector Development Plan (Rank III)**

The La Cueva Sector Development Plan (LCSDP) was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. The LCSDP was intended to provide a mix of uses more suitable for a developing urban area, and rezoning accomplished this. Enactment 65-2000 adopted Exhibit 12, a zoning map of the LCSDP area that shows the subject site as part of an area zoned SU-2 O-1 (LCSDP Exhibit 12).

The LCSDP established permissive and conditional uses and design regulations for individual zones such as SU-2 O-1. In addition, the LCSDP established design regulations for all SU-2 zoned properties, including the following applicable to the current requests. The design standards fall under categories of Regulations that are mandatory, and Guidelines that are recommended.

#### **Analysis of Policy Consistency**

**Note:** Sector Development Plan regulation and guideline text is in regular font; *staff's analysis is in bold italics.*

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Regulation 3R-1: Sidewalks shall connect the public street sidewalks, the main entrances to all businesses, transit stops on or off site, and other buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods.

*The proposed SPBP shows sidewalk connection from the subject site to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along the south side of Paseo del Norte. This segment of the Paseo del Norte roadway has not yet been built out, and the final configuration of the roadway would include public sidewalk to which the proposed development would be expected to connect. Staff finds the requests are partially consistent with Regulation 3R-1.*

Regulation 3R-2: Structures and on-site circulation systems shall be designed to minimize pedestrian/vehicle conflicts.

*The proposed SPBP shows the proposed facility surrounded on three sides with access driveways and parking. Transportation Planning review of the requests did not note any areas of concern with the proposed on-site circulation. Staff finds the requests are consistent with Regulation 3R-2.*

Regulation 3R-3: Internal pedestrian walkways shall be distinguished from driving surfaces through the use of special materials such as special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways. In parking lots, raised pathways must be provided through parking areas.

*The proposed SPBP shows two locations, one of which would be along the Palomas Ave. site frontage, where a pedestrian sidewalk would cross the on-site parking and circulation system, connecting to sidewalk on Palomas Ave. At the crossing, a 'colored and textured' design is indicated. The SPBP does not specify whether the crosswalk would be raised above the driveway surface. Staff finds the requests are partially consistent with Regulation 3R-3.*

Regulation 3R-4: A 15-foot sidewalk shall be provided along the entire entry façade of all buildings. Shading shall be provided along the façade, using canopies, portals or shade trees spaced at 25 feet. The sidewalk should be predominantly a walkable surface, although shade structures, landscaping and seating may be placed within this area.

*The proposed SPBP shows a 19-ft. wide sidewalk at the main building entrance adjacent to a passenger loading area. Elsewhere on the site, all of the sidewalks are depicted at 6 feet in width including the sidewalk around the building front facades. Therefore, staff finds the requests are partially consistent with Regulation 3R-4.*

Regulation 3R-5: The internal pedestrian circulation system is intended to provide clear, logical pathways within and between properties. The site plan shall demonstrate that a development will not impair access to adjoining properties or to major public facilities such as parks and schools.

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***The proposed SPBP has sidewalk connecting the proposed development to existing sidewalk along Palomas Ave. Sidewalk connections to Paseo del Norte are not shown. Staff finds the requests are partially consistent with Regulation 3R-5.***

Regulation 6R-2: Exterior building design and details on all elevations shall be coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity of design.

***The SPBP proposed exterior elevations show consistent four-sided architecture in terms of façade articulation, fenestration, varied materials and rooflines to break up the mass into smaller building elements. Staff finds the requests are consistent with Regulation 6R-2.***

Regulation 6R-3: Residential structures shall not present a blank wall, large block face or predominant garage doors (more than 50% of the façade length) to a street or trail. Building masses shall be broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections a minimum depth of three feet and minimum width of 10 feet.

