



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1007412
Case #: 17EPC-40024, 40025, 40026
Hearing Date: August 10, 2017**

Staff Report

Agent	Consensus Planning
Applicant	SP Albuquerque, LLC
Request	Zone Map Amendment (Zone Change), Site Development Plan for Subdivision, Site Development Plan for Building Permit
Legal Description	Tract B-2, Yorba Linda Subdivision & Tract A, Hoffmantown Baptist Church Site
Location	Harper Rd NE between Wyoming Blvd NE and Ventura St NE
Size	14.14 acres
Existing Zoning	SU-1 for Church and Related Facilities
Proposed Zoning	SU-1 for Senior Living Facility and Related Services including on-premise liquor consumption

Staff Recommendation

APPROVAL of Case # 17EPC-40024 based on the Findings beginning on Page #23, and subject to the Conditions of Approval beginning on Page #31.

APPROVAL of Case # 17EPC-40025 based on the Findings beginning on Page #31, and subject to the Conditions of Approval beginning on Page #38.

APPROVAL of Case # 17EPC-40026 based on the Findings beginning on Page #38, and subject to the Conditions of Approval beginning on Page #45.

**Staff Planner
Michael Vos, AICP – Planner**

Summary of Analysis

This is a three-part request for a zone change, site plan for subdivision and site plan for building permit.

The applicant is proposing to change the zoning of the subject site from SU-1 for Church and related facilities to SU-1 for Senior Living Facility and related services including on-premise liquor consumption to allow development of a 180 unit Senior Living Facility.

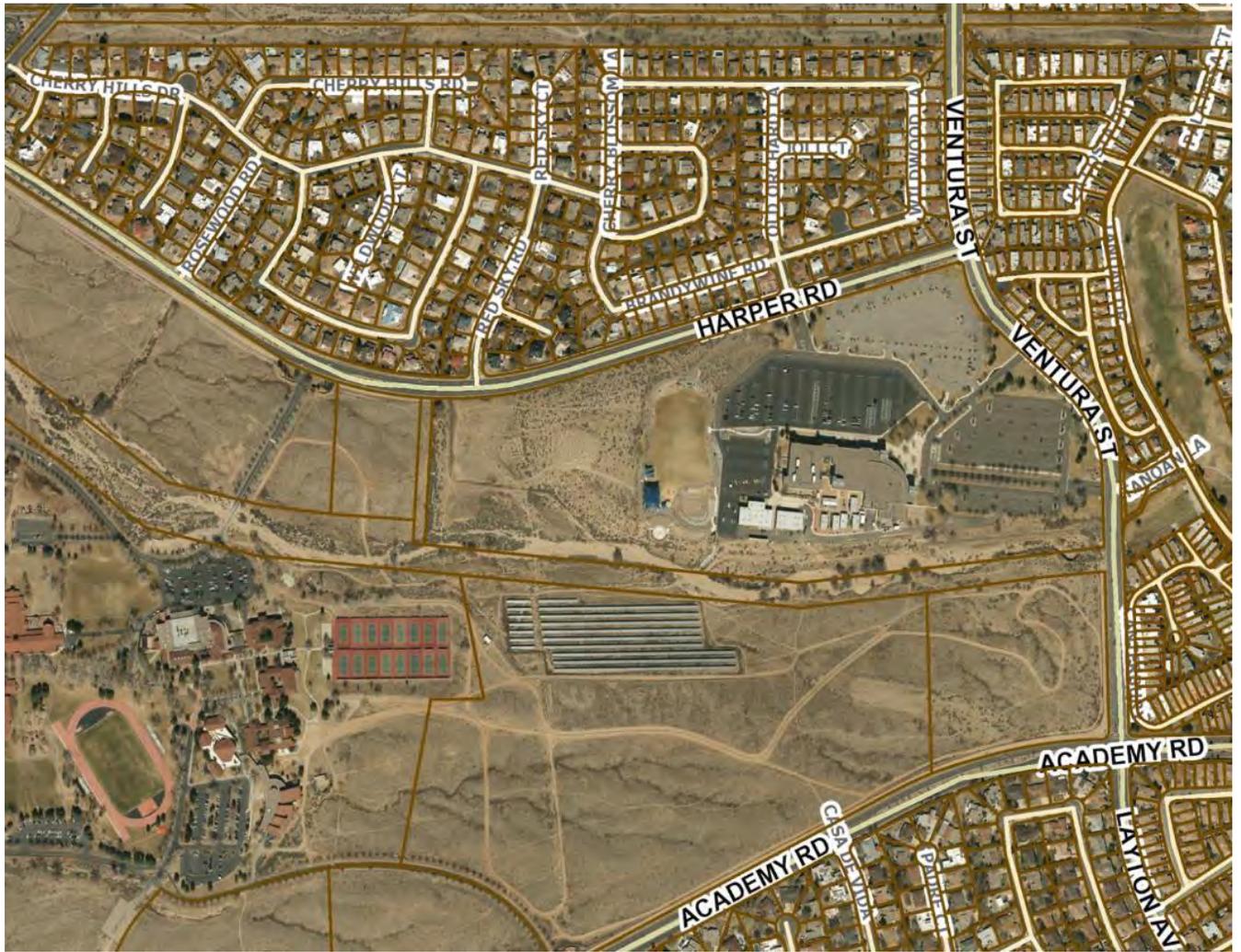
The request has been justified pursuant to R-270-1980 based on changed community conditions and the request being more advantageous to the community in accordance with the Comprehensive Plan and other applicable plans.

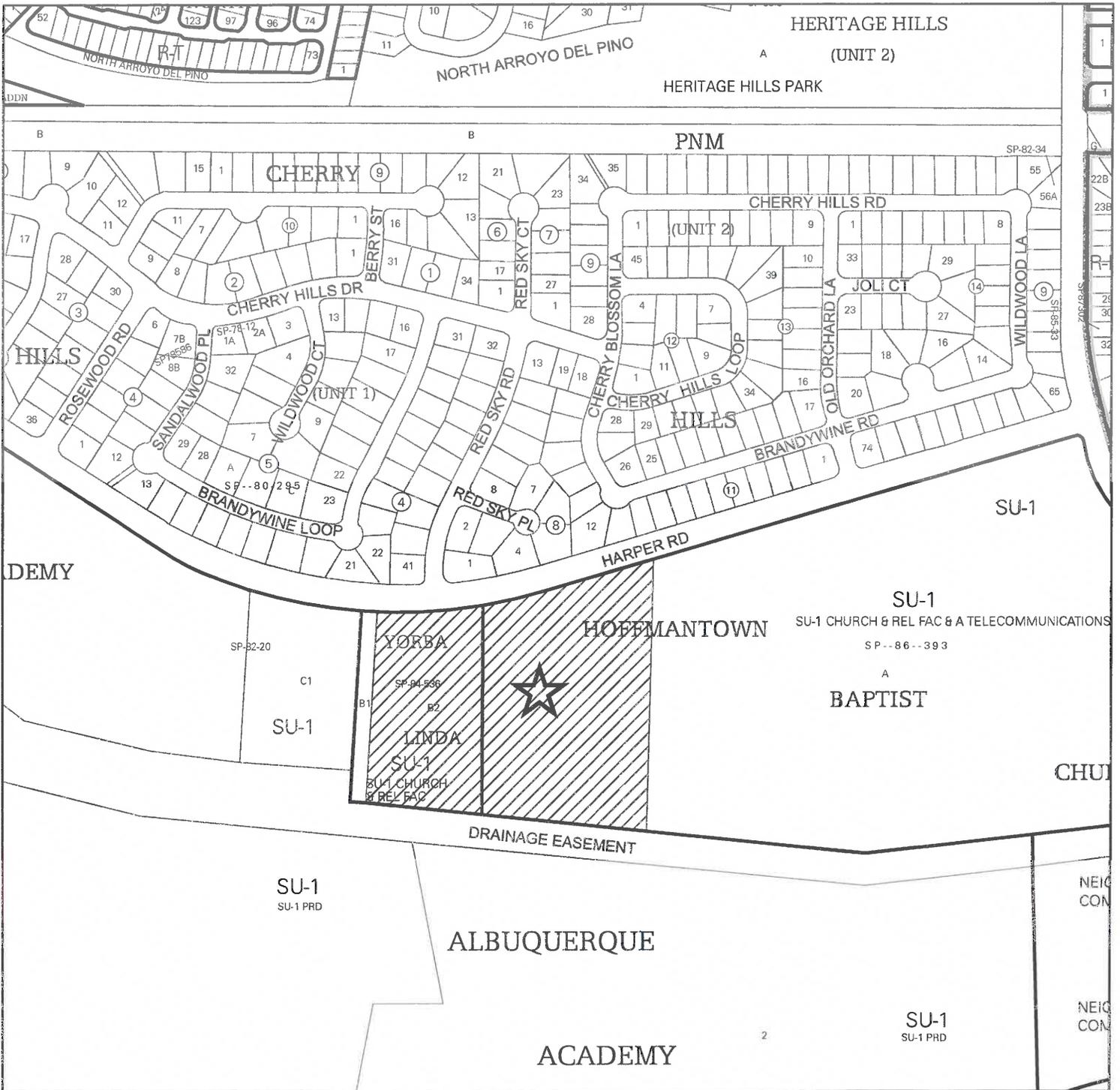
The Cherry Hills Civic Association and property owners within 100 feet were notified of this request. A facilitated meeting has not been held. There is known opposition to the request.

Staff recommends approval with the findings and conditions of approval outlined in this staff report.

Map







ZONING MAP

Note: Grey shading indicates County.



1 inch = 438 feet

Project Number:

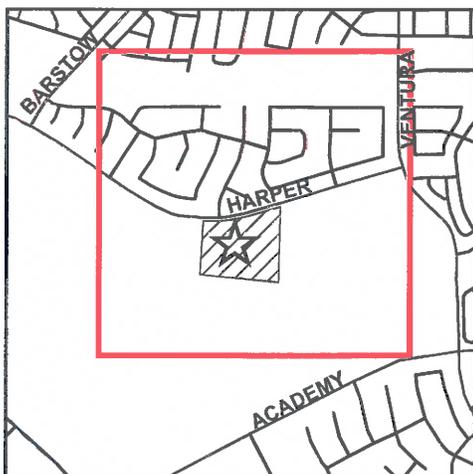
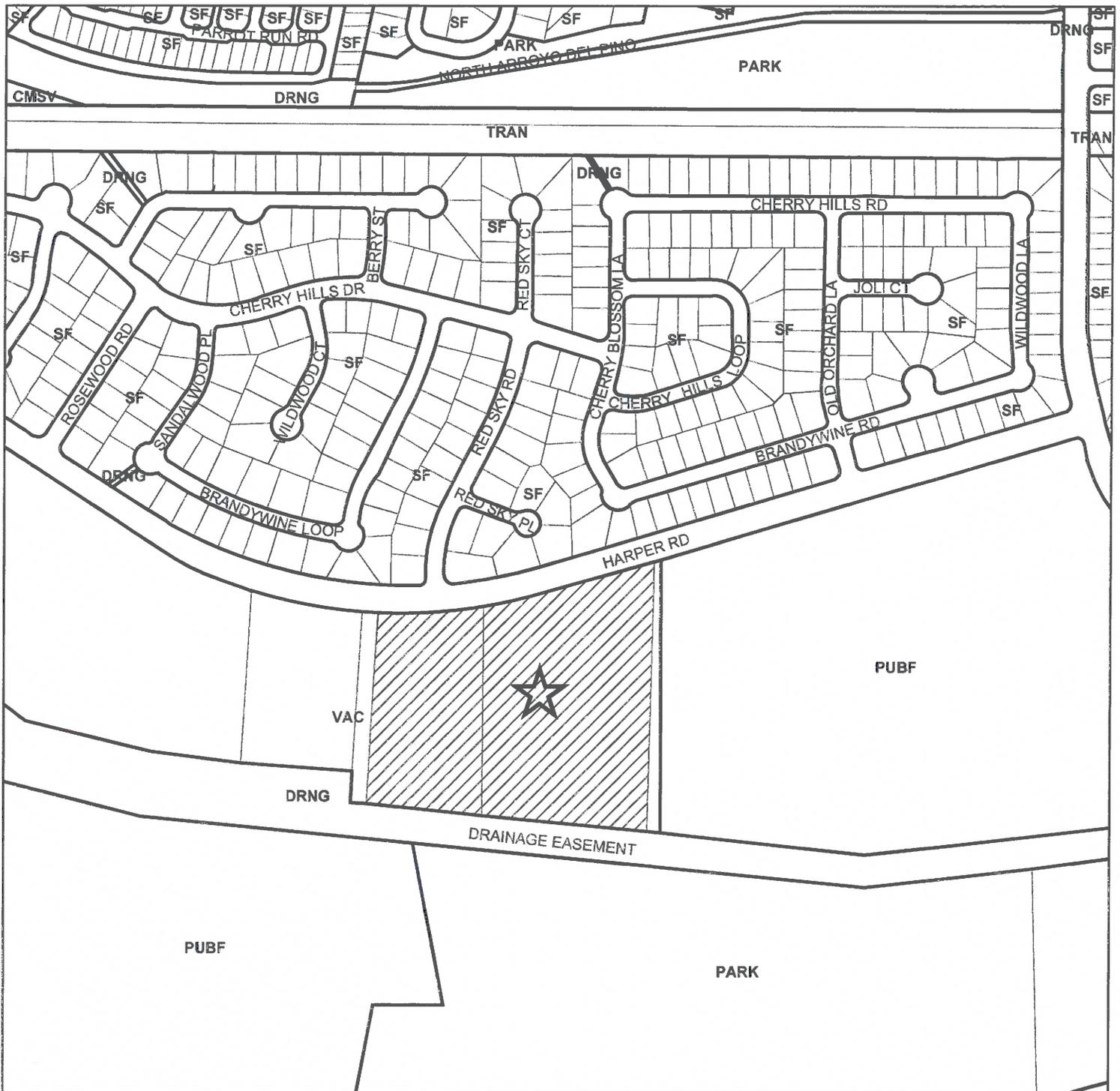
1007421

