



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1009782
Case #: 13EPC-400134
September 12, 2013**

Staff Report

Agent	SMPC Architects
Applicant	ACE Leadership High School
Requests	Sector Plan Map Amendment Site Dev. Plan for Building Permit
Legal Description	Lots 2-6 and 8-10, Block 44, Terrace Addition
Location	Lead and Coal Avenues between Sycamore St. and Maple St. SE
Size	Approximately 1.38 acres
Existing Zoning	SU-1 for Church & Related Facilities
Proposed Zoning	SU-2/SU-1 for O-1 Permissive Uses

Staff Recommendation

APPROVAL of Case #13EPC-40134 based on the Findings beginning on Page 16, and subject to the Condition of Approval beginning on Page 18.

APPROVAL of Case #13EPC-40135 based on the Findings beginning on Page 18, and subject to the Conditions of Approval beginning on Page 20.

**Staff Planner
Carrie Barkhurst**

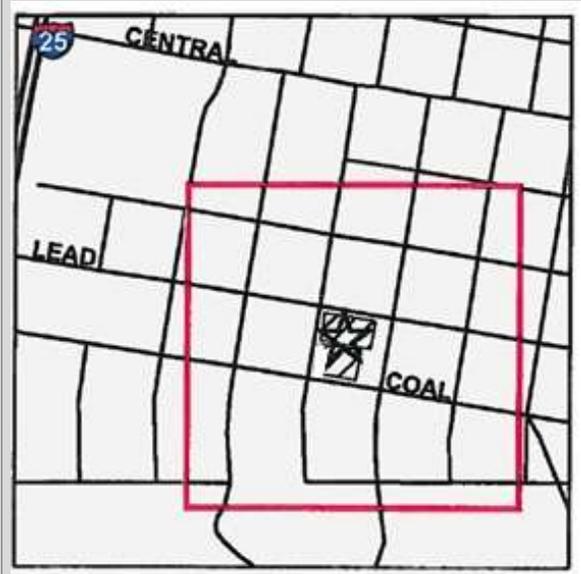
Summary of Analysis

This is a request for a zone change and site plan to allow a charter High School at the subject site. The site was developed in 1959 to be used as a church and a school (grades K – high school with adult education). Since the 2000s, the property has been vacant and more recently has been used as a church and gym. The request would allow uses very similar to the original and historic use to occur, without having to be owned and operated by a church.

The request generally meets the requirements of the Comprehensive Plan, the University Neighborhoods Sector Development Plan, and the City Zoning Code. The applicant adequately justified the zone change request, per R-270-1980.

The applicant demonstrated that the proposed zone is more advantageous to the community because it will bring the subject site more in line with its longstanding past use as an educational institution.

A facilitated meeting was held on 8/28/13. Area residents have indicated general support for the request, with concern noted regarding parking and traffic impacts.



Lots 2-6 and 8-10, Block 44, Terrace Addition

City Departments and other interested agencies reviewed this application from 7/29 to 8/9/2013.
Agency comments used in the preparation of this report begin on Page 23.

I. AREA CHARACTERISTICS AND ZONING HISTORY

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2 for Church & Related Facilities	Central Urban; University Neighborhoods SDP	Church and gym
North	SU-2 Diverse Residential SU-1 Hospital & Related	Central Urban; University Neighborhoods SDP; Silver Hill Historic Zone	Houses, duplexes; hospital parking garage
South	SU-2 Residential/Townhouse/ Duplex; R-1	Central Urban; University Neighborhoods SDP	Houses, multi-family dwelling; Roosevelt Park
East	SU-2 Diverse Residential	Central Urban; University Neighborhoods SDP	Foods Manufacturing; Parking; Multi-Family 50 or more units and associated parking garages
West	SU-2 Diverse Residential	Central Urban; University Neighborhoods SDP; Sycamore MRA	Houses, duplexes

II. INTRODUCTION

Proposal

This request is for a sector plan map amendment and site development plan for building permit for Lots 2-6 and 8-10, Block 44, Terrace Addition. The subject site is zoned SU-2/SU-1 for Church and Related Facilities through the University Neighborhoods Sector Development Plan. The applicant requests SU-2/SU-1 for O-1 Uses. The proposed zoning will allow the applicant to use the site for a public charter school.

EPC Role

The Environmental Planning Commission (EPC) has decision-making authority for the zone change because the site is less than one block, per §14-16-4-1(C)(10) of the Zoning Code. The EPC is the final approving body for this request, unless the EPC decision is appealed.

Context

The subject site is in an established, older neighborhood. The neighborhood consists of a mixture of single-family residential, multi-family residential, office, and institutional uses. East of the subject site is a food manufacturing business and a multi-family apartment complex. West of the subject site are residential uses. North of the site, across Lead Ave., are residential uses and a parking garage for Presbyterian Hospital. South of the site, across Coal Ave., are houses and small multi-family complexes. Roosevelt Park is one block south and west of the subject site. UNM is several blocks northeast of the site; CNM is several blocks southeast of the site.

The site is between Coal Ave. and Lead Ave., which are heavily traveled one-way principal arterials that provide access to I-25.

History

The subject site was originally zoned C-1 (Lots 8-10, adjacent to Coal Ave.) and R-3 (Lots 2-6, adjacent to Lead Ave.). In 1956, Edith Street Baptist Church, Inc. purchased the property to use as a church and a school. The original site plan shows a church above, accessed from Lead Ave., with a school below, accessed at ground-level from Coal Ave. The site plan indicates the school was for Kindergarten through Adult Education classes. Several variances were requested to reduce the front, side, and rear setbacks (BA-382 and BA-895). The rear variance was approved with the condition for Lots 9-10 to be rezoned from C-1 to P-1. This zone change was approved in 1959 (Z-812). Finally, a free-standing sign was approved for the subject site to be located at the northeast corner, not to exceed 20 square feet or 5 feet in height (BA-1242). At that time, it was noted that the church “land use conforms to the [R-3] zoning.” The buildings on the site appear to be substantially the same as the original 1959 architectural design.