***The SPBP exterior elevations show the integration of design measures to provide façade variation including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures. Staff finds the requests are consistent with Regulation 6R-3.***

Guideline 6G-1: Residential structures shall orient porches, doors, and windows to the street.

***Elevations for the proposed development show windows and doors oriented to the street frontages at Palomas Ave. and Paseo del Norte. Roofline overhangs would be provided at most exterior doors. Staff finds the requests are consistent with Guideline 6G-1.***

Regulation 9R-1: Predominant exterior building materials must be of high quality. These materials include tinted/textured stucco. Smooth-faced concrete block, tilt-up concrete panels or pre-fabricated steel panels are prohibited as the predominant exterior building materials.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited. Roof tiles would be rust red in color.

Regulation 9R-3: Dark-colored roofs contribute to higher HVAC cost and should be prohibited. Roof colors must be low reflecting, subtle, neutral or earth tone colors. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited. No plastic, vinyl, or back-lit panels, facias or canopies are allowed.

***The SPBP elevations for the proposed development show windows and doors oriented to the street frontage. Design details of facades, wall colors and trim colors, and roof design would be***



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*complimentary to the surrounding area. Elevations for the proposed development show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base. Staff finds the requests are consistent with Regulations 9R-1, 9R-2, 9R-3 and 9R-4.*

Regulation 12R-2: Parking spaces shall be distributed on the site to minimize visual impact. Parking at the rear of the site is encouraged. When parking is located at the front or sides of the site, parking areas shall be placed on at least two sides of a building. Parking areas must be broken up into modules separated by landscaping and other features.

*The proposed site plan shows surface parking on the east and west sides of the new building. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be comprised primarily of a single row of spaces on each side of the building and landscaping with trees planted less than 100 feet from any one of the parking spaces. Staff finds the requests are consistent with Regulation 12R-2.*

Regulation 12R-3: Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials in parking lot surfaces and trees or other shading devices to shade the surface area of the lot.

*The proposed site plan does not identify the materials to be used for surface parking. The proposed landscape plan demonstrates the provision of trees within the parking lots, meeting the number required by the Zoning Code (per 14-16-3-10(G)). Staff finds the requests are consistent with Regulation 12R-3.*

Regulation 14R-4: All outdoor lighting fixtures used for security purposes or to illuminate walkways, driveways, equipment yards and parking lots shall be designed and operated as cutoff or semi-cutoff fixtures and shall be equipped with light and motion sensors and/or automatic timing devices.

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures shall be mounted at a height no more than 16 feet above finished grade.

*The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light. Staff finds the requests are consistent with Regulations 14R-4 and 14R-6.*

Regulation 15R-1: Loading docks, trash receptacles, utility structures and similar facilities shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for these areas shall be the same as the principal materials of the building and landscape.

*The proposed SPBP shows a trash dumpster area fully enclosed by solid walls utilizing materials similar to façade materials on the main building. Solid screen gates would be used, and a pergola to screen the overhead view. Staff finds the requests are consistent with Regulation 15R-1.*

Guideline 16G-1: The standards of the Street Tree Ordinance and landscaping provisions of the City Zoning Code apply except that

- Trees placed along the primary pedestrian walkway must be no more than 25 feet apart
- Trees may be clustered at plaza areas or other public gathering places.

***The proposed SPBP landscape plan shows tree spacing meeting the 25-foot on-center standard along the site frontage at Paseo del Norte; the tree spacing shown along the Palomas Ave. frontage would exceed the tree spacing maximum. Staff finds the requests are partially consistent with Guideline 16G-1.***

#### ***IV. ANALYSIS – SITE DEVELOPMENT PLAN FOR SUBDIVISION***

The site is currently zoned SU-2 / O-1. The site data and design standards provided in the SPS should be consistent with the proposed development (SPBP) since they will guide decision making for future site plan amendments or development.

**Use.** The proposed use of the subject site, assisted living and memory care, would be permissive under the Zoning Code O-1 permissive uses (§14-16-2-15(A), as an Institution.