Hearing Date:

08/10/2017

Zone Map Page: E-20

Additional Case Numbers:
17EPC-40024, 40025 & 40026



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 438 feet

Project Number:

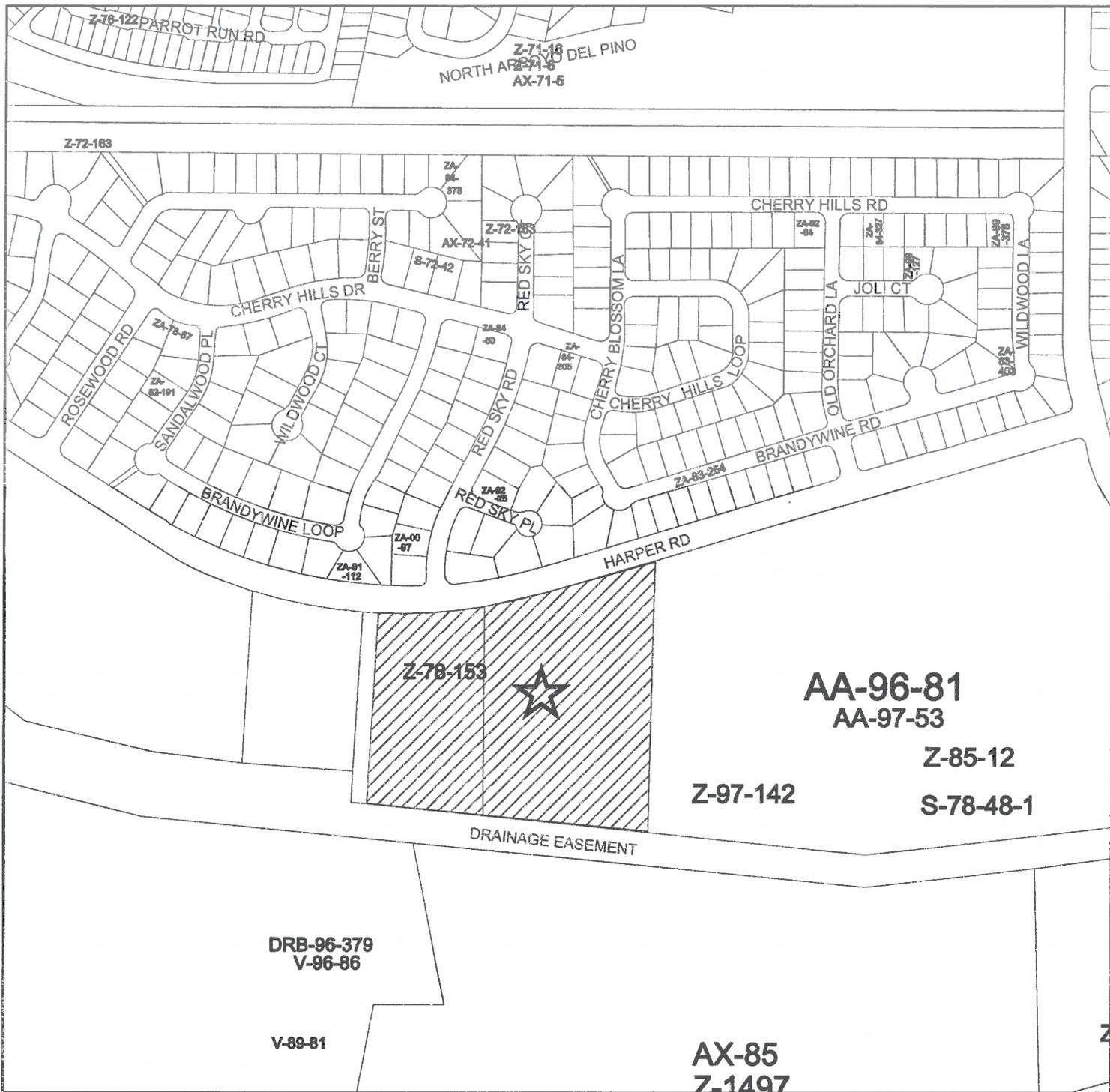
1007421

Hearing Date:

08/10/2017

Zone Map Page: E-20

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HISTORY MAP

Note: Grey shading indicates County.



1 inch = 438 feet

Project Number:
1007421

Hearing Date:
08/10/2017

Zone Map Page: E-20
Additional Case Numbers:
17EPC-40024, 40025 & 40026



Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | Public Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | Developed County Park | Undeveloped County Park |
| LIBRARY | SOLID WASTE | ABQ Bike Facilities | Developed City Park |
| MUSEUM | Albuquerque City Limits | ABQ Ride Routes | Undeveloped City Park |

Project Number: 1007421

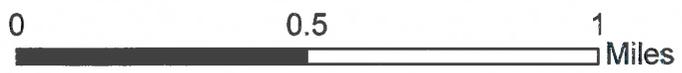


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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Church and related facilities	Area of Consistency; Facility Plan for Arroyos	Vacant
North	R-1	Area of Consistency	Single-Family Residential
South	SU-1 PRD	Area of Change and Area of Consistency	Drainage/Flood Control; Public/Institutional
East	SU-1 Church and related facilities and a telecommunication facility; R-D	Area of Consistency; Academy/Tramway/Eubank Sector Plan	Public/Institutional; Single-Family Residential
West	SU-1 PRD	Area of Consistency	Vacant

B. Proposal

This is a three part request for a Zone Map Amendment from SU-1 for Church and related facilities and SU-1 for Church and related facilities and a Telecommunication Facility to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit for an approximately 14.14 acre site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE. The purpose of the zone change and site development plan requests is to allow for development of a senior living facility on the subject site that will provide a combination of independent living, assisted living, and memory care services totaling 180 units.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan to the Environmental Planning Commission (EPC) for review and approval. The applicant has submitted a Site Development Plan for Subdivision showing the portion of the subject lots where the new zoning will apply, access locations, and where a future application will subdivide the property. A Site Development Plan for Building Permit is also before the EPC showing how the applicant intends to develop the site including building location and setbacks, height, parking and circulation, landscaping, elevations, and other design elements.

C. EPC Role

The Environmental Planning Commission (EPC) has the authority to hear and consider all Zone Map Amendment cases, as well as Site Development Plans associated with an

SU-1 site within the City of Albuquerque pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-2-22 SU-1 Special Use Zone. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4 Appeal. This is a quasi-judicial matter.

D. History/Background

The subject site was annexed into the City in July 1965 as part of a much larger annexation of a portion of the Elena Gallegos Grant in northeast Albuquerque between San Pedro Drive and Eubank Blvd (AX-85, Z-1497). Zoning was established as R-1, R-3, C-1, and SU-1.

In 1979, much of the Albuquerque Academy property was rezoned to SU-1 PRD to allow for development of townhouses, multi-family, neighborhood commercial, and office uses (Z-78-153).

The first action directly relevant to the subject site was a request for a zone map amendment from R-T and SU-1 for an Academy Campus to SU-1 for Church and related facilities for an approximately 62.5 acre site (Z-85-12). The site development plan for the church was approved at a later date.

In the 1990s a few Administrative Amendments were processed for the subject site allowing for a wireless telecommunication facility mounted on the church building, and for changes to the church signage. In 1997, a zone change was approved to allow for up three wireless telecommunications facilities on Tract A of the Hoffmantown Baptist Church Site.

In 2008, an application for zone map amendment was submitted to change the zoning of a portion of the church site to allow for a Senior Living Facility. Accompanying that application were a site development plan for subdivision and a site development plan for building permit, much like the current request. That application, which proposed a larger facility than this new application, was withdrawn by the applicant (Project #1007412, 08EPC-40088/40089/40090).

E. Context

The subject site is a vacant portion of the Hoffmantown Baptist Church property and is zoned SU-1 for Church and related facilities and SU-1 for Church and related facilities and a telecommunications facility. The site slopes up from west to east and is partially encumbered by the South Pino Arroyo floodplain.

The site is bordered on the north by Harper Road. Running along the Harper Road frontage is a crusher fines trail utilized for running and walking around the larger Academy property bounded by Harper, Ventura Street, Academy Road, and Wyoming

Blvd. Across Harper is the Cherry Hills neighborhood, which consists of R-1 single-family residential.

To the west is more vacant land that is owned by Albuquerque Academy and is zoned SU-1 PRD. The approved site development plan for the Academy indicates that this portion west of the subject site and north of the campus and South Pino Arroyo is to be developed with R-LT uses.

Immediately south of the subject site is the South Pino Arroyo, and across from it is the Albuquerque Academy campus to the southwest and vacant land between the arroyo and Academy Road. This vacant land is zoned to allow for development of townhouses at 8 dwelling units per acres with neighborhood commercial uses at the corner of Academy Road and Ventura Street.

To the east of the subject site is the remaining portion of the Hoffmantown Baptist Church, which is developed with the church and a recreational park space. Across Ventura Street farther east is single-family residential of varying densities within the Tanoan subdivision.

F. 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 LRRS designates Harper Road, Ventura Street, and Academy Road as Minor Arterials.

The LRRS designates Wyoming Boulevard as a Regional Principal Arterial.

The LRRS designates Barstow Street as a Major Collector.

G. Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Wyoming Boulevard as a multi-modal corridor, and it is the only designated corridor in the vicinity of the subject site.

H. Trails/Bikeways

There are existing bike lanes along Wyoming Boulevard and Academy Road, as well as within the Cherry Hills neighborhood. A multi-use trail exists along the western edge of the Academy property along Wyoming, and a trail is proposed to follow the South Pino Arroyo. Ventura Street is designated as a bicycle route that is also proposed to have bicycle lanes in the future.