The University Neighborhoods Sector Development Plan (UNSDP) was originally adopted in 1978. At that time, Lots 8-10 were rezoned from R-3 to SU-2 DR (Diverse Residential). In 1980, a zone change request was approved for four church properties in the University Neighborhoods SDP (Z-80-82). Those churches became non-conforming with the new zoning established by the UNSDP. The SU-1 for Church zoning was approved with the condition that site development plans for the sites are required when any changes or additions are made the church properties.

In 1986, an updated version of the University Neighborhoods Sector Development Plan was adopted. This zone map did not reflect the zone change in the early 1980s, and shows the property as SU-2/DR (Diverse Residential) and SU-2/PR (Parking Reserve). However, the Zone Map was never modified to remove the *SU-1 for Church and Related Facilities*, so this designation remains as the official site zoning.

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 Coal Ave. and Lead Ave. as a Principal Arterials, with a right-of-way of 124' in Established & Developing Urban Areas. Maple St. is a local street.

Trails/Bikeways. Coal Ave. and Lead Ave. were recently reconstructed for utility and streetscape improvements. Both roads now have bicycle lanes. Silver Ave. is designated as a Bicycle Boulevard.

Transit. Coal Ave. and Lead Ave. have commuter bus service (Routes 97 and 217). University Blvd. has commuter service (Routes 92, 1618, and 217). Central Ave. is a Major Transit Corridor (Routes 66, 766 and 777).

Public Facilities/Community Services

There are numerous public facilities, parks, and community services within one-mile of the subject site. *For more specific information, see the Public Facilities Map (attached).*

III. ANALYSIS - APPLICABLE ORDINANCES, PLANS AND POLICIES

A) *Albuquerque Comprehensive Zoning Code*

The existing zoning is SU-1 for Church and Related Facilities. Permissive uses include church and any related venture that is owned and operated by the church, including private school and the current fitness gym. The SU-1 zone is controlled by a site development plan. However, one was not required when this zoning was established in 1980. The Official Notice of Decision indicated that one would be required when any change or additions are made to the church.

The proposed zoning is SU-2/SU-1 for O-1 Permissive Uses. The O-1 zone provides suitable sites for office, service, institutional, and dwelling uses. The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. Site Plan control at this location would provide certainty for neighbors regarding the allowed use and site layout and design. The SU-1 zone also allows the EPC discretion over the allowed structure heights and off-street parking.

The main difference between the two zones is that with the requested zoning, permissive O-1 uses would be allowed without having to be operated by a church. The O-1 zone allows schools as a permissive use. The zone change would allow a public high school to occupy the building. The General Regulations of the Zoning Code also apply, including landscaping, parking, and area lighting regulations.

B) *Albuquerque / Bernalillo County Comprehensive Plan*

Policy Citations are in Regular Text; *Applicant Analysis – Italics; Staff Analysis – Bold Italics*

The subject site is located in the area designated Central Urban by the Comprehensive Plan with a Goal to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

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.

Zone Change: The request provides for a full range of urban land uses. This is an existing non-residential land use that is adjacent to residential, manufacturing, hospital and parking uses. Residential uses generally surround the site with the exception of a City park and a hospital campus.

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 proposal for the ACE Leadership High School is in line with the Comprehensive Plan Policy II. B5d. The existing building holds historic character and will not be significantly altered. The school does propose to create and enhance the natural environmental conditions, including harvesting rainwater into a small pocket-park on site which will contain a small exercise pavilion, landscaped gathering space and urban gardens (replacing existing playground).

Zone Change: The request seeks to replace a building that has historically been used as a church with a school (kindergarten – adult) with a public charter high school. There is concern by adjacent neighbors that the change in zoning could negatively impact traffic and parking in the area, although parking problems currently exist with the church.

SPBP: The request is for reuse of an existing building that was designed as a church and school. The site development plan indicates that there will be 16 classrooms, which would require 60 vehicle parking spaces. The applicant has provided 58 parking spaces and 24 bicycle parking spaces. Additionally, there are 8 on-street parking spaces adjacent to the site on Coal Avenue and 5 on-street parking spaces on Sycamore St.

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

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

This request is in line with the Comprehensive Plan's call for the "redevelopment and rehabilitation of older neighborhoods (Policy A.2.a) which states "buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced and reused" (Policy A.2.b). The building exterior will be preserved.

Zone Change: The request would allow reuse of this site in a manner that is generally consistent with its previous use. It would locate a new institutional use in an existing neighborhood. The applicant's letter indicated that the school intends to be of service to the neighborhood as a meeting place for neighborhood meetings, community building projects, and volunteer work. This particular education curriculum could offer upgrading efforts to the neighborhood and create links between the school and residents.

SPBP: The site plan indicates the building will generally be maintained in its current condition although the southern façade will be repainted. It also proposes various landscaping and outdoor gathering amenities. These will upgrade the appearance of the site.

C) University Neighborhoods Sector Development Plan (Rank III)

The University Neighborhoods Sector Plan was adopted in 1978, and generally encompasses properties between I-25, Dr. Martin Luther King Jr. Ave./UNM/Central Ave., Girard Blvd., and Garfield Ave./Hazeldine Ave.; precise boundaries are shown on Map 2 in the Plan. The general purpose of the plan is stabilization of the neighborhoods and encouragement of appropriate infill and redevelopment. Major issues that prompted the 1986 plan were traffic, zoning and land use, parking, crime, and the transient population. The plan outlined a strategy for maintaining the area's special qualities and to encourage appropriate infill development, pedestrian orientation and positive interrelations between businesses, institutions and residents.