**Lot Size:** The proposed SPS would combine Lots 7 and 8 (Portions) and Lots 25 and 26 into one lot (new Lot 2), and combine Lot 6 (Portion) and Lot 27 into another lot (new Lot 1). The SPS would also shift the shared lot line between the new Lot 1 and Lot 2. The proposed development would all occur on the proposed 2.32-acre Lot 2.

**Height and Setbacks:** Maximum building height would be 30 feet, per the proposed SPS. The building setbacks would be as established by the Zoning Code for the O-1 Zone, including 15 feet minimum from the lot line of an abutting residential zone.

#### ***Vehicular and Pedestrian Access:***

Vehicular access to the subdivision would be via two driveways off Palomas Ave., one of which would provide shared access between Lot 1 and Lot 2. Sidewalk exists along the Palomas Ave. and Paseo del Norte street frontages.

#### ***Design Standards***

The building design standards as to general architectural character, landscape concepts or required minimums lighting regulations, screening requirements, and signage standards would be established by an approved SPBP, as discussed below.

#### ***V. ANALYSIS – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

##### ***Site Plan Layout / Configuration***

**Use.** The proposed use of the subject site would generate traffic volumes generally lower than a typical multi-family residential development, as most residents of the development would not be

driving their own vehicles. The City determined a Traffic Impact Study (TIS) was not required. Some staff would be on call at the facility at all times, however the number of staff would be higher during the daytime hours when residents would be more active.

**Open Space/FAR.** The site development proposes a building of 65,465 sq. ft., for an FAR of 0.65 and a footprint of 33,267 sq. ft. which covers approximately 33% of the site area.

### ***Vehicular and Pedestrian Access, Circulation and Parking***

Vehicular access into the subject site will be via two ingress/egress drives from Palomas Ave., at the east and west ends of the site frontage. The western access would be shared with a future development on the abutting Lot 1. A Traffic Impact Study (TIS) was not required with the applications.

Required parking is calculated pursuant to Zoning Code Off Street Parking Regulations (§14-16-3-1). For convalescent or nursing home uses, one space is required for every two patient beds, so 44 spaces would be required. Of the required parking spaces, three must be handicap accessible (HC).

A total of 50 parking spaces would be provided of which four would be HC spaces. Two motorcycle (MC) spaces are required per the Zoning Code and three would be provided. For bicycle parking, calculated at the rate of one space/20 required parking spaces, two spaces would be required and three provided.

### ***Lighting and Security***

There are proposed 16-foot tall light standards with down-directed 'shoebox' fixtures. The number of pole-mounted lighting fixtures is not indicated on the site plan. Any lighting must be consistent with the Zoning Code Area Lighting Regulations (§14-16-3-9).

### ***Landscaping***

The Landscape Plan contained within the SPBP shows site landscaping to comprise 45% of the subject site, compared to the required minimum of 15% of site area to landscape materials. Street trees would be provided along Palomas Ave. at an average spacing of 25 linear feet. The SPBP shows seven Modesto Ash trees and six Desert Willows along the Paseo del Norte frontage. Along the Palomas Ave. frontage would be three trees and four Purple Rose Locust trees. Elsewhere on the site would be Flowering Pear and several more Modesto Ash trees.

### ***Conceptual Utility Plan***

The conceptual utility plan shows connections for water and sewer. Existing water and sewer lines are shown adjacent to the south of the subject site within the Palomas Ave. right-of-way. The site plan indicates that there are no existing utility easements within the property boundaries.

### ***Architecture***

The building elevations, on SPBP Sheet A200, demonstrate façade detailing and massing with articulation and variation in surface treatment, providing four-sided architecture. The building massing shown provides a regularity of texture changes between masonry elements and inset glazing or wall panels. The articulation breaks up the facades and provides visual interest from the adjacent streets and the interior circulation and parking areas. As discussed above under Analysis of Policy Consistency, the requests would be consistent with most of the applicable design standards of the La Cueva Sector Development Plan.