I. Transit

There are bus routes along Wyoming, Academy, and Ventura with the nearest stop at the corner of Ventura and Harper, approximately 2000 feet east of the subject site. ABQ Ride had no comment on this application.

J. Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for Church and related facilities and SU-1 Church and related facilities and a telecommunication facility. 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.”

The requested zone is SU-1 for Senior Living Facility and related services, including on-premise liquor consumption. Both the existing and proposed zones are SU-1 meaning both existing and proposed zones are site plan controlled and are limited in their use to the specific uses within their zoning descriptors.

The requested zone is for a use that is not otherwise clearly regulated by the Zoning Code, and as an SU-1 zone requires approval of a site development to guide future development. The applicant has submitted a Site Development Plan for Subdivision showing clearly what portion of the site is subject to the requested zoning and how the properties will be subdivided if this application is approved. In addition, a Site Development Plan for Building Permit has been submitted for review and approval showing exactly how the applicant intends to develop the site.

B. Definitions (Zoning Code Section 14-16-1-5)

SITE DEVELOPMENT PLAN. An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

For Building Permits. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto

transportation, or energy conservational building construction), and proposed schedule for development.

C. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Area of Consistency by the Comprehensive Plan. Applicable policies include:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Policy 4.1.2 because the site was designed to minimize the impact of the building scale on adjacent residential uses through large setbacks and building orientation along with materials, colors, and landscape design.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers Policy 5.2.1 a) because it brings additional senior housing and services, as well as employment within walking and biking distance of existing neighborhoods, as well as the proposed facility being in a convenient location with good access to walking trails and less than one mile to a library, shopping, and other commercial activities.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The request furthers Policy 5.2.1 b) because the proposed development offers a choice in lifestyle for seniors who want a smaller place to live or need more care, and is in a location with good access to the major road network, will provide shuttle service, and is less than half a mile from a transit stop.

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request furthers Policy 5.2.1 d) because it broadens housing options for seniors to include independent living, assisted living, and memory care.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request furthers Policy 5.2.1 h) because senior living is a low impact, institutional land use that is complementary to the existing institutional and single-family residential nature of the surrounding neighborhoods and has been designed to lessen the impacts of its size through building orientation and setbacks as shown in the accompanying Site Development Plan for Building Permit.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 n) because it will bring a productive use to a vacant piece of land.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it supports growth in an area with existing infrastructure including roadways and all utilities in an infill location not at the urban edge.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request furthers Policy 5.3.3 because it clusters the proposed units in a building at the center of the subject site leaving space that has been utilized for landscaping and courtyards around the facility and along the adjacent arroyo.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request furthers Policy 5.6.3 b) because the zone change has been carefully considered with regard to its surrounding context, and the proposed site design incorporates a large front setback similar to the adjacent church and is of a density comparable to development in the surrounding area.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

The request furthers Policy 5.6.4 a) because an appropriate transition has been incorporated into the site design between the Cherry Hills neighborhood and the proposed senior living facility that includes a large setback and landscaped berm.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

*The request **furthers** Policy 5.6.4 b) because the proposed senior living use is a low traffic generating use that will be a good neighbor to the church, school, and single-family neighborhood. The proposed lighting in the parking areas are proposed to be 16 feet in height, and all lighting must be compliant with the New Mexico Night Sky and City Zoning regulations.*

Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

*The request **furthers** Policy 6.2.1 because it will maintain a six-foot crusher fines trail adjacent to Harper Road along with a six-foot sidewalk similar to what exists in front of the Hoffmantown Church, which connects to the nearest bus stops as well as the larger trail system around Albuquerque Academy and the proposed trail along the South Pino Arroyo.*

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

a) Minimize alteration of existing vegetation and topography in subdivision and site design.

*The request **furthers** Policy 7.3.1 a) because it utilizes the existing topography, both the slope and berm along Harper Road, and incorporates it into the site design to minimize the development's impacts on adjacent properties. The proposal will modify the South Pino Arroyo floodplain, but the applicant is working with AMAFCA and FEMA to ensure that the impacts of this change are minimized and the function of the arroyo are unaffected.*

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

b) Encourage development and site design that incorporates CPTED principles.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

*The request **furthers** Policy 7.3.2 because it takes into account the natural topography while incorporating design elements that are found in the surrounding area including Hoffmantown Church, Academy Campus, and the Cherry Hills neighborhood. The site design includes CPTED principles such as gated access and site lighting that increases security for residents.*

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Policy 7.3.4 b) because it is appropriately set back from Harper Road and oriented to reduce long unbroken facades from facing the neighborhood. The tallest portions of the building are farthest from the nearby homes, and the overall the building is similar in height and massing to the neighboring Hoffmantown Church.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 b) and c) by providing most of the site parking to the sides and rear of the proposed building with only a smaller visitor parking lot at the front. All parking areas are landscaped with required trees and other shrubs. The berm along Harper Road will also help improve the aesthetics of the parking areas from the public right-of-way. Pedestrian pathways are provided at both vehicular entrances and connect around the entire site to multiple building entrances and courtyards.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

a) Design landscape and site improvements to complement the individual site, the overall appearance of the corridor, and surrounding land uses.

b) Design landscapes and vegetation to be consistent with the microclimate of the site location as well as within the site.

c) Discourage planting of higher water use species outside of riparian microclimates, the Middle Rio Grande Conservancy District, or areas served by swales.

d) Incorporate xeric site design principles to establish an oasis area and transition areas, identify beneficial placement for plant species, and maximize shade in summer months.

The request furthers Policy 7.5.1 because the plant palette has been selected to be consistent with the high desert climate and trees have been thoughtfully placed for their specific needs while providing shade to residents. Cottonwoods are along the arroyo edge and Japanese Maples are in protected courtyard spaces. All plantings except for a small section of turf are low to medium water use.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request furthers Policy 8.1.2 c) because the proposed facility will create approximately 68 jobs for local residents.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.

e) Provide for the development of quality housing for elderly residents.

i) Provide for the development of multi-family housing close to public services, transit, and shopping.

The request furthers Policy 9.1.1 because it will add another quality housing option for seniors that will help ensure the availability of such housing with access to community services such as the Cherry Hills library, access to transit, and is not far from a variety of shopping and other commercial options.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context - i.e. urban, suburban, or rural - with appropriate densities, site design, and relationship to the street.

The request furthers Policy 9.2.1 because it has been designed with a density appropriate for its suburban context with a large setback and other site design elements to minimize the impacts of the structure on the adjacent neighborhood while maintaining features such as the arroyo and existing multi-use path along Harper Road.

Policy 11.3.2 Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

The request furthers Policy 11.3.2 by preserving the stormwater function of the South Pino Arroyo and working through the appropriate channels to make modifications to the floodplain while ensuring downstream impacts are minimized. Bank stabilization and proposed landscaping are appropriate for an arroyo edge, and the proposal is consistent with the Facility Plan for Arroyos.

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

*The request **furthers** Policy 11.3.5 because the site design takes into account the existing topography and the proposed setback from Harper Road creates a view corridor toward the mountains east of the subject site.*

Policy 12.1.4 Drainage and Flood Control: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

- a) Minimize and mitigate storm water run-off from development by limiting the amount and extent of impervious surfaces and encouraging landscaped medians and parking swales.
- b) Preserve natural drainage functions of arroyos to the extent possible and use naturalistic design treatment when structural improvements are required for flood control.

*The request **furthers** Policy 12.1.4 by coordinating the use and modification of the South Pino Arroyo with the appropriate flood control agencies, utilizing landscape areas and ponding on-site to the greatest extent possible, and using naturalistic treatments for bank stabilization of the arroyo channel.*

D. Facility Plan for Arroyos (Rank II)

The Facility Plan for Arroyos was adopted in 1986 and establishes guidelines and procedures in order to create a multi-purpose network of recreational trails and open space among arroyos.

The subject site is located along the South Pino Arroyo, which is designated as a Major Open Space Link under the plan. Major Open Space Links are scheduled for the development of corridor plans that will locate recreational trails forming continuous east-to-west connections between peripheral major public open spaces such as the Sandia Foothills, the West Mesa Escarpment and the Rio Grande Bosque. The plan states that the South Pino Arroyo has the potential to link Sims Park in the foothills with the Rio Grande Bosque by way of the North Diversion Channel (p. 36).

*The request **furthers** the Facility Plan for Arroyos by providing a land use that fits within the “medium-density residential, commercial and institutional uses” that were under consideration between Wyoming Blvd and Ventura Street (p. 36). The proposed development is consistent with the design guidelines for development adjacent to a major open space link by orienting buildings with entrances and windows facing the open space and landscaping the open space edge using native and naturalized plant materials.*

*The proposed development **furthers** Drainage Policy 1 and Multiple Use Policy 4 by maintaining the arroyo for its primary drainage purpose, providing access for maintenance, and working with AMAFCA and FEMA to coordinate any changes or modifications related to stabilizing channel treatments.*

*The request **furthers** Multiple Use Policy 5 – Land Use Compatibility by adding a density of housing and jobs adjacent to an arroyo channel that will provide users who will maximize the usefulness of future trails.*

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.

F. 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 proposed zone change from SU-1 for Church and Related Facilities and Telecommunications Facility to SU-1 for Senior Living Facility and Related Services, including on-site liquor consumption is consistent with the health, safety, morals, and general welfare of the City. The project will provide much needed and desired services, and housing for Albuquerque's senior population in an area where this use is appropriate. The proposed project will be a good neighbor to the adjacent institutional uses of Hoffman town Baptist Church and the Albuquerque Academy. The proposed use will generate less traffic than other potential uses including church, residential, or commercial. Most of the residents' needs will be met on-site and shuttle services will be provided for appointments, shopping, and other group outings. Retail support services for the minor day-to-day needs of the residents will be provided on-site. For these reasons, this request furthers the goals and policies of the Comprehensive Plan as demonstrated in Criterion C below.

The applicant's justification letter and the policies cited substantiate the claim that the request is consistent 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 proposed zoning will provide stability in land use and zoning by allowing the development of a high quality, senior living facility on long vacant and underutilized

land that will help serve an unmet need in the area. The senior living uses (residential, institutional, and support services) proposed will benefit and are compatible with the surrounding institutional, residential, and commercial uses on the Albuquerque Academy and Hoffmantown Baptist Church properties, Cherry Hills neighborhood, and the community commercial development on Wyoming Boulevard and Harper Road. All of the property between Wyoming Boulevard and Ventura Street, and Harper Road and Academy Boulevard have SU-1 zoning, which requires site plan approval for all proposed development.

The site has proven to be much larger than the Hoffmantown Baptist Church needs; therefore, a significant portion has remained vacant for over 30 years. The approved Hoffmantown Baptist Church Site Plan for Building Permit allows 511,000 square feet in building; however, only 161,000 square feet has been built. The existing zoning (SU-1 for Church and Related Facilities and Telecommunications Facility) on this property allows a wide range of uses as long as they are developed by Hoffmantown Baptist Church. The proposed zoning significantly narrows the allowed uses on this property, providing much greater control and predictability than the current zoning. The proposed project presents an opportunity for a long-term, committed, and experienced senior living development to stabilize land use and zoning in this location.

The proposed uses are compatible with the Albuquerque Academy's existing zoning of SU-1 for PRD (approved in 1979) and the Site Plan for Subdivision (subsequently approved by the Environmental Planning Commission in the 1980s) for 146 acres of School Uses, 57 acres of Townhouse Use with a maximum density of 8 dwelling units per acre, 38 acres of R-L T (townhouse uses), 25 acres of Mixed Office and Residential Uses with Incidental Commercial use with a Maximum Floor Area Ratio (FAR) of 1.0, 13 acres of R-2 uses (maximum density of 30 dwelling units per acre), 12 acres of Neighborhood Commercial, and 5 acres of Neighborhood Park.

The SU-1 zoning designation will be retained. It requires a much higher level of review and provides a process that helps to maintain the integrity and values of existing adjacent neighborhoods by providing the opportunity for residents to participate and offer input relative to the proposed development.