The plan establishes zoning and sets forth several land use and transportation goals, objectives, and recommendations beginning on page 2 of the plan. Some of the applicable goals are to: "improve the quality of life in the area"; "conserve and renew the unique qualities of this neighborhood"; "encourage pedestrian orientation"

Five of the six basic goals of the University Neighborhoods Sector Development Plan are supported by this change and we believe the change will: enhance of the quality of life in the area by improving the property; conserve and renew the unique qualities of the neighborhood by preserving and giving new life to the existing structures; encourage and support pedestrian movement though the neighborhood by improving the sidewalk and landscaping along Sycamore Street between Lead and Coal and the landscaping along Coal; improve business conditions by providing a new work place in the neighborhood; and maybe most important the school promises to foster positive social and physical interactions with their neighbors and the community.

Zone Change: Some of the applicable, significant concerns that the UN SDP aimed to address include zoning, urban design, traffic, parking, pedestrian travel, crime, population turnover, building and landscaping maintenance and institutional impacts. The applicant intends to purchase this property for an institutional use. Their ownership and use of the property could improve building and landscaping maintenance and urban design. The proposed use of the building is consistent with conserving the unique qualities of the neighborhood by continued use as a school, which is what it was originally built to be. Staff agrees with the applicant's justification that the request would generally further the cited goals.

SPBP: The location of the site and the building is consistent with encouraging pedestrian activity. Pedestrian routes will be added and moved away from the road to improve the walking experience for pedestrians.

D) Conclusion of Policy Analysis

The reuse of this building as a school is generally consistent with the preponderance of applicable goals and policies. The daily and evening use of the site will increase the numbers of people in the neighborhood. This has been noted as both a positive and negative aspect of the proposal. Having a more active site will lead to an improved stewardship of the site with more "eyes on the street." Underuse of a site can lead to it becoming an attractive nuisance, where illegitimate activities are attracted to a location that is marginally used.

However, the increased use of the site will also lead to more non-residents in the neighborhood. This is likely to increase the amount of traffic on Lead and Coal as well as other side-streets. The neighborhood is also concerned that the site does not have adequate parking, and that there will be spill-over parking in front of residences. The school proposes to manage parking through parking permits for the students, so that there would be less competition to find a parking spot on a daily basis. Students without a parking permit may be more likely to find alternate modes to get to school including bicycling, transit, and carpooling.

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

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

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

Analysis of Applicant's Justification

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

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

The change is consistent with the goals and policies of the Central Urban Area by maintaining the character and identity of the property. The change is consistent with the goals and policies of the Established Urban Area as it will help to raise the quality of the neighborhood development while offering a variety of work areas. The proposed change to SU-2/SU-1 for O-1 will allow the property to be used for a variety of uses that are consistent with the historic uses on the property and within the immediate community. The permissive O-1 uses will generally support the health, safety, morals and general welfare of the neighborhood by providing a consistent physical presence on the property. The SU-1 designation will continue to preserve and control the use of the property. The applicant would not object to excluding the specific O-1 permissive uses of antenna, community residential program, or wireless transmission facility, which some may consider to be not in the best interest of the neighborhood.

Locating the ACE Leadership High School on this property would help to bring new life to the site and ensure that proper building and grounds maintenance will continue into the future. The use and new life as a high school focused on architecture, construction, and engineering (ACE) will contribute to the university neighborhoods through mutual engagement with community and school programs. The school will also provide physical amenities to the local community in the form of use of meeting room space and outdoor garden space.

Staff agrees and notes that there is nothing in the request that would conflict with the health, safety, morals, and general welfare of the city.

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

The subject site has a long tradition of serving as an educational campus. The site was developed in the 1950s as a Church and educational classrooms. Nursing education and related medical field training for the hospital took place on the property for some time. In 1996 a subsequent owner operated a private school (Calvary Christian Academy) for elementary through high-school grades. Following the relocation of the private school in 2009, the property sat vacant and underutilized. Currently, an athletic education (Student Athlete Headquarters) and gym facility is being operated on a portion of the property, with another portion still sitting empty. Changing the zoning to allow for the ACE Leadership is not only consistent with the past use, but also contributes to the stability of land use zoning, by bringing the subject site zoning more in-line with past uses.

Staff agrees that the request provides stability of land use through the continuation of a use that has occurred at this location since its construction in 1959. The change in zoning is required for the same uses to continue on operated by a private charter school, instead of the prior religious-based school operations. The change of zoning will not destabilize land use and zoning in the area because the proposed zoning is generally consistent with the current site's special use zoning and the subject site's long-established land use.

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

This request for a zone map change is not in conflict with any known elements of the Comprehensive Plan or any of the University Neighborhoods Sector Development Plan. The change will support the goals of policies of comprehensive plan, specifically in preserving historic uses and offering a local employment area, reinforcing nearby residential development and pedestrian use. We also believe that the school will help to encourage the type of use described in the Central Urban Areas of the Comprehensive Plan. Specifically, the Goal to "promote the Central Urban Area as a focus for the arts, cultural and public facilities while recognizing and enhancing the character of its residential and its importance as the historic center of the City." The approval of this request will help improve the quality of life in the area since it will facilitate the continued revival of this dynamic, historic area of the City.

Staff generally agrees with the applicant's justification, and notes that there is no significant conflict with adopted plans or policies (see Sections III.B, C, and D, above).

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

(3) A different use category is more advantageous to the community. The current zoning severely restricts the use of the property to church and related uses. This request for a zone change will bring the subject site more in line with its longstanding past use as an educational institution. The SU-2/SU-1 for O-1 permissive uses will allow the property to be more attractive as an employment center, while the overlying SU-1 designation will provide control over the specific use.