## **VI. AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion***

All of these requirements have been discussed herein and some addressed as recommended conditions of approval. The most significant comments come from the City Engineer and are discussed in the SPBP analysis.

### ***Neighborhood/Public***

Representatives from the Countrywood Area Neighborhood Association, La Cueva Village Neighborhood Association, Nor Este Neighborhood Association, North Wyoming Neighborhood Association, and District 4 Coalition of Neighborhood Associations and property-owners within 100-feet of the subject site were notified. A facilitated meeting was requested by the applicant and adjacent residents.

The facilitated meeting was held on March 27, 2014 (see attachment). Neighbors had numerous questions regarding traffic impact, elevations and building height, and landscaping. A request was made that during construction workers use the east entrance.

## **VII. CONCLUSION**

This two-part request is for a Site Development Plan for Subdivision and Site Development Plan for Building Permit for approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection. The subject site is currently zoned SU-2 for O-1 Uses.

The requests further a preponderance of the applicable policies of the Albuquerque / Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan, with the exception of Comprehensive Plan Policy II.B.5.1 Quality and innovation in design in that the proposed building design, while suitable for the site, is not innovative; and La Cueva Sector Development Plan Regulation 3R-1 regarding sidewalks connections, Regulation 3R-3 regarding internal pedestrian walkways and Regulation 3R-4 regarding sidewalk along the entire entry façade in that the proposed on-site sidewalk system does not meet some of the specific standards.

At a facilitated meeting held on March 27, 2014, neighbors asked questions regarding the proposed development but did not express opposition.

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Staff recommends approval, subject to conditions.

***FINDINGS – 14EPC-40009 – April 10, 2014 – Site Development Plan for Subdivision***

1. This is a request for a Site Development Plan for Subdivision for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection.
2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, 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.
4. The Site Development Plan for Subdivision request **further**s the following **Comprehensive Plan** policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential/institutional use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: Urban and site design which improves the quality of the visual environment encouraged. The proposed SPS regulates building architecture, lighting, and landscaping

through the Zoning Code and La Cueva Sector Plan. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

5. The Site Development Plan for Subdivision request **partially furthers** the following **Comprehensive Plan** policy:

Policy II.B.5.1: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Subdivision request is **consistent with** the following **La Cueva Sector Development Plan** policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show design measures to provide façade interest including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

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Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials for surface parking. The landscape plan meets the number of trees within parking lots required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: Loading docks, trash receptacles, and utility structures incorporated into the overall design of the building and landscaping. Screening materials the same as principal materials. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to building façade materials. Solid screen gates and a pergola roof would screen interior views.

7. The Site Development Plan for Subdivision request is **partially consistent with** the following **La Cueva Sector Development Plan** policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: Internal pedestrian walkways use special materials to enhance pedestrian safety and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-foot on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

**RECOMMENDATION – 14EPC-40009, April 10, 2014 – Site Development Plan for Subdivision**

**APPROVAL of 14EPC-40009, a request for Site Development Plan for Subdivision, Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection, based on the preceding Findings and subject to the following Conditions of Approval.**

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***CONDITIONS OF APPROVAL – 14EPC-40009, April 10, 2014 – Site Development Plan for Subdivision***

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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
5. The SPS shall be revised to reflect an FAR of 0.65, with a proposed building of 65,465 sq. ft. on a 2.32-acre site.

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***FINDINGS — 14EPC-40010, April 10, 2014 - Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection .
2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, 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.
4. The Site Development Plan for Building Permit request **further**s the following **Comprehensive Plan** policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential use for specific segments of the population, within a developing area of the City.



Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: Urban and site design which improves the quality of the visual environment encouraged. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan design standards. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

5. The Site Development Plan for Building Permit request **partially furthers** the following **Comprehensive Plan** policy:

Policy II.B.5.l: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Building Permit request **is consistent with** the following **La Cueva Sector Development Plan** policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show the integration of measures to provide façade variation including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials to be used for surface parking. The provision of trees within the parking lots would meet the number required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: Loading docks, trash receptacles, and utility structures incorporated into the overall design of the building and landscaping. Screening materials the same as principal materials. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to façade materials. Solid screen gates would be used, and a pergola to screen the overhead view.

7. The Site Development Plan for Building Permit request is **partially consistent with** the following **La Cueva Sector Development Plan** policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: Internal pedestrian walkways use special materials to enhance pedestrian safety and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-foot on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

8. The request is consistent with an accompanying Site Development Plan for Subdivision (14EPC-40009).

***RECOMMENDATION — 14EPC-40010, April 10, 2014 - Site Development Plan for Building Permit***

***APPROVAL of 14EPC-40010, a request for Site Development Plan for Building Permit, Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL — 14EPC-40010, April 10, 2014 – Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection, and containing approximately 3.29 acres.
2. 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.

3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
  4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
  5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
  6. Prior to application submittal to the DRB, the SPBP shall be revised to demonstrate a sidewalk connection to the existing sidewalk along the south side of Paseo del Norte, raised crosswalk provided within parking lots, and a 15-foot sidewalk along the entire entry façade.
  7. Prior to application submittal to the DRB, provide recorded Replat and Access Agreements.
  8. Add the following note to the General Notes on sheet C1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
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***Chris Glore  
Planner***

**Notice of Decision cc list:**

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***Attachments***

1. Additional Staff information:
  - a. August 20, 1998 EPC Notice of Decision
  - b. May 3, 1999 City Council Action Summary
  - c. Photographs
2. Application:
  - a. Cover Page
  - b. TIS form
  - c. Authorization letter
  - d. Justification letters
3. Neighborhood info/input
  - a. ONC letter
  - b. Applicant letter & certified mail receipts
  - c. Facilitated Meeting Report
4. Site Plan reductions

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

- **Project 1008952 MorningStar**  
Off street parking per 14-16-2-22(C)  
Height per 14-16-2-22(D)

#### ***Office of Neighborhood Coordination***

- Project# 1008952  
14EPC-40009 SITE DEVELOPMENT - SUBDIVISION  
14EPC-40010 SITE DEVELOPMENT - BUILDG PRMT  
Countrywood Area NA (R)  
Nor Este NA (R)  
North Wyoming NA (R)  
La Cueva Village NA  
District 4 Coalition of NA's  
3/3/14 – Recommended for Faciliation – siw  
3/7/14 – Assigned to Diane Grover - th

#### ***Long Range Planning***

- The subject site is within the boundaries of the La Cueva Sector Development Plan; the specific design standards of the plan will apply. The landscaping plan shows a good palette of hardy low to medium water use plants.

***Metropolitan Redevelopment*** – No comments received.

### ***CITY ENGINEER***

#### ***Transportation Development:***

- Site Development – Subdivision  
Replat approval is required at DRB.  
Infrastructure requirements will be determined at DRB.  
Proposed removal of existing raised traffic diverter to the west on Palomas will require a request and justification to the DRB.  
Cross-Access Easement will be required between proposed Lots 1 & 2.

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Show the second access to Lot 2 as noted on the Site Plan for Building Permit.

- Site Development – Building Permit

1. Show driveway alignments, proposed and existing drives on Palomas Ave: Per the DPM (Ch. 23, Section 6B.6b), “where drives are to be constructed on opposite sides of the street, unless they are offset 50 ft. or more, the centerlines need to be within 15 ft. of each other.”
2. Infrastructure requirements will be determined at DRB.
3. The proposed eastern entrance to Lot 2 need to provide a minimum 5 ft. wide ADA compliant landing between existing drivepad on adjacent lot and proposed drivepad. Show the location of the nearest entrances on adjacent lots.
4. The SPBP must show and provide full build out of sidewalk along all frontages to connect with existing sidewalks.