The proposed zoning category, as an SU-1 designation is restrictive in the allowed uses, and the proposed Senior Living Facility use is compatible with and similar in intensity to the adjacent church and school, as well as the zoning of adjacent vacant lands that may develop in the future with a variety of residential uses of varying densities.

- 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.

Refer to the policy analysis section of the staff report, as well as the applicant's justification letter for a thorough review of applicable plans and policies.

- 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.

Changed Conditions

The existing zoning (SU-1 for Church & Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility) is inappropriate due to changed community conditions that justify the proposed zone map amendment. Changed neighborhood and community conditions include the aging of the community, the fact that Hoffmantown Baptist Church does not have the need or the resources to build the additional approved square footage allowed by the approved Site Development Plan for Building Permit, and the recent adoption of the Comprehensive Plan which emphasizes infill development along corridors that are served by transit. Harper Road, designated as a minor arterial that connects to I-25 to the west, provides the appropriate corridor for infill, which is supported by the recently adopted Comprehensive Plan.

The SU-1 zoning for the Hoffmantown Baptist Church was originally approved in 1985. The Site Plan for Building Permit was subsequently approved in 1986, which provided for 511,000 square feet in buildings and 2,287 parking spaces. Existing entitlements allow for approximately 349,000 square feet more of church and church related buildings. The Church also developed the 9.5-acre recreation area to the east of the subject site. Conditions on the site changed since 1985-86 and to date, only 161,000 square feet has been built. There is simply no scenario in which Hoffmantown Baptist Church will further develop this underutilized property, which creates a community condition that makes the existing zoning inappropriate.

Significantly, from a broader community standpoint, the demand for quality senior housing and services is large and growing. As the "baby boomer" generation continues to age, retire, downsize, and require more support services, more seniors will need access to different housing options and access to a variety of care options. The 2017 Market Study, prepared prior to this project application, concluded that IL, AL, and MC are under-supplied within the 3-mile Primary Market Area studied. In addition to the growing need for this type of housing, the City Comprehensive Zoning Code does not expressly allow the mix of uses required for senior living communities. The zone change request will allow a special use geared specifically towards seniors, their needs, and compatibility with the surrounding uses that will serve the needs of this population segment in Albuquerque.

More Advantageous to the Community

The existing zoning (SU-1 for Church and Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility) is also inappropriate because the proposed zoning to allow a senior living community with three levels of care is more advantageous to the community, as articulated in Criterion C above. The Hoffmantown Baptist Church has owned this land for over 30 years and has not developed the site to its fullest potential. A senior living community that is designed to blend in with the surrounding built and natural environment is more advantageous to the community than vacant and underutilized land, as demonstrated by the Comprehensive Plan goal and policy responses above. Senior housing facilities should be located within neighborhoods in proximity to services, not away from them, as we do not as a community want to place our seniors in isolated locations disconnected from neighborhoods.

As mentioned previously, the proposed project will serve as a good neighbor to the adjacent neighborhood and developments and will produce little noise, light, and traffic. A senior living community will produce less traffic than a church expansion, which the current SU-1 zoning allows. The applicant is proposing 180 units at 12.7 dwelling units per acre, which will generate significantly less traffic than any other potential use allowed by the current zoning. The driving needs for the senior residents will be significantly less than other multi-family or single family uses because many of their needs will be provided on-site and a shuttle will be provided for appointments and shopping trips.

In addition to less traffic generation, the parking requirements needed for senior living facilities is far less than other types of residential or commercial uses. This will allow for more outdoor activity areas and landscape improvements.

The existing zoning is inappropriate because changed community conditions that precipitate the need for additional senior housing, and the subject site is an appropriate place for such a senior housing facility. In addition, as described in the policy analysis the existing zoning is inappropriate because the proposed different use category for senior housing and related services is more advantageous to the community as articulated by the Comprehensive Plan.

- 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.

The proposed zoning is specifically crafted for a senior living community, and as such, the permissive uses will not be harmful to adjacent property, the neighborhood, or the community. The permissive uses will allow for support services to the residents only. A senior living community will not be harmful and in fact will be a good neighbor to the adjacent Cherry Hills neighborhood, Hoffmantown Baptist Church, and Albuquerque Academy. This development will be less impactful than what is currently allowed by the existing zoning, as related to traffic generation, noise, pollution, smell, or views. The project is designed with a significant landscape buffer and setback (average of 150 feet from the right-of-way) from Harper Road, thereby minimizing any potential impact to the neighborhood.

As this request is for an SU-1 zone that does not reference a base zone district from the Comprehensive City Zoning Code, it is tailored only to allow a Senior Living Facility with services on-site to support such a facility. As the only permissive use on the site, controlled by the accompanying site development plans, this request will not be harmful to adjacent property, the neighborhood, or the community because it will produce a small amount of traffic or other impacts especially compared to other uses existing or allowed in the surrounding area.

- 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.

The zone map amendment does not require any major and unprogrammed capital expenditures by the City to support the new zoning designation or planned uses for the property. Full urban services exist in this area of the City, and all capital expenditures will be paid by the developer.

Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has infrastructure. If future development requires additional infrastructure the applicant will have to make those improvements themselves.

- 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 land or other economic considerations are not the determining factor for this request. The project with all of its levels of care and support services cannot be built at this location without a zone map amendment and there are no other available sites within this area that are large enough or with the correct zoning within to accommodate this project.

While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested zone change, rather the applicant has demonstrated this request is justified based on changed community conditions and being more advantageous to the community in accordance with the policies of the Comprehensive Plan.

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

The location on Harper Road is not the primary justification for this request. The request for a Senior Living Facility and Related Services at this location is justified based on: 1) the appropriateness of this use in this location as demonstrated by the Comprehensive Plan policy analysis; 2) the similarities between this project's mix of uses (residential, institutional, and commercial) and the surrounding institutional

uses such as church and school; 3) the proposed zoning is more advantageous to the community than the existing zone and permissive uses allowed under the zoning, which has yielded underutilized and vacant land over the last 30 years; and 4) the project constitutes infill development in proximity to existing urban facilities and commercial services.

The request has not been justified based on the site location along Harper Road; rather it is justified based on changed community conditions and as being more advantageous to the community as articulated by the Comprehensive Plan.

- 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.

The proposed zone map amendment on the 14.14-acre site will retain the SU-1 designation, and although the SU-1 designation constitutes a spot zone, this request will clearly facilitate realization of the Comprehensive Plan goals and policies as articulated in Criterion C above. The zone map amendment will facilitate the development of much needed senior housing and care options while functioning as a transition between the single family residential zoning of the Cherry Hills neighborhood to the north and the institutional SU-1 zoning on the remainder of the Hoffman town Baptist Church property to the east. The proposed zoning will have far less of an impact to the neighborhood than the permissive uses allowed under the existing SU-1 church zoning. Keeping the existing SU-1 for Church and Related Facilities SU-1 for Church & Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility does nothing to advance or further the Comprehensive Plan, and in fact, would be detrimental to realizing its goals and policies regarding infill along corridors, expanding housing options, economic development, and job creation, etc.

SU-1 zones create spot zones by definition as they are unique to the parcel they are being applied to; however, the request creates a justifiable spot zone because the applicant has demonstrated that the request clearly facilitates realization of the Comprehensive Plan through the policy analysis by allowing development of a senior living facility that is in an infill location, provides expanded senior housing options, creates jobs, and is designed in a way that respects the surrounding uses and context.

- 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.

As stated above, this project will retain its SU-1 designation, but will change to SU-1 for Senior Living Facility and Related Services, including on-site liquor consumption. This change will not create a strip zone as the property is relatively square and is 14.14 acres in size with an average depth of 750 feet. Further, the resident (commercial) support services are ancillary to the primary residential use. The proposed use will complement the existing institutional and residential uses, and will clearly further the goals and policies contained in the Comprehensive Plan. The senior living project will serve as a better neighbor to the surrounding community than what is permitted by the existing SU-1 zone because of its significant reduction in traffic generation, parking requirements, and low impact.

The request would not result in a strip of land along a street, so the request will not create strip zoning.

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION

A. Request

The second component of this request is a Site Development Plan for Subdivision that proposes the elimination of the lot line between Tract B-2 and Tract A and the creation of a new lot line at the western edge of the church’s park space. This action would create a single, new tract that is approximately 14.14 acres in size to be used by the proposed development.

Existing sanitary sewer and waterline easements crossing the site are proposed to be vacated with the existing lines in those easements relocated to loop around from the north along the western part of the property and connect to the remaining easements and lines located on the south side of the subject property and Tract A of the church site.

An existing fence crossing the property for the Albuquerque Academy will be relocated in accordance with a private agreement.

The designated extension of Moon Street, which is to be dedicated per an agreement with the city is proposed to be removed as there is no longer an intention to build such an extension.

Lastly, the existing floodplain is proposed to be relocated with the filing of a Letter of Map Revision with FEMA and related channel improvements, so temporary easements will be in place until such a relocation is complete and improvements to the South Pino Arroyo are finalized with AMAFCA.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

B. Request

The third part of this request is for a Site Development Plan for Building Permit for the construction of a Senior Living Facility as permitted by the requested zoning. The proposed facility consists of independent living, assisted living, and memory care units totalling 180 units in an approximately 253,041 square foot building with a maximum height of 40 feet (3-stories). Related on-site uses include open space, retail, and services for the day-to-day needs of residents at the facility.

Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

C. Site Plan Layout / Configuration

The site is a trapezoid in shape with the east and west property lines in parallel. The west property line is approximately 600 feet deep and the east property line approximately 880 feet deep. The site is widest at the front because of the curve in Harper Road.

One large, multi-part building is proposed in the center of the site totaling 253,041 square feet and consists of 96 independent living, 60 assisted living, and 24 memory care units for a total of 180 units. This is slightly less than 13 dwelling units per acre as noted on the Site Development Plan for Subdivision.

The building has a minimum front setback of approximately 120 feet from the Harper Road right-of-way near the center of the site and larger front setbacks of about 160 feet on the west side and over 200 feet on the east side.

The building varies between one and three stories in height with a maximum height of 40 feet. The taller sections of the building are located on the eastern, high side of the site and the building steps up to this highest point moving from the north to the south. This section of the building has a curved façade and houses the independent living units, offering the best views from the development. The lower diagonal portion of the building will hold many of the amenities including a living room, theater, pool, wellness center, hair salon, and restaurant.

The assisted living and memory care units are on the western side of the building, which is one- and two-stories in height.

The parking is generally located on the sides and to the rear of the proposed building with the exception of a small visitor drop-off and parking area at the northeast corner of the site.

The refuse enclosure is proposed to be located in a building at the rear of the property. Solid Waste commented on the dumpster enclosure requirements, but it is the intent of the developer to contract out these services to a private company.

Over 300,000 square feet of usable open space in the form of landscaping, courtyards, the arroyo area, and decks are provided throughout the site for residents and visitors.

D. Vehicular Access, Circulation and Parking

There are two vehicular access points to the site from Harper Road to be located where median openings and turn lanes already exist. The western drive goes along the western property line, with parking on both sides of the access aisle, to a primary building entry and drop-off at the southwest corner of the building. Beyond this is additional, gated parking.

The eastern access leads to the aforementioned visitor parking and drop-off at the northeast corner of the building. This drive also leads past a gated entry point to additional parking and connects around the rear creating a drivable loop around the entire site. Many of the parking spaces are covered.

An emergency access is provided (unpaved) clear of obstructions in the landscaped yard in front of the buildings.

As an SU-1 site, parking is determined by the EPC, and the applicant has submitted a plan with approximately 215 spaces provided on site. These numbers are justified in the application letter as 1 space for every independent living unit, 1 space for every three assisted living units, 1 space for every 5 memory care units, and 94 guest spaces for a total of 215 parking spaces.