Staff generally agrees with the applicant's justification. However, there is significant neighborhood concern about the traffic and parking impacts to the nearby area. Based on this concern, it could be argued that this request is not more advantageous to the neighborhood. The City Engineer has determined that the request does not meet the warrants for a Traffic Impact Study. Code Enforcement has not indicated that the amount of parking provided is inadequate, or that the change in use is disallowed because it would create a parking deficit [§14-16-3-1(E)]. The applicant has demonstrated an adequate quantity of parking based on the number of class rooms and the required parking ratio for High Schools. They have further submitted supporting documentation that indicates the current parking demand for the school is 30 parking spaces; the site plan provides 58 parking spaces. Based on these facts, staff finds that the request would be more advantageous to the community than the current zone.

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

We believe the requested zone change to SU-2/SU-1 for O-1 permissive uses under the sector plan does not include any uses which would be harmful to the adjacent property, the neighborhood or the community. The various O-1 uses are common to the area included in the University Neighborhoods. The potential uses would not be noise generating. The traffic generated from these uses will be light, intermittent and mostly off peak. All of these uses have the potential to engage with the larger community and the neighborhood in numerous meaningful ways, including as an employment center, or a local service provider.

The permissive uses in O-1 are: antenna up to 65' high; beauty shop or barber shop; church; club (without liquor sales or service); community residential program; dwelling units; offices; park and ride temporary facilities; parking lot; photo shop/photography studio; public utility structure; radio or tv studio; sign; wireless transmission facility, and institutions including library, museum, nursing rest home, school, day care, but not any institutions such as hospitals for human beings, sanatoriums, disciplinary or mental institutions; medical supplies and

services. As noted earlier, we would be willing to exclude certain uses, specifically antenna, community residential program and wireless transmission facility.

Staff agrees that the new permissive uses that would be allowed do not differ substantially in terms of intensity from the uses that are currently allowed if operated by a church. The applicant has included a limitation on the site development plan that any uses other than school must return to the EPC for a public hearing to amend the site plan. As mentioned above, the concern about traffic and parking impacts is considered by the neighborhood to be potentially harmful to adjacent property and the neighborhood.

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

There will not be any mayor capital expenditures related to this request. Preliminary investigations show that existing City utilities are adequate for the intended use. Recent streetscape improvements (sidewalk, curb and gutter, storm drainage, lighting, landscaping and accessibility) on Lead and Coal Avenues are in place. This proposal includes improvements to the sidewalk and landscaping along Sycamore Street, the cost of which will be borne by the developer.

Staff agrees that the request will not require any major or unprogrammed capital expenditures by the city.

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

The cost of this property is not raised as a fact to support this request.

Staff agrees.

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

Although the property is located on Lead Ave and Coal Ave SE, collector streets, that fact is not raised as a justification for the request.

Staff agrees.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

This request does create a "spot zone". It will clearly facilitate the realization of the Comprehensive Plan and the University Neighborhoods Sector Plan by perpetuating the historic actual use of the property, and allow it to be preserved and improved. At the same time, is not a significant deviation from surrounding SU-1 and SU-2 zoning, as the O-1 designation has the least impact on its surroundings. The properties to the North and East of the subject are zoned SU-2 DR. The properties to the South are zoned SU-2-RTD; the properties to the West are zoned SU-2 MD-2. The property to the northwest is zoned SU-2 and SU-1 for Hospital and Related Uses.

Staff generally agrees and notes that the site is already a spot zone. The site also meets the second criteria because the existing building and site is not suited for the residential uses permitted by adjacent zones.

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

This request will not create or does not constitute a "strip zone". The request is to change the zone to align with its historic use.

Staff agrees.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

This request is for a sector plan map amendment and site development plan for building permit for Lots 2-6 and 8-10, Block 44, Terrace Addition. The subject site is zoned SU-2/SU-1 for Church and Related Facilities through the University Neighborhoods Sector Development Plan. The applicant requests SU-2/SU-1 for O-1 Permissive Uses. The proposed zoning will allow the applicant to use the site for a public charter high school.

The site consists of an existing church chapel and classrooms. The chapel is primarily accessed from Lead Avenue. It is oriented as a second story above the school. The classrooms and administrative offices are accessed from the lower level off Coal Avenue and via an alley from Sycamore Street.

The building height measured from the alley is 39-feet for the chapel, and 13'-6" for the classrooms. The building height of the chapel from Lead Ave. is 27'-10". The classrooms are not visible from Lead Ave. A patio with a 5'-6" privacy is constructed adjacent to Lead Ave, with no setback. The main suggestion to improve the layout would be to provide additional pedestrian access routes from Sycamore and Coal Ave.

Public Outdoor Space

The majority of the site is already allocated as either building or parking. However, Lot 8 is developed as a playground area. This is an approximately 6,500 SF area. The applicant proposes to dedicate a portion of this area as bicycle parking. A new 30' x 30' concrete slab will be added to serve as an exercise area. The remainder of the lot will be landscaped with a ponding area, trees, benches, and tables.

Vehicular Access, Circulation and Parking

The subject site is served by two principal arterials. The site has two separate parking areas, each with a one-way ingress and egress. The larger parking area is adjacent to Coal Ave. It is accessed from a public alley that dead-ends at the site's parking lot. The vehicular circulation routes cars around the lot, and out onto Coal Ave. It is a one-way circulation. There are 31 parking spaces, including one disabled parking space. There are also 3 motorcycle parking spaces, and a separate area for 24 bicycle parking spaces.

The smaller parking area is accessed off Lead Ave. This also has a one-way vehicular circulation pattern. There are 28 parking spaces, three of which are disabled parking spaces.

The required parking for schools is one space for each four seats in the main auditorium or three spaces for each classroom, whichever is greater. The parking plan indicates that there will be no auditorium, and that there will be a maximum of 16 classrooms. This results in a requirement for 48 parking spaces. Because the site is within 300 feet of a transit stop, a 10% parking reduction applies. This results in the total parking requirement for this use as 44 parking spaces. The site plan provides 58 parking spaces, which would meet the parking requirement for up to 19 classrooms. The EPC has discretion over the amount of parking provided in the SU-1 zone, and can require either more or less parking than the Zoning Code does.