**Hydrology Development:**

- The detention pond may not be a good place for the monument sign in the northwest corner of the site.
- The method of draining to the PDN ROW should be discussed prior to DRB.
- Approval from the NMDOT is required for DRB approval, since this site drains to an NMDOT ROW.

**DEPARTMENT OF MUNICIPAL DEVELOPMENT**

**Transportation Planning:**

- Paseo del Norte (NM 423) is a NMDOT-owned and maintained facility that has existing bicycle lanes where it fronts this site and a multi-use path on its north side.
- Refer to comments from NMDOT regarding this facility.
- There are no other comments on roadway or bikeway system facilities.
- Conditions of approval for the proposed Site Development – Subdivision shall include:
  1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
  2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
  3. Provide recorded Replat and Access Agreements
- Conditions of approval for the proposed Site Development –Building Permit shall include:

8. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
9. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
10. Provide recorded Replat and Access Agreements
11. Please add the following note to the General Notes on sheet C1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

**Traffic Engineering Operations** - No comments received.

**Street Maintenance** - No comments received.

#### **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**

- 14EPC-40009 Site Development Plan for Subdivision
  - No comments
- 14EPC-40010 Site Development Plan for Building Permit
  - No comments

**Open Space Division** - No comments received.

#### **POLICE DEPARTMENT/Planning**

**EPC 1008952** – This project is in the Northeast Area Command.

- Lighting fixture locations in the current plans have not been determined, so comments concerning placement of exterior illumination cannot be made at this time. However, based on the Landscape Plan, it appears there might be a possible conflict with 16' light fixture pole placement and large tree planting locations. Recommend that light poles not be placed immediately adjacent to trees.



Once trees become mature, they will reduce the amount of illumination available to parking lots, walkways, building entrance walk-ups, common areas and refuse collection locations.

- Landscape Plan continued: Placement of smaller variety bush plantings should not be placed in areas that could obstruct visibility and should be maintained/trimmed no more than three (3) feet off the ground for optimal visibility.
- A video surveillance system is not currently mentioned in the proposed development. Recommend including a surveillance system for the project. Cameras should be positioned to view all vehicle entrance/exit points, parking lots, walkways, building entrance walk-ups and common areas. Each camera should be monitored and recorded for real-time and historical use

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division** - No comments received.

**FIRE DEPARTMENT/Planning** - No comments received.

**TRANSIT DEPARTMENT**

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

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY** - No comments received.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

P#1008952 Morningstar at Albuquerque Assisted Living Facility, (D-19)  
 Reviewed, no comment.

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***ALBUQUERQUE PUBLIC SCHOOLS***

<b>Project #1008952</b> 14EPC-40009 SITE DEVELOPMENT- SUBDIVISION 14EPC-40010 SITE DEVELOPMENT- BUILDG PRMT	<b>North Albuquerque Acres Unit A</b> , Portion of Lots 6-8, 25, 26, and 27, Block 21, Tract A, is located on Palomas Av NE between Wyoming Blvd NE and Paseo Del Norte NE. The owner of the above property requests approval of a Site Development Plan for Subdivision and a Site Development Plan for Building Permit to allow for the development of a facility that will provide assisted living and memory care. This will have no adverse impacts to the APS district.
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***MID-REGION COUNCIL OF GOVERNMENTS*** - No comments received.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT*** - No comments received.

***NEW MEXICO DEPARTMENT OF TRANSPORTATION***

- The NMDOT shall require the developer to submit the completed traffic impact analysis for review and to evaluate the impacts to the I-40 Eastbound and Westbound off ramp at Unser Boulevard.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

- Conditions for Approval for Project #1008952 Site Development Plan for Subdivision and Site Development Plan for Building Permit:
  - The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.