Based on the number of parking spaces provided, 5 motorcycle parking spaces are proposed.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site will be from a six-foot public sidewalk and a crusher fines trail along Harper Road with sidewalk connections from the public right-of-way into the site at both of the vehicular entrance locations. These paths connect to an internal system of walkways that circles the building and connects to multiple entrances and courtyard spaces.

Bicycle access to the site is limited due to the fact that there are no defined bicycle facilities on Harper Road. There are nearby facilities on Ventura Road, Academy Road, and Wyoming Blvd and the potential for a future trail along the South Pino Arroyo. In accordance with the Zoning Code, the applicant has provided 11 bicycle spaces based on the number of parking spaces provided. These spaces are split between two bicycle racks with one located at each of the primary building entrances at the northeast and southwest corners of the building.

F. Walls/Fences

No wall is proposed to surround the perimeter of the site, though a significant portion of the parking area will have gated access. Retaining walls are proposed at the east side and center of the site to step the topography down due to the large slope that crosses the site.

An existing wrought iron fence that crosses the site for the Albuquerque Academy is proposed to be relocated with the proposal in accordance with a private agreement.

G. Lighting and Security

Bollard lights are proposed along pedestrian pathways and taller fixtures are proposed for the parking areas. The light details show their color as dark bronze and the taller fixtures are 16 feet tall. All lighting, as noted on the plan, will comply with the Area Lighting Regulations of the Zoning Code.

H. Landscaping

Landscaping is required by the Zoning Code in the amount of 15% of the net lot area (lot area less building footprints). The total site area is 615,938 square feet, and the building area is 253,041 square feet. The applicant has also subtracted the arroyo area that will remain in a more natural vegetative condition of 83,623 square feet leaving a total net lot area of 279,274 square feet. 15 percent of the net lot area of the subject site is 41,891 square feet, and the applicant is providing 214,454 square feet of landscape area (76%).

Parking lot trees are provided at the rate of one tree for each ten spaces. 22 parking lot trees are required, and 32 have been provided with all parking spaces within the required 100 feet of a tree trunk.

25 street trees along Harper Road meet that requirement, and a berm along the front of the site will minimize the visual impact of the development from passing motorists. Total trees on the site significantly exceed the zoning requirements for number of trees for multi-family residential type development.

I. Grading, Drainage, Utility Plans

The site slopes down from east to west. The conceptual grading plan shows most of the drainage being directed into the drive aisles with most of it then flowing southward into

depressed landscape areas and water quality ponds to handle first-flush requirements. Retaining walls and the berm at the front of the property help guide some of the drainage.

Part of the site is encumbered by the South Pino Arroyo floodplain, which is within a temporary drainage easement. The applicant is working with AMAFCA and FEMA to submit a Letter of Map Revision (LOMR) for approval, to eliminate a portion of the floodplain, and related to this the applicant will provide bank stabilization along the arroyo channel.

Existing water and sewer easements criss-cross the site, so the request shows portions of those easements to be vacated, and existing lines relocated to new easements that circle the property from the south and along the west side. New water service is proposed at the front of the property at the western part of the building. Two sanitary sewer connections are proposed at the west and central portions of the building. A number of private fire hydrants are proposed around the property.

J. Architecture

The proposed building is a maximum of 40 feet in height with varying heights from one- to three-stories. The architecture includes a combination of both pitched and flat roofs and the heights generally step down as the building gets closer to Harper Road.

The pitched roofs are tile, which is consistent with what is found at the Albuquerque Academy. All parts of the building will have light, earth toned colors to fit with the surrounding environment.

K. Signage

Monument signage is proposed at each of the vehicular entrances as detailed in the plan set. No other signage is proposed for this project.

V. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

Agencies reviewed this request from July 3, 2017 to July 20, 2017. Significant comments were raised from Hydrology related to the LOMR request and related bank protection and how it may affect surrounding properties. A recommended condition of approval of the Site Development Plan for Building Permit is to receive approval of the LOMR prior to final sign-off, which will also be a requirement of the grading and drainage plan that will undergo a separate review and approval before sign-off on the site development plans.

Other comments came on the Site Development Plan for Building Permit from the Water Utility Authority (WUA), which have been addressed by the applicant and must be finalized prior to final sign-off on the plat by the WUA at the Development Review Board.

B. Neighborhood/Public

The Cherry Hills Civic Association (CHCA) and neighbors within 100 feet were notified of this request, as required. The applicant met with members of the CHCA prior to submitting their application, but have not met since that time. A facilitated meeting has not been held for this request.

There is significant neighborhood opposition to this request, and a desire of many neighbors to delay a hearing to allow for additional time to review what has been submitted. Neighborhood concerns include increased traffic, loss of views and open space, spillover parking, and building heights among other things.

VI. CONCLUSION

This is a three part request for a Zone Map Amendment from SU-1 for Church and related facilities and SU-1 for Church and related facilities and a Telecommunication Facility to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit for an approximately 14.14 acre site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE. The purpose of the zone change and site development plan requests is to allow for development of a senior living facility on the subject site that will provide a combination of independent living, assisted living, and memory care services totaling 180 units.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan to the Environmental Planning Commission (EPC) for review and approval. The applicant has submitted a Site Development Plan for Subdivision showing the portion of the subject lots where the new zoning will apply, access locations, and where a future application will subdivide the property. A Site Development Plan for Building Permit is also before the EPC showing how the applicant intends to develop the site including building locations and setbacks, heights, parking and circulation, landscaping, elevations, and other design elements.

The request for the zone change and accompanying site development plans are consistent with and further numerous Comprehensive Plan policies related to infill development, housing options, economic development, and urban design. The request is also consistent with the Facility Plan for Arroyos.

The Cherry Hills Civic Association and property owners within 100 feet were notified of the request, as required, and there is significant know neighborhood opposition to the request.

Staff recommends approval of all three portions of the request with the findings and subject to the recommended conditions of approval within this staff report.

FINDINGS, Zone Map Amendment

Project # 1007412, Case # 17EPC-40024

1. This is a request for a zone map amendment (zone change) for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE and containing approximately 14.14 acres.
2. The request is to change the zoning of the subject site from SU-1 for Church and related facilities and SU-1 for Church and related facilities and a Telecommunication Facility to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption.
3. The existing zoning of the subject site only allows for church and related uses, so a zone change is necessary to allow the proposed senior living facility.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Area of Consistency of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Policy 4.1.2 because the site was designed to minimize the impact of the building scale on adjacent residential uses through large setbacks and building orientation along with materials, colors, and landscape design.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers Policy 5.2.1 a) because it brings additional senior housing and services, as well as employment within walking and biking distance of existing neighborhoods, as well as the proposed facility being in a convenient location with good access to walking trails and less than one mile to a library, shopping, and other commercial activities.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The request furthers Policy 5.2.1 b) because the proposed development offers a choice in lifestyle for seniors who want a smaller place to live or need more care, and is in a location

with good access to the major road network, will provide shuttle service, and is less than half a mile from a transit stop.

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request furthers Policy 5.2.1 d) because it broadens housing options for seniors to include independent living, assisted living, and memory care.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request furthers Policy 5.2.1 h) because senior living is a low impact, institutional land use that is complementary to the existing institutional and single-family residential nature of the surrounding neighborhoods and has been designed to lessen the impacts of its size through building orientation and setbacks as shown in the accompanying Site Development Plan for Building Permit.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 n) because it will bring a productive use to a vacant piece of land.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it supports growth in an area with existing infrastructure including roadways and all utilities in an infill location not at the urban edge.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request furthers Policy 5.3.3 because it clusters the proposed units in a building at the center of the subject site leaving space that has been utilized for landscaping and courtyards around the facility and along the adjacent arroyo.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request furthers Policy 5.6.3 b) because the zone change has been carefully considered with regard to its surrounding context, and the proposed site design incorporates a large front setback similar to the adjacent church and is of a density comparable to development in the surrounding area.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

The request furthers Policy 5.6.4 a) because an appropriate transition has been incorporated into the site design between the Cherry Hills neighborhood and the proposed senior living facility that includes a large setback and landscaped berm.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request furthers Policy 5.6.4 b) because the proposed senior living use is a low traffic generating use that will be a good neighbor to the church, school, and single-family neighborhood. The proposed lighting in the parking areas are proposed to be 16 feet in height, and all lighting must be compliant with the New Mexico Night Sky and City Zoning regulations.

Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

The request furthers Policy 6.2.1 because it will maintain a six-foot crusher fines trail adjacent to Harper Road along with a six-foot sidewalk similar to what exists in front of the Hoffmantown Church, which connects to the nearest bus stops as well as the larger trail system around Albuquerque Academy and the proposed trail along the South Pino Arroyo.

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

a) Minimize alteration of existing vegetation and topography in subdivision and site design.

The request furthers Policy 7.3.1 a) because it utilizes the existing topography, both the slope and berm along Harper Road, and incorporates it into the site design to minimize the development's impacts on adjacent properties. The proposal will modify the South Pino Arroyo floodplain, but the applicant is working with AMAFCA and FEMA to ensure that the impacts of this change are minimized and the function of the arroyo are unaffected.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

- a) Design development to reflect the character of the surrounding area and protect and enhance views.
- b) Encourage development and site design that incorporates CPTED principles.
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The request furthers Policy 7.3.2 because it takes into account the natural topography while incorporating design elements that are found in the surrounding area including Hoffmantown Church, Academy Campus, and the Cherry Hills neighborhood. The site design includes CPTED principles such as gated access and site lighting that increases security for residents.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Policy 7.3.4 b) because it is appropriately set back from Harper Road and oriented to reduce long unbroken facades from facing the neighborhood. The tallest portions of the building are farthest from the nearby homes, and the overall the building is similar in height and massing to the neighboring Hoffmantown Church.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

- b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
- c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 b) and c) by providing most of the site parking to the sides and rear of the proposed building with only a smaller visitor parking lot at the front. All parking areas are landscaped with required trees and other shrubs. The berm along Harper Road will also help improve the aesthetics of the parking areas from the public right-of-way. Pedestrian pathways are provided at both vehicular entrances and connect around the entire site to multiple building entrances and courtyards.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

- a) Design landscape and site improvements to complement the individual site, the overall appearance of the corridor, and surrounding land uses.
- b) Design landscapes and vegetation to be consistent with the microclimate of the site location as well as within the site.
- c) Discourage planting of higher water use species outside of riparian microclimates, the Middle Rio Grande Conservancy District, or areas served by swales.
- d) Incorporate xeric site design principles to establish an oasis area and transition areas, identify beneficial placement for plant species, and maximize shade in summer months.

The request furthers Policy 7.5.1 because the plant palette has been selected to be consistent with the high desert climate and trees have been thoughtfully placed for their specific needs while providing shade to residents. Cottonwoods are along the arroyo edge and Japanese Maples are in protected courtyard spaces. All plantings except for a small section of turf are low to medium water use.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

- c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request furthers Policy 8.1.2 c) because the proposed facility will create approximately 68 jobs for local residents.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- e) Provide for the development of quality housing for elderly residents.
- i) Provide for the development of multi-family housing close to public services, transit, and shopping.

The request furthers Policy 9.1.1 because it will add another quality housing option for seniors that will help ensure the availability of such housing with access to community

services such as the Cherry Hills library, access to transit, and is not far from a variety of shopping and other commercial options.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context - i.e. urban, suburban, or rural - with appropriate densities, site design, and relationship to the street.

The request furthers Policy 9.2.1 because it has been designed with a density appropriate for its suburban context with a large setback and other site design elements to minimize the impacts of the structure on the adjacent neighborhood while maintaining features such as the arroyo and existing multi-use path along Harper Road.

Policy 11.3.2 Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

The request furthers Policy 11.3.2 by preserving the stormwater function of the South Pino Arroyo and working through the appropriate channels to make modifications to the floodplain while ensuring downstream impacts are minimized. Bank stabilization and proposed landscaping are appropriate for an arroyo edge, and the proposal is consistent with the Facility Plan for Arroyos.