To improve the aesthetics of the parking lots and the site, staff recommends a 3' screen wall between the parking lots and the public sidewalk. The general parking regulations requires that: "Where parking areas abut the public street and are greater than 100 linear feet, and where total parking amounts to 50 spaces or more, screening shall be provided in the form of walls, earth berms, or evergreen landscaping, or a combination thereof. Screening shall be a minimum of 30 inches in height but shall not exceed 36 inches in height..." (§14-16-3-1(F)(4)). Both parking areas are over 100 feet long, so a screen wall should be provided along the property edge.

Pedestrian and Bicycle Access and Circulation, Transit Access

The subject site is served by two principal arterials with bicycle lanes on each road. A bicycle boulevard on Silver Avenue is one block north. Central Avenue is 1/5 of a mile north, and has excellent transit service. The surrounding streets provide excellent access to bicycle facilities and transit service. Therefore, this is a location where students and teachers have convenient access from multiple modes of travel.

The request will improve pedestrian access from Lead by installing a grade separated sidewalk connection, where none currently exists. The site plan also relocates the sidewalk along Sycamore, placing a buffer between the sidewalk and the street. There is no defined pedestrian access from Coal Ave., and providing a designated route from that street would improve consistency with the goal to "encourage pedestrian orientation."

Walls/Fences

There are several existing walls and fences. No new walls or fences are proposed.

From Lead Ave., a 5'-6" patio wall is visible on the north side of the building. It is set on the property line. The sidewalk and landscape planting strip are between the patio wall and the road. There is also a wall of the same height along a portion of the east building façade, and along the edge of the upper parking area. The walls are constructed out of tan split-face CMU.

From Coal Ave., the property is bounded with an approximately 6'-tall chain link fence. There are gates into the playground and into the parking lot. The east side of the parking area is bounded with a 6'-tall white painted CMU retaining wall. The adjacent property to the east is above the subject site. There is also a 3'-tall tan, split-face CMU wall that surrounds the playground.

As mentioned above, staff recommends that a similar wall extend along the parking area to screen the parking from view from the streets.

Lighting and Security

There appears to be 2 – 3 building-mounted lights, which have not been labeled in the building elevations. The plan also indicates 2 new parking lot lights to be installed in the upper parking lot off Lead Ave., and 2 new parking lot lights to be installed in the lower parking lot. The site plan indicates three existing building-mounted halogen spot light fixtures will be replaced with full cut-off light fixtures.

The Albuquerque Police Department (APD) commented that parking lot illumination found in the proposed plan could be improved. They recommend increasing the number of light fixtures to better cover each vehicle access point, all parking areas, walkways and building entrances. APD also recommends the addition of a video surveillance system. Cameras should be positioned to cover all vehicle and pedestrian access points, parking areas, walkways, common areas, building entrances and the entire property perimeter. Each camera should be monitored and recorded for real-time and historical use.

Landscaping

The majority of the site is already allocated as either building or required parking areas. However, Lot 8 is developed as a playground area. The request would redesign this space to be used as bicycle parking, outdoor physical activity area, and a landscaped open space. There is an existing on-site landscape buffer area and patio on the northwest and west sides of the building. The site plan proposes a new landscape buffer between the sidewalk and Sycamore St. on the west side of the building. The site allocates 24% of the net lot area as landscaping.

APD provided comments regarding proposed landscaping adjacent to parking lots, walkways, common areas and building entrances. The proposed planting plan is consistent with the concern regarding safety and surveillance. APD also commented that all mature trees should be maintained up to a level of at least 6-8 feet from the ground. This could be added as a note to the landscaping plan, as a condition of approval.

Grading, Drainage, Utility Plans

The subject site is already built, and the site development plan for building permit indicates that “no changes are proposed that will affect the existing drainage outflow.” No changes to the utility service are proposed.

Architecture

The applicant does not propose any changes to the existing building architecture. The building consists of red brick, white stucco, and white painted CMU blocks. The building is a tall, one-story building as seen from Lead Ave., but it is two-stories as seen from Coal Ave. due to a substantial slope across the site dropping down from Lead Ave. The building is well-articulated with windows on all sides, except for the north elevation.

Signage

The site plan proposes one new, free-standing monument sign. The sign area is 18 sf. This sign is consistent with the O-1 sign regulations. There is one building-mounted sign shown as “Existing.” It is unclear if this sign will be reused for the proposed charter school.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The main substantive comments received from reviewing agencies are from the City Engineer and the Albuquerque Police Department (APD). The City Engineer provided extensive comments regarding transportation facilities. The applicant has substantially addressed these, and the outstanding issues are included as conditions of approval.

The comment from APD provides specific recommendations about improving safety and surveillance of the site. These comments were discussed in the Site Plan analysis section, above. The full list of agency comments begins on page 23 of the staff report.

Neighborhood/Public

Property owners within 100-feet of the subject site, the Silver Hills NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and the Federation of University Neighborhoods were notified on November 14, 2011. A facilitated meeting was requested by the University Neighborhood Association on July 19, 2013.

The Office of Neighborhood Coordination recommended a facilitated meeting, and one was held on August 28, 2013. Neighbors had numerous concerns, most of which seemed to be met by the end of the meeting with agreement that the school would proactively work with the community on an ongoing basis to resolve any issues that may occur.

The main concern communicated by neighborhood residents is regarding traffic and parking impacts to the adjacent residential neighborhood. The biggest concerns seemed to be that the school has sufficient parking and that the school collaborates with neighbors to address any overflow parking into the neighborhood quickly and effectively; and that SU-2 O-1 permissions were broader than they wanted permitted, especially with regard to possible future owners of the site. Applicant stated that they will be limiting the O-1 Uses, allowed in the Site Development Plan to School only, and neighbors were pleased with that development.