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

The request furthers Policy 11.3.5 because the site design takes into account the existing topography and the proposed setback from Harper Road creates a view corridor toward the mountains east of the subject site.

Policy 12.1.4 Drainage and Flood Control: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

a) Minimize and mitigate storm water run-off from development by limiting the amount and extent of impervious surfaces and encouraging landscaped medians and parking swales.

b) Preserve natural drainage functions of arroyos to the extent possible and use naturalistic design treatment when structural improvements are required for flood control.

The request furthers Policy 12.1.4 by coordinating the use and modification of the South Pino Arroyo with the appropriate flood control agencies, utilizing landscape areas and ponding on-site to the greatest extent possible, and using naturalistic treatments for bank stabilization of the arroyo channel.

6. The request is adjacent to the South Pino Arroyo, which is a Major Open Space Link in the Rank II Facility Plan for Arroyos.

The request furthers the Facility Plan for Arroyos by providing a land use that fits within the “medium-density residential, commercial and institutional uses” that were under consideration between Wyoming Blvd and Ventura Street (p. 36). The proposed development is consistent with the design guidelines for development adjacent to a major open space link by orienting buildings with entrances and windows facing the open space and landscaping the open space edge using native and naturalized plant materials.

The proposed development furthers Drainage Policy 1 and Multiple Use Policy 4 by maintaining the arroyo for its primary drainage purpose, providing access for maintenance, and working with AMAFCA and FEMA to coordinate any changes or modifications related to stabilizing channel treatments.

The request furthers Multiple Use Policy 5 – Land Use Compatibility by adding a density of housing and jobs adjacent to an arroyo channel that will provide users who will maximize the usefulness of future trails.

7. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The applicant’s updated justification letter dated July 26, 2017 and the policies cited and analyzed in Findings 5 and 6 substantiate the claim that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. The proposed zoning category, as an SU-1 designation is restrictive in the allowed uses, and the proposed Senior Living Facility use is compatible with and similar in intensity to the adjacent church and school, as well as the zoning of adjacent vacant lands that may develop in the future with a variety of residential uses of varying densities.
 - C. The request is consistent with and furthers adopted plans and policies, including the Comprehensive Plan and Rank II Facility Plan for Arroyos as summarized in Findings 5 and 6.
 - D. The existing zoning is inappropriate because changed community conditions that precipitate the need for additional senior housing, and the subject site is an appropriate place for such a senior housing facility. In addition, as described in Findings 5 and 6, the existing zoning is inappropriate because the proposed different use category for senior housing and related services is more advantageous to the community as articulated by the Comprehensive Plan.
 - E. As this request is for an SU-1 zone that does not reference a base zone district from the Comprehensive City Zoning Code, it is tailored only to allow a Senior Living Facility with services on-site to support such a facility. As the only permissive use on the site, controlled by the accompanying site development plans, this request will not be harmful to adjacent property, the neighborhood, or the community because it will produce a small amount of traffic or other impacts especially compared to other uses existing or allowed in the surrounding area.

- F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has infrastructure. If future development requires additional infrastructure the applicant will have to make those improvements themselves.
 - G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested zone change, rather the applicant has demonstrated this request is justified based on changed community conditions and being more advantageous to the community in accordance with the policies of the Comprehensive Plan as summarized in Findings 5 and 6.
 - H. The request has not been justified based on the site location along Harper Road; rather it is justified based on changed community conditions and as being more advantageous to the community as articulated by the Comprehensive Plan as summarized in Findings 5 and 6.
 - I. SU-1 zones create spot zones by definition as they are unique to the parcel they are being applied to; however, the request creates a justifiable spot zone because the applicant has demonstrated that the request clearly facilitates realization of the Comprehensive Plan as shown in Findings 5 and 6 by allowing development of a senior living facility that is in an infill location, provides expanded senior housing options, creates jobs, and is designed in a way that respects the surrounding uses and context.
 - J. The request would not result in a strip of land along a street, so the request will not create strip zoning.
8. The Cherry Hills Civic Association and property owners within 100 feet of the request were notified, as required. A facilitated meeting has not been held for this request, and there is significant known opposition due to concerns related to loss of views and open space, traffic, spill-over parking, and building height.

RECOMMENDATION

APPROVAL of 17EPC-40024, a request for Zone Map Amendment from SU-1 for Church and related facilities and SU-1 for Church and related facilities and a Telecommunication Facility to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL, Zone Map Amendment

Project # 1007412, Case # 17EPC-40024

1. The zone map amendment does not become effective until the accompanying site development plans are approved by the DRB, pursuant to §14-16-4-1(C)(16) 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, Site Development Plan for Subdivision

Project # 1007412, Case # 17EPC-40025

1. This is a request for a Site Development Plan for Subdivision for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE and containing approximately 14.14 acres.
2. The Site Development Plan for Subdivision proposes to eliminate the existing lot line between Tract B-2 and Tract A, and creates a new lot line to the east to carve out the subject site from the larger church site for this development.
3. The Site Plan for Subdivision shows two access points along Harper Road at existing median openings, and also proposes the elimination or relocation of existing easements and a fence that crosses the site.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
6. The subject site is within the Area of Consistency of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Policy 4.1.2 because the site was designed to minimize the impact of the building scale on adjacent residential uses through large setbacks and building orientation along with materials, colors, and landscape design.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers Policy 5.2.1 a) because it brings additional senior housing and services, as well as employment within walking and biking distance of existing neighborhoods, as well as the proposed facility being in a convenient location with good access to walking trails and less than one mile to a library, shopping, and other commercial activities.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The request furthers Policy 5.2.1 b) because the proposed development offers a choice in lifestyle for seniors who want a smaller place to live or need more care, and is in a location with good access to the major road network, will provide shuttle service, and is less than half a mile from a transit stop.

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request furthers Policy 5.2.1 d) because it broadens housing options for seniors to include independent living, assisted living, and memory care.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request furthers Policy 5.2.1 h) because senior living is a low impact, institutional land use that is complementary to the existing institutional and single-family residential nature of the surrounding neighborhoods and has been designed to lessen the impacts of its size through building orientation and setbacks as shown in the accompanying Site Development Plan for Building Permit.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 n) because it will bring a productive use to a vacant piece of land.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it supports growth in an area with existing infrastructure including roadways and all utilities in an infill location not at the urban edge.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request furthers Policy 5.3.3 because it clusters the proposed units in a building at the center of the subject site leaving space that has been utilized for landscaping and courtyards around the facility and along the adjacent arroyo.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request furthers Policy 5.6.3 b) because the zone change has been carefully considered with regard to its surrounding context, and the proposed site design incorporates a large front setback similar to the adjacent church and is of a density comparable to development in the surrounding area.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

The request furthers Policy 5.6.4 a) because an appropriate transition has been incorporated into the site design between the Cherry Hills neighborhood and the proposed senior living facility that includes a large setback and landscaped berm.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request furthers Policy 5.6.4 b) because the proposed senior living use is a low traffic generating use that will be a good neighbor to the church, school, and single-family neighborhood. The proposed lighting in the parking areas are proposed to be 16 feet in height, and all lighting must be compliant with the New Mexico Night Sky and City Zoning regulations.

Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

The request furthers Policy 6.2.1 because it will maintain a six-foot crusher fines trail adjacent to Harper Road along with a six-foot sidewalk similar to what exists in front of the

Hoffmantown Church, which connects to the nearest bus stops as well as the larger trail system around Albuquerque Academy and the proposed trail along the South Pino Arroyo.

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

a) Minimize alteration of existing vegetation and topography in subdivision and site design.

The request furthers Policy 7.3.1 a) because it utilizes the existing topography, both the slope and berm along Harper Road, and incorporates it into the site design to minimize the development's impacts on adjacent properties. The proposal will modify the South Pino Arroyo floodplain, but the applicant is working with AMAFCA and FEMA to ensure that the impacts of this change are minimized and the function of the arroyo are unaffected.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

b) Encourage development and site design that incorporates CPTED principles.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The request furthers Policy 7.3.2 because it takes into account the natural topography while incorporating design elements that are found in the surrounding area including Hoffmantown Church, Academy Campus, and the Cherry Hills neighborhood. The site design includes CPTED principles such as gated access and site lighting that increases security for residents.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Policy 7.3.4 b) because it is appropriately set back from Harper Road and oriented to reduce long unbroken facades from facing the neighborhood. The tallest portions of the building are farthest from the nearby homes, and the overall the building is similar in height and massing to the neighboring Hoffmantown Church.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 b) and c) by providing most of the site parking to the sides and rear of the proposed building with only a smaller visitor parking lot at the front. All parking areas are landscaped with required trees and other shrubs. The berm along Harper Road will also help improve the aesthetics of the parking areas from the public right-of-way. Pedestrian pathways are provided at both vehicular entrances and connect around the entire site to multiple building entrances and courtyards.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

a) Design landscape and site improvements to complement the individual site, the overall appearance of the corridor, and surrounding land uses.

b) Design landscapes and vegetation to be consistent with the microclimate of the site location as well as within the site.

c) Discourage planting of higher water use species outside of riparian microclimates, the Middle Rio Grande Conservancy District, or areas served by swales.

d) Incorporate xeric site design principles to establish an oasis area and transition areas, identify beneficial placement for plant species, and maximize shade in summer months.

The request furthers Policy 7.5.1 because the plant palette has been selected to be consistent with the high desert climate and trees have been thoughtfully placed for their specific needs while providing shade to residents. Cottonwoods are along the arroyo edge and Japanese Maples are in protected courtyard spaces. All plantings except for a small section of turf are low to medium water use.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request furthers Policy 8.1.2 c) because the proposed facility will create approximately 68 jobs for local residents.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- e) Provide for the development of quality housing for elderly residents.
- i) Provide for the development of multi-family housing close to public services, transit, and shopping.

The request furthers Policy 9.1.1 because it will add another quality housing option for seniors that will help ensure the availability of such housing with access to community services such as the Cherry Hills library, access to transit, and is not far from a variety of shopping and other commercial options.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context - i.e. urban, suburban, or rural - with appropriate densities, site design, and relationship to the street.

The request furthers Policy 9.2.1 because it has been designed with a density appropriate for its suburban context with a large setback and other site design elements to minimize the impacts of the structure on the adjacent neighborhood while maintaining features such as the arroyo and existing multi-use path along Harper Road.

Policy 11.3.2 Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

The request furthers Policy 11.3.2 by preserving the stormwater function of the South Pino Arroyo and working through the appropriate channels to make modifications to the floodplain while ensuring downstream impacts are minimized. Bank stabilization and proposed landscaping are appropriate for an arroyo edge, and the proposal is consistent with the Facility Plan for Arroyos.

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

The request furthers Policy 11.3.5 because the site design takes into account the existing topography and the proposed setback from Harper Road creates a view corridor toward the mountains east of the subject site.

Policy 12.1.4 Drainage and Flood Control: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

a) Minimize and mitigate storm water run-off from development by limiting the amount and extent of impervious surfaces and encouraging landscaped medians and parking swales.

b) Preserve natural drainage functions of arroyos to the extent possible and use naturalistic design treatment when structural improvements are required for flood control.

The request furthers Policy 12.1.4 by coordinating the use and modification of the South Pino Arroyo with the appropriate flood control agencies, utilizing landscape areas and ponding on-site to the greatest extent possible, and using naturalistic treatments for bank stabilization of the arroyo channel.

7. The request is adjacent to the South Pino Arroyo, which is a Major Open Space Link in the Rank II Facility Plan for Arroyos.

The request furthers the Facility Plan for Arroyos by providing a land use that fits within the “medium-density residential, commercial and institutional uses” that were under consideration between Wyoming Blvd and Ventura Street (p. 36). The proposed development is consistent with the design guidelines for development adjacent to a major open space link by orienting buildings with entrances and windows facing the open space and landscaping the open space edge using native and naturalized plant materials.

The proposed development furthers Drainage Policy 1 and Multiple Use Policy 4 by maintaining the arroyo for its primary drainage purpose, providing access for maintenance, and working with AMAFCA and FEMA to coordinate any changes or modifications related to stabilizing channel treatments.

The request furthers Multiple Use Policy 5 – Land Use Compatibility by adding a density of housing and jobs adjacent to an arroyo channel that will provide users who will maximize the usefulness of future trails.

8. The applicant has submitted a Site Development Plan for Building Permit for concurrent review with this Site Development Plan for Subdivision that more clearly shows how the subject site will be developed.
9. The Cherry Hills Civic Association and property owners within 100 feet of the request were notified, as required. A facilitated meeting has not been held for this request, and there is significant known opposition due to concerns related to loss of views and open space, traffic, spill-over parking, and building height.

RECOMMENDATION

APPROVAL of 17EPC-40025, a request for Site Development Plan for Subdivision, for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1007412, Case # 17EPC-40025

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 subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS, Site Development Plan for Building Permit

Project # 1007412, Case # 17EPC-40026

1. This is a request for a Site Development Plan for Building Permit for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE and containing approximately 14.14 acres.
2. The purpose of this request is to allow for development of a 180 unit Senior Living Facility.
3. The Albuquerque/Bernalillo County Comprehensive Plan, Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
5. The subject site is within the Area of Consistency of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Policy 4.1.2 because the site was designed to minimize the impact of the building scale on adjacent residential uses through large setbacks and building orientation along with materials, colors, and landscape design.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers Policy 5.2.1 a) because it brings additional senior housing and services, as well as employment within walking and biking distance of existing neighborhoods, as well as the proposed facility being in a convenient location with good access to walking trails and less than one mile to a library, shopping, and other commercial activities.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The request furthers Policy 5.2.1 b) because the proposed development offers a choice in lifestyle for seniors who want a smaller place to live or need more care, and is in a location with good access to the major road network, will provide shuttle service, and is less than half a mile from a transit stop.

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request furthers Policy 5.2.1 d) because it broadens housing options for seniors to include independent living, assisted living, and memory care.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request furthers Policy 5.2.1 h) because senior living is a low impact, institutional land use that is complementary to the existing institutional and single-family residential nature of the surrounding neighborhoods and has been designed to lessen the impacts of its size through building orientation and setbacks as shown in the accompanying Site Development Plan for Building Permit.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 n) because it will bring a productive use to a vacant piece of land.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it supports growth in an area with existing infrastructure including roadways and all utilities in an infill location not at the urban edge.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request furthers Policy 5.3.3 because it clusters the proposed units in a building at the center of the subject site leaving space that has been utilized for landscaping and courtyards around the facility and along the adjacent arroyo.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request furthers Policy 5.6.3 b) because the zone change has been carefully considered with regard to its surrounding context, and the proposed site design incorporates a large front setback similar to the adjacent church and is of a density comparable to development in the surrounding area.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

The request furthers Policy 5.6.4 a) because an appropriate transition has been incorporated into the site design between the Cherry Hills neighborhood and the proposed senior living facility that includes a large setback and landscaped berm.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request furthers Policy 5.6.4 b) because the proposed senior living use is a low traffic generating use that will be a good neighbor to the church, school, and single-family neighborhood. The proposed lighting in the parking areas are proposed to be 16 feet in

height, and all lighting must be compliant with the New Mexico Night Sky and City Zoning regulations.

Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

The request furthers Policy 6.2.1 because it will maintain a six-foot crusher fines trail adjacent to Harper Road along with a six-foot sidewalk similar to what exists in front of the Hoffmantown Church, which connects to the nearest bus stops as well as the larger trail system around Albuquerque Academy and the proposed trail along the South Pino Arroyo.

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

a) Minimize alteration of existing vegetation and topography in subdivision and site design.

The request furthers Policy 7.3.1 a) because it utilizes the existing topography, both the slope and berm along Harper Road, and incorporates it into the site design to minimize the development's impacts on adjacent properties. The proposal will modify the South Pino Arroyo floodplain, but the applicant is working with AMAFCA and FEMA to ensure that the impacts of this change are minimized and the function of the arroyo are unaffected.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

b) Encourage development and site design that incorporates CPTED principles.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The request furthers Policy 7.3.2 because it takes into account the natural topography while incorporating design elements that are found in the surrounding area including Hoffmantown Church, Academy Campus, and the Cherry Hills neighborhood. The site design includes CPTED principles such as gated access and site lighting that increases security for residents.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Policy 7.3.4 b) because it is appropriately set back from Harper Road and oriented to reduce long unbroken facades from facing the neighborhood. The tallest portions of the building are farthest from the nearby homes, and the overall the building is similar in height and massing to the neighboring Hoffmantown Church.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

- b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
- c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 b) and c) by providing most of the site parking to the sides and rear of the proposed building with only a smaller visitor parking lot at the front. All parking areas are landscaped with required trees and other shrubs. The berm along Harper Road will also help improve the aesthetics of the parking areas from the public right-of-way. Pedestrian pathways are provided at both vehicular entrances and connect around the entire site to multiple building entrances and courtyards.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

- a) Design landscape and site improvements to complement the individual site, the overall appearance of the corridor, and surrounding land uses.
- b) Design landscapes and vegetation to be consistent with the microclimate of the site location as well as within the site.
- c) Discourage planting of higher water use species outside of riparian microclimates, the Middle Rio Grande Conservancy District, or areas served by swales.
- d) Incorporate xeric site design principles to establish an oasis area and transition areas, identify beneficial placement for plant species, and maximize shade in summer months.

The request furthers Policy 7.5.1 because the plant palette has been selected to be consistent with the high desert climate and trees have been thoughtfully placed for their specific needs while providing shade to residents. Cottonwoods are along the arroyo edge and Japanese Maples are in protected courtyard spaces. All plantings except for a small section of turf are low to medium water use.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request furthers Policy 8.1.2 c) because the proposed facility will create approximately 68 jobs for local residents.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.

e) Provide for the development of quality housing for elderly residents.

i) Provide for the development of multi- family housing close to public services, transit, and shopping.

The request furthers Policy 9.1.1 because it will add another quality housing option for seniors that will help ensure the availability of such housing with access to community services such as the Cherry Hills library, access to transit, and is not far from a variety of shopping and other commercial options.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context - i.e. urban, suburban, or rural - with appropriate densities, site design, and relationship to the street.

The request furthers Policy 9.2.1 because it has been designed with a density appropriate for its suburban context with a large setback and other site design elements to minimize the impacts of the structure on the adjacent neighborhood while maintaining features such as the arroyo and existing multi-use path along Harper Road.

Policy 11.3.2 Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

The request furthers Policy 11.3.2 by preserving the stormwater function of the South Pino Arroyo and working through the appropriate channels to make modifications to the floodplain while ensuring downstream impacts are minimized. Bank stabilization and proposed landscaping are appropriate for an arroyo edge, and the proposal is consistent with the Facility Plan for Arroyos.

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

The request furthers Policy 11.3.5 because the site design takes into account the existing topography and the proposed setback from Harper Road creates a view corridor toward the mountains east of the subject site.

Policy 12.1.4 Drainage and Flood Control: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

- a) Minimize and mitigate storm water run-off from development by limiting the amount and extent of impervious surfaces and encouraging landscaped medians and parking swales.
- b) Preserve natural drainage functions of arroyos to the extent possible and use naturalistic design treatment when structural improvements are required for flood control.

The request furthers Policy 12.1.4 by coordinating the use and modification of the South Pino Arroyo with the appropriate flood control agencies, utilizing landscape areas and ponding on-site to the greatest extent possible, and using naturalistic treatments for bank stabilization of the arroyo channel.

- 6. The request is adjacent to the South Pino Arroyo, which is a Major Open Space Link in the Rank II Facility Plan for Arroyos.

The request furthers the Facility Plan for Arroyos by providing a land use that fits within the “medium-density residential, commercial and institutional uses” that were under consideration between Wyoming Blvd and Ventura Street (p. 36). The proposed development is consistent with the design guidelines for development adjacent to a major open space link by orienting buildings with entrances and windows facing the open space and landscaping the open space edge using native and naturalized plant materials.

The proposed development furthers Drainage Policy 1 and Multiple Use Policy 4 by maintaining the arroyo for its primary drainage purpose, providing access for maintenance, and working with AMAFCA and FEMA to coordinate any changes or modifications related to stabilizing channel treatments.

The request furthers Multiple Use Policy 5 – Land Use Compatibility by adding a density of housing and jobs adjacent to an arroyo channel that will provide users who will maximize the usefulness of future trails.

- 7. Development of the subject site as shown in the Site Development Plan for Building Permit relies on a Letter of Map Revision (LOMR) to modify the South Pino Arroyo Floodplain, so coordination with Hydrology, AMAFCA, and FEMA is necessary prior to final sign-off of the Site Development Plan for Building Permit.
- 8. The Cherry Hills Civic Association and property owners within 100 feet of the request were notified, as required. A facilitated meeting has not been held for this request, and there is significant known opposition due to concerns related to loss of views and open space, traffic, spill-over parking, and building height.

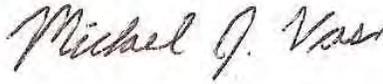
RECOMMENDATION

APPROVAL of 17EPC-40026, a request for Site Development Plan for Building Permit, for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1007412, Case # 17EPC-40026

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 Letter of Map Revision (LOMR) and hydrology-related improvements must be approved or otherwise meet the satisfaction of the Hydrology Section of the Planning Department prior to final sign-off of the Site Development Plan for Building Permit.
4. Transportation Development Conditions:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.



**Michael J. Vos, AICP
Planner**

Notice of Decision cc list:

Consensus Planning
SP Albuquerque, LLC
Cherry Hills Civic Association

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Long Range Planning

No Comments.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

17EPC-40024 Zone Map Amendment (Zone Change)

- No objection to the request.

17EPC-40025 Site Development Plan for Subdivision

- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.

17EPC-40026 Site Development Plan for Building Permit

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site 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.

Hydrology Development

In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan prior to that DRB approval, addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in the Standard Specifications for Public Works Construction.