VI. CONCLUSION

This request is for a sector plan map amendment and site development plan for building permit for Lots 2-6 and 8-10, Block 44, Terrace Addition. The subject site is zoned SU-2/SU-1 for Church and Related Facilities through the University Neighborhoods Sector Development Plan. The applicant requests SU-2/SU-1 for O-1 Permissive Uses. The proposed zoning will allow the applicant to use the site for a public charter school.

The existing zoning is SU-1 for Church and Related Facilities. Permissive uses include church and any related venture that is owned and operated by the church, including private school and the current fitness gym. The O-1 zone provides suitable sites for office, service, institutional, and dwelling uses. The SU-1 zone's Site Plan control at this location would provide certainty for neighbors regarding the allowed use and site layout and design. The SU-1 zone also allows the EPC discretion over the allowed structure heights and off-street parking.

The reuse of this building as a school is generally consistent with the preponderance of applicable goals and policies. The daily and evening use of the site will increase the numbers of people in the neighborhood. This has been noted as both a positive and negative aspect of the proposal. Having a more active site will lead to an improved stewardship of the site with more "eyes on the street." Underuse of a site can lead to it becoming an attractive nuisance, where illegitimate activities are attracted to a location that is marginally used.

However, the increased use of the site will also lead to more non-residents in the neighborhood. This is likely to increase the amount of traffic on Lead and Coal as well as other side-streets. The neighborhood is also concerned that the site does not have adequate parking, and that there will be spill-over parking in front of residences. The subject site provides 58 parking spaces; 44 parking spaces are required, so the site has met its parking need according to the zoning code. The school proposes to manage parking through parking permits for the students, so that there would be less competition to find a parking spot on a daily basis. Students without a parking permit may be more likely to find alternate modes to get to school including bicycling, transit, and carpooling.

The request is consistent with the preponderance of goals and policies in the Comprehensive Plan and the University Neighborhoods Sector Development Plan. There is no significant conflict with the applicable adopted plans. The applicant demonstrated that the proposed zone is more advantageous to the community because it will bring the subject site more in line with its longstanding past use as an educational institution.

There is some neighborhood support for the request, as well as concern expressed about the impacts to traffic and parking availability in the area. Generally, it seems that there is support for the project as long as the parking impacts are well-managed by the school.

Staff recommends approval of both requests.

FINDINGS – 13EPC-40134 – September 12, 2013 - Sector Plan Map Amendment

1. This is a request for a zone change from *SU-1 for Church and Related Facilities* to *SU-2/SU-1 for O-1 Permissive Uses* for Lots 2-6 and 8-10, Block 44, Terrace Addition, located between Lead and Coal and east of Sycamore St., and containing approximately 1.38 acres. The proposed zoning will allow the applicant to use the site for a public charter school.
2. In 1959, Edith Street Baptist Church, Inc. developed the site as a church and a school. In 1980, a zone change request was approved for four church properties in the University Neighborhoods SDP (Z-80-82). The *SU-1 for Church* zoning was approved with the condition that site development plans for the sites are required when any changes or additions are made the church properties.
3. The Albuquerque/Bernalillo County Comprehensive Plan, University Neighborhoods 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 subject site is within the Central Urban Area of the Comprehensive Plan. The request is consistent with the following applicable goals and policies of the Comprehensive Plan:

Policy II.B.5.a - a full range of urban land uses: This is an existing non-residential land use that is adjacent to residential, manufacturing, and parking uses. Residential uses generally surround the site with the exception of a City park and a hospital campus.

Policy II.B.5.d - neighborhood values; social/cultural/environmental resources: The request seeks to replace a building that has historically been used as a church with a school (kindergarten – adult) with a public charter high school. There is concern by adjacent neighbors that the change in zoning could negatively impact traffic and parking in the area, although parking problems currently exist with the church use.

Policy II.B.5.o - Redevelopment and rehabilitation of older neighborhoods and Policy II.B.6.b - Upgrading efforts in neighborhoods within the Central Urban Area: The request would allow reuse of this site in a manner that is generally consistent with its previous use. It would locate a new institutional use in an existing neighborhood.
5. The subject site is within the University Neighborhoods Sector Development Plan (UN SDP). The request is consistent with the following goals of the UN SDP:

Goals: “improve the quality of life in the area”; “conserve and renew the unique qualities of this neighborhood”; “encourage pedestrian orientation”

Some of the applicable, significant concerns that the UN SDP aimed to address include zoning, urban design, traffic, parking, pedestrian travel, crime, population turnover, building

and landscaping maintenance and institutional impacts. The applicant intends to purchase this property for an institutional use. Their ownership and use of the property could improve building and landscaping maintenance, urban design, and pedestrian orientation of the site. The proposed use of the building is consistent with conserving the unique qualities of the neighborhood by continued use as a school, which is what it was originally built to be.

6. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The proposed zone change is consistent with the health, safety, morals and general welfare of the city. The proposed change to SU-2/SU-1 for O-1 will allow the property to be used for a variety of uses that are consistent with the historic uses on the property and within the immediate community. There is nothing in the request that would conflict with the health, safety, morals, and general welfare of the city.
 - B. The change of zoning will not destabilize land use and zoning in the area because the proposed zoning is generally consistent with the current site's special use zoning and the subject site's long-established land use.
 - C. The zone change is not in significant conflict with adopted elements of the Comprehensive Plan, as discussed in Findings 4 and 5.
 - D. The applicant has adequately justified the request by demonstrating that the proposed zoning will be more advantageous to the community. This request would bring the subject site more in line with its longstanding past use as an educational institution. The requested use complies with all applicable zoning regulations, including the amount of parking provided.
 - E. The proposed SU-2/SU-1 for O-1 Permissive Uses zone will not be harmful to adjacent property, the neighborhood or the community. It is consistent with the land use established in 1959. The new uses that would be allowed do not differ substantially in terms of intensity from the uses that are currently allowed if operated by a church.
 - F. The request would not require unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
 - H. The property's location on a major street is not the reason for this request.
 - I. The proposed SU-2/SU-1 for O-1 Permissive Uses zone is a justifiable spot zone because the site is already a spot zone. The site also meets the second criteria because the existing building and site is not suited for the residential uses permitted by adjacent zones.
 - J. The proposed zone change will not result in strip zoning.