Hydrology Engineer: James D. Hughes, PE

GENERAL HYDROLOGY CRITERIA:

- Hydrology has not received an application on this project yet. It should include detailed hydraulic analysis of both the existing and proposed floodplain and scour calculations to determine the required depth of bank protection. The development should be above both the 100-year base flood elevation plus freeboard and the 500-year BFE (without freeboard) whichever is greater.
- AMAFCA has been approached to maintain the bank protection, so their approval of the plan is required.
- Compliance with Section 404 of the Clean Water Act must also be demonstrated prior to Hydrology approval of this Site Plan.
- The location of the bank protection is questionable. This development proposes to fill in a significant portion of the South Pino Arroyo which may not be allowed if it adversely impacts the private properties south of the arroyo.
- Downstream Capacity must be demonstrated by the applicant. The capacity of downstream facilities must be checked and if the downstream facilities do not have capacity then this development will be required to provide onsite detention ponds to limit peak discharge rates from the site to those of predevelopment.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40024 Zone Map Amendment (Zone Change)
 - Identification: UPC – 102006217933920950
 - a. No adverse comments.
2. 17EPC-40025 Site Development Plan for Subdivision
 - a. No adverse comment.
3. 17EPC-40026 Site Development Plan for Building Permit
 - a. As a condition for approval please submit an Availability Statement request.
Requests can be made at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - b. As indicated in the proposed utility plan there are several existing utilities that currently reside on site. The infrastructure includes:
 - i. 8 inch Sanitary Sewer collector main
 - ii. 12 inch water distribution main
 - iii. 16 inch reuse water distribution main

- c. All new public infrastructure shall reside in Water Utility Authority dedicated easements
- d. Vacate all easements that are to contain relocated/abandoned infrastructure.
- e. The proposed Utility Plan indicates installation of several hydrants. Please note that all proposed hydrants are to be considered private and painted safety orange.
- f. There appears to be several “Keyed Notes” that can’t be located on the utility layout
- g. There appears to be several balloons that are not referenced on the “Keyed Notes”.
- h. Future revisions of this Utility Plan should more clearly indicate public, private, existing, and to be removed infrastructure.
 - i. Please note that the proposed Utility Plan indicates several internal onsite private loops to the public system. These looped connections are not permitted.
- i. The proposed Utility Plan indicates that on the south end of the site there may be a new private fire line connection to, what could be interpreted as, a “relocated” water line.
 - i. Please note that for this connection to be approved the line would need to contain a public valve within the public easement and a private valve prior to any branching.
- j. The proposed Utility Plan does not indicate valves (public or private) future revisions of this Utility Plan should show valves and indicate public or private.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#40024 (Zone Change) – No Comment

#40025 (Site Plan Subdivision) – No Comment

#40026 (Site Plan Building Permit) – Need complete/detailed spec. sheet for new/proposed refuse enclosure, built to COA minimum requirements, including min. 12’ wide/15’ height entrance clearance, sanitary drain, remove proposed overhang above refuse enclosure entrances, etc. Do not plant anything near new/proposed refuse enclosure that will create an overhang. No tree canopies encroaching on vehicular access roads, from entrances to exits of property.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Fixed Route 2 runs north/south on Ventura Avenue about 2000 to east of site. Fixed Routes 3 and 98 run north south on Wyoming Boulevard, about 3000 feet to west of site. Nearest stop pair is for Fixed Route 2 at east end of Hoffmantown Church parking lot. There is no service on Harper and none is planned. No comment.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:

- The Long Range Bikeway System identifies a proposed bike lane on Ventura Ave NE in the project area, and a paved trail along the arroyo south of the project site.
- Harper Rd NE and Ventura Ave NE are functionally classified as Minor Arterials in the project area.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.



View across the subject site to the west from the Church park.



View of the subject site looking south from across Harper Road.



View of the subject site from the intersection of Harper and Red Sky Road.



View across the subject site to the east from the western property line.



View from the subject site looking west across the Albuquerque Academy property.



View to the southeast from the subject site looking over the South Pino Arroyo.



View across the subject site to the north toward the Cherry Hills neighborhood.



View from the site to the southwest across the South Pino Arroyo.



View across the subject site to the northeast toward the Sandia Crest.

HISTORY

2 0 9 1

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque
Municipal Development Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: February 21, 1985

NOTIFICATION OF DECISION

File: Z-85-12
Location: Tracts A and B, Yorba Linda
Subdivision located on the
south side of Harper Road
between Ventura and Red Sky
Road N.E., containing
approximately 62.5 acres.
(E-20)

Hoffmantown Baptist Church
2335 Wyoming N.E.
Albuquerque, New Mexico 87112

On February 21, 1985, the Environmental Planning Commission voted to approve your request for a zone change from RT and SU-1 for an Academy Campus to SU-1 (Special Uses for church and related uses) and a 30-day deferral for your request for Site Development Plan approval for Tracts A and B, Yorba Linda Subdivision located on the south side of Harper Road between Ventura and Red Sky Road N.E., containing approximately 62.5 acres. (E-20)

Findings:

Zone Change:

1. The requested zone change is consistent with City policies on zone map amendment.
2. The requested zoning is compatible with the surrounding area.

Findings:

Site Development Plan

1. The Site Plan has many technical and detail deficiencies in the parking layout, dimensions, circulation, etc. as noted by DRB comments in Attachment A.
2. Compliance with staff requirements and site plan detail deficiencies may require changes to the site layout.
3. The conceptual plan seems to be quite workable subject to satisfying Findings 1 and 2.

THEREFORE BE IT RESOLVED THAT CASE NO. Z-85-12; Zone change request was approved based on above Findings; and Site Development Plan was deferred for 30-days based on the above Findings.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 3-8-85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

LETTER OF ADVICE

OFFICIAL NOTIFICATION OF DECISION
PAGE 2

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Phil Garcia
Assistant City Planner

PG/djw
cc: R. McCabe, FMBA/Architects, P.O. Box 8266; 87198

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque
Municipal Development Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Hoffmantown Baptist Church
2335 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

Date: March 22, 1985

NOTIFICATION OF DECISION

File: Z-85-12
Location: Tracts A and B,
Yorba Linda Subdivision
located on the south side of
Harper Road between Ventura
and Red Sky Road N.E.,
containing approximately
62.5 acres. (E-20)

On March 21, 1985, the Environmental Planning Commission voted to approve your approval for a Site Development Plan for Tracts A and B, Yorba Linda Subdivision located on the south side of Harper Road between Ventura and Red Sky Road N.E.

Finding:

1. The revised site plan, dated 3/7/85, adequately addresses all staff and EPC comments and concerns from the February 21, 1985 EPC hearing.

THEREFORE, BE IT RESOLVED THAT Z-85-12 be approved based on the preceding Findings and subject to the following Conditions.

Condition:

1. The applicant enter into an agreement with the City to dedicate a 68 foot right-of-way for the extension of Moon Street, the specific alignment to be determined at the time of dedication, but to generally follow the approximate alignment as shown on the site development plan.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 4/5/85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


Phil Garcia
Assistant City Planner

PG/djw
cc: R. McCabe/FMBA/Architect, P.O. Box 8266; 87198

LETTER OF ADVICE

ZONING

Please refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics of the SU-1 Special Use Zone.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P		
<input checked="" type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: SP Albuquerque, LLC PHONE: _____
 ADDRESS: 500 Stevens Avenue FAX: _____
 CITY: Solana Beach STATE CA ZIP 92075 E-MAIL: _____
 Proprietary interest in site: contract purchaser List all owners: Hoffmantown Baptist Church

DESCRIPTION OF REQUEST: Three-part request: zone map amendment, site plan for subdivision, and site plan for building permit for a senior living facility

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract B-2 and Portion of Tract A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Yorba Linda and a portion of Hoffmantown Baptist Church
 Existing Zoning: SU-1 for Church and Related Facilities Proposed zoning: SU-1 for Senior Living Facility and Related Services, including on site liquor consumption MRGCD Map No _____
 Zone Atlas page(s): E-20-Z UPC Code: 102006217933920950

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
Z-78-153, 1007412, 1006820, 1000225, Z-97-142, Z-85-12, S-78-48-1, AA-86-81, AA-97-63

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 14.14 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Harper Road NE
 Between: Ventura Street NE and Wyoming Boulevard NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3/28/2017

SIGNATURE [Signature] DATE 6/29/2017
 (Print Name) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17EPC 40024</u>	<u>AZM</u>		<u>\$ 835.00</u>
<input type="checkbox"/> All fees have been collected	<u>17EPC 40025</u>	<u>SPS</u>		<u>\$ 385.00</u>
<input type="checkbox"/> All case #s are assigned	<u>17EPC 40026</u>	<u>SBP</u>		<u>\$ 385.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>ADV</u>		<u>\$ 75.00</u>
<input type="checkbox"/> Case history #s are listed		<u>CMF</u>		<u>\$ 50.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill		<u>Mailings</u>		<u>Total 144.21</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$ 1874.21</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date August 10, 2017
Michael J. Van 7-26-17 Project # 1007412
 Staff signature & Date

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
Refer to the schedules for the dates, times and places of DRB and EPC hearings.
- Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)

[Signature] 6/27/17
Applicant signature & Date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
17EPC - 40024

Revised: June 2011

[Signature] 6-29-17
Staff signature & Date

Project # 1007421
1007917

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ~~na~~ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- ~~na~~ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- ~~na~~ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- ~~na~~ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- ~~na~~ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- ~~na~~ Registered engineer or architect's stamp on the Site Development Plans
- ~~na~~ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jacqueline Fishman
Applicant name (print)
[Signature] 6/27/17
Applicant signature/ date



Form revised November 2010

<input type="checkbox"/> Checklists complete	Application case numbers	<u>[Signature]</u>	6-29-17
<input type="checkbox"/> Fees collected	17ER - 40025		
<input type="checkbox"/> Case #s assigned	17ER - 40026		
<input type="checkbox"/> Related #s listed		Project #: <u>1007421</u>	Planner signature / date
		<u>1007412</u>	

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Hoffmantown Baptist Church DATE OF REQUEST: 6/14/17 ZONE ATLAS PAGE(S): E-20-2

CURRENT:
ZONING SU-1 for Church + rel. facilities
PARCEL SIZE (AC/SQ. FT.) 14.15 acres

LEGAL DESCRIPTION:
LOT OR TRACT # B-2 / portions of A BLOCK # _____
SUBDIVISION NAME Yorba Linda / Hoffmantown Baptist Church Site

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From SU-1 for church To SU-1 for senior living + rel. facilities
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 180
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Jaimie Jaramillo DATE 6/14/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

06-14-17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

July 23, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Consensus Planning, Inc.

Applicant: Total Lifestyle Communities/Hoffmantown

Legal Description: Tract A, Hoffmantown Baptist Church

Acreage: 12.4 acres

Zone Atlas Page: E-20

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

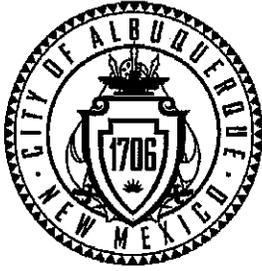
A Class I and Class III Cultural Resource Survey of 14.6 Acres for the Total Lifestyle Communities Proposed Hoffmantown Retirement Development Project in Northeast Albuquerque, Bernalillo County NM by Mary Quirolo (Marron & Associates; Kenneth Brown, P.I.) NMCRIS #110834, dated 07-21-08.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

January 5, 2009

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Consensus Planning, Inc.

Applicant: La Vida Llena

Legal Description: Tract A, Hoffmantown Baptist Church

Acreage: 4.0 acres +/- (addendum to prior 14.6 acre survey)

Zone Atlas Page: E-20

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

A Class I and Class III Cultural Resource Survey of 4.0 Acres for La Vida Llena Proposed Hoffmantown Development Project in Northeast Albuquerque, Bernalillo County NM by Timothy G. McEnany (Marron & Associates; Kenneth Brown, P.I.) NMCRIS #112443, dated December 18, 2008; addendum to NMCRIS #110834, dated 07-21-08.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



HOFFMANTOWN CHURCH
TO KNOW CHRIST AND FOLLOW HIM - COL 1:28-29
8888 Harper Drive NE | Albuquerque, New Mexico 87111
505.828.2600 | www.HoffmantownChurch.org

June 29, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: A portion of Tract A, Hoffmantown Baptist Church and Tract B-2,
Yorba Linda Subdivision

Dear Madam Chair:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, and Site Plans for Subdivision and Building Permit. The property is located west of Ventura NE, and between Harper and Academy Boulevard NE. Hoffmantown Baptist Church is the current owner of the property.

Sincerely,

Tim Hale, Executive Pastor
Hoffmantown Baptist Church Representative

June 29, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

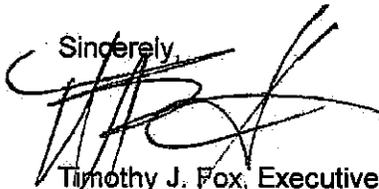
RE: A portion of Tract A, Hoffmantown Baptist Church and Tract B-2,
Yorba Linda Subdivision

Dear Madam Chair:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, and Site Plans for Subdivision and Building Permit. The property is located west of Ventura NE, and between Harper and Academy Boulevard NE. SP Albuquerque, LLC is the contract purchaser and developer of the project.

Thank you for your consideration.

Sincerely,



Timothy J. Fox, Executive Vice President
Senior Resource Group
SP Albuquerque, LLC



July 26, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM, 87102

RE: Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit

Dear Madam Chair:

INTRODUCTION

This is a three-part request for a zone map amendment, a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit on behalf of SP