-
7. Property owners within 100-feet of the subject site, the Silver Hills NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and the Federation of University Neighborhoods were notified. A facilitated meeting was held on August 28, 2013. The main concern of neighborhood residents is regarding traffic and parking impacts to the adjacent residential neighborhood. After the facilitated meeting, attendees were satisfied that the applicant would work with residents to resolve any parking issues that do arise in the future.

RECOMMENDATION – 13EPC-40134 – September 12, 2013 - Sector Plan Map Amendment

APPROVAL of 13EPC-40134, a request for a Sector Development Plan Map Amendment, from SU-2/SU-1 for Church and Related Facilities to SU-2/SU-1 for O-1 Permissive Uses for Lots 2-6 and 8-10, Block 44, Terrace Addition, based on the preceding Findings and subject to the following Condition of Approval.

CONDITIONS OF APPROVAL – 13EPC-40134 – September 12, 2013 - Sector Plan Map Amendment

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 13EPC-40135 – September 12, 2013 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lots 2-6 and 8-10, Block 44, Terrace Addition, located between Lead and Coal and east of Sycamore St., and containing approximately 1.38 acres. The applicant proposes to use the site for a public charter school.
2. In 1959, Edith Street Baptist Church, Inc. developed the site as a church and a school. In 1980, a zone change request was approved for four church properties in the University Neighborhoods SDP (Z-80-82). The *SU-1 for Church* zoning was approved with the condition that site development plans for the sites are required when any changes or additions are made the church properties.

3. The Albuquerque/Bernalillo County Comprehensive Plan, University Neighborhoods 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 subject site is within the Central Urban Area of the Comprehensive Plan. The request is consistent with the following applicable goals and policies of the Comprehensive Plan:

Policy II.B.5.d - neighborhood values; social/cultural/environmental resources: The request is for reuse of an existing building that was designed as a church and school. The site development plan indicates that there will be 16 classrooms, which would require 60 vehicle parking spaces. The applicant has provided 58 parking spaces and 24 bicycle parking spaces. Additionally, there are 8 on-street parking spaces adjacent to the site on Coal Avenue and 5 on-street parking spaces on Sycamore St.

Policy II.B.5.o - Redevelopment and rehabilitation of older neighborhoods and Policy II.B.6.b - Upgrading efforts in neighborhoods within the Central Urban Area: The site plan indicates the building will generally be maintained in its current condition although the southern façade will be repainted. It also proposes various landscaping and outdoor gathering amenities. These will upgrade the appearance of the site.

5. The subject site is within the University Neighborhoods Sector Development Plan (UN SDP). The request is consistent with the following goals of the UN SDP:

Goals: “improve the quality of life in the area”; “conserve and renew the unique qualities of this neighborhood”; “encourage pedestrian orientation.”

The location of the site and the building is consistent with encouraging pedestrian activity. Pedestrian routes will be added and moved away from the road to improve the walking experience for pedestrians.

6. Property owners within 100-feet of the subject site, the Silver Hills NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and the Federation of University Neighborhoods were notified. A facilitated meeting was held on August 28, 2013. The main concern of neighborhood residents is regarding traffic and parking impacts to the adjacent residential neighborhood. After the facilitated meeting, attendees were satisfied that the applicant would work with residents to resolve any parking issues that do arise in the future.

RECOMMENDATION – 13EPC-40135 – September 12, 2013 – Site Development Plan for Building Permit

APPROVAL of 13EPC-40135, a request for Site Development Plan for Building Permit, for Lots 2-6 and 8-10, Block 44, Terrace Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 13EPC-40135 – September 12, 2013 – 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 parking calculations shall be revised to indicate that the 10% transit reduction results in 44 parking spaces required.
4. A 30” – 36” tan, split-face CMU screen wall shall be provided along the property edge to screen each parking lot from the public right-of-way, pursuant to §14-16-3-1(F)(4).
5. A defined pedestrian access shall be provided from Coal Ave. through the landscaped area to the main lower-level building entrance in order to improve consistency with the goal to “encourage pedestrian orientation” and §14-16-3-1(H)(2).
6. Conditions of approval from Albuquerque Police Department:
 - a. The number of light fixtures shall be increased to better cover the lower building entrance.

- b. A note shall be added to the landscaping plan: Mature trees should be maintained up to a level of at least 6-8 feet from the ground.
7. Conditions of approval from the City Engineer:
- 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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements. (Refer to findings for a detailed list of current deficiencies with SDBP)
 - c. All Easements and access agreements shall be shown and labeled on Site Development Plan and recording information shall be provided.
 - d. All existing and proposed infrastructure, including ADA accessible paths, HC parking, ramps, and building entrances shall be labeled and dimensioned.
 - e. Consolidation of 8 lots into 1 through a DRB platting action shall be approved prior to issuance of Certificate of Occupancy.
 - f. Abandoned driveways shall be removed and replaced with sidewalk, curb and gutter per COA standards.
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.
-
-

***Carrie Barkhurst
Planner***

Notice of Decision cc list:

SMPC Architects, 115 Amherst Dr. SE, Albuquerque, NM 87106
Gordon Reisel, 1515 Silver SE, Albuquerque, NM 87106
Elizabeth Doak, 1606 Silver SE, Albuquerque, NM 87106
Valerie St. John, PO Box 14203, Albuquerque, NM 87191
Ann Cloud, 431 Sycamore NE, Albuquerque, NM 87106

Peter Schillke, 1217 Coal Ave., Albuquerque, NM 87106
Mardon Gardella, 411 Maple St. NE, Albuquerque, NM 87106
Julie Kidder, 120 Vassar SE, Albuquerque, NM 87106
Don Hancock, 105 Stanford SE, Albuquerque, NM 87106
Raymond Ortiz, 1809 Princeton Dr. SE, Albuquerque, NM 87106
Patty Wilson, 505 Dartmouth SE, Albuquerque, NM 87106
Laurel Schillke, 1217 Coal Ave. SE, Albuquerque, NM 87106

Attachments

1. Additional Information
 - a. Photographs
 - b. R-270-1980
 - c. Resolution adopting University Neighborhoods SDP
 - d. Proposed Zoning
 - e. Existing Zoning
 - f. Notice of Decision (Z-80-82)
2. Application
 - a. Cover Page
 - b. TIS form
 - c. Authorization letter & name change explanation
 - d. Request letter – Project Summary
 - e. Justification letter
 - f. Supporting material from applicant – Parking & Transportation Plan
3. Neighborhood Information & Comments
 - a. ONC letter – Attachment A
 - b. Applicant letter & certified mail receipts
 - c. Facilitator’s Report
 - d. Neighborhood comments/letters
4. Site Development Plan Reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed- No comments

Office of Neighborhood Coordination

Silver Hill N.A., Spruce Park N.A. Inc., Sycamore N.A., University Heights N.A., Victory Hills N.A., Federation Of University Neighborhoods. 7/30/13 – Assigned to Diane Grover

Long Range Planning

Central Urban Area, University Neighborhoods SDP. The zoning on the adjacent sites allows a mix of residential densities. The proposed school use should generally be compatible with the surrounding area. The site is not listed on the Historic Structures Map, Map 6, in the plan.

CITY ENGINEER

Transportation Development

Zone Map Amendment: Reviewed, no objections.

Site Development Plan for Building Permit:

- Parking spaces cannot cross over the lot lines.
- Will the site be replatted to consolidate the 8 lots into one?
- All Easements and access agreements need to be shown and labeled on Site Development Plan and provide recording information. Including a Sidewalk Easement for the portion of Coal Ave sidewalk located within private property.
- Please clarify the alleyway: width, surface treatment, directional signage, one or two-way movement, limits of alley that may be vacated, documentation of access agreements and property lines, intended use by occupants?
- There are typographical errors within the Legal Description, and misuse of keyed note #24.
- Abandoned driveways must be removed and replaced with sidewalk, curb and gutter per COA standards.
- Key Note #38 & #39 referring to pole mounted directional signs needs to be positioned within the private property or a revocable encroachment permit with the COA is required.
- ADA requires the access stall adjacent to HC parking stalls be striped to the full length and width required.
- Dead-end parking stalls require a 5' keyway access.

Hydrology Development

Hydrology has no adverse comments on the Amendment to the Zone map or the Site Plan for Building Permit.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Zone Map Amendment: No Comment

Site Development Plan for Building Permit: East-west alley which connects Sycamore St. to Maple St. appears to be within public Right-of-Way. No further comments regarding on-street bikeways or roadway system facilities.

Traffic Engineering Operations – no comment received

Street Maintenance – no comment received

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT for the proposed Site Development – Building Permit shall include:

1. 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).
2. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements. (Refer to findings for a detailed list of current deficiencies with SDBP)
3. All Easements and access agreements need to be shown and labeled on Site Development Plan and provide recording information.
4. Consolidation of 8 lots into 1 through a DRB platting action must be approved prior to issuance of Certificate of Occupancy.

WATER UTILITY AUTHORITY

Utility Services – no comment received

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – no comment received

Environmental Services Division – no comment received

PARKS AND RECREATION

Planning and Design – no comment received

Open Space Division

Open Space has reviewed the request for Amendment to Zoning Code (13EPC-40133) and has no adverse comments.

POLICE DEPARTMENT/Planning

This project is in the Southeast Area Command.

- Parking lot illumination found in the proposed plan could be improved. Recommend increasing the number of light fixtures to better cover each vehicle access point, all parking areas, walkways and building entrances.
- All proposed landscaping should take into consideration natural surveillance and optimal visibility. Suggest using low-level bush variety plantings adjacent to all parking lots, walkways, common areas and building entrances. Each plant should be maintained to a level no more than three feet (3') from the ground. All mature trees should be maintained up to a level of at least 6-8 feet from the ground.
- Recommend the addition of a video surveillance system. Cameras should be positioned to cover all vehicle and pedestrian access points, parking areas, walkways, common areas, building entrances and the entire property perimeter. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning – no comment received

TRANSIT DEPARTMENT

Project # 1009782 13 PC-40134 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG) 13EPC-40135 SITE DEVELOPMENT – BUILDG PRMT	Adjacent and nearby routes	Route # 97, Zuni route, passes the site on Lead and Coal.
	Adjacent bus stops	None
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY – no comment received

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The owner of the above property requests a Zone Change from SU-2 for Church and Related Uses to SU-2 for SU-1-O1 for permissive uses, to allow for the development of ACE Leadership HS charter school. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Lead Ave SE and Coal Ave SE are ITS Corridors, please refer to Matt Yannoni (phone: 857-8687, email: myannoni@cabq.gov) for further ITS information.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – no comment received

NEW MEXICO DEPARTMENT OF TRANSPORTATION

The NMDOT has no objections to the Zone Map Amendment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. Screening should be designed to allow for access to utility facilities. 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 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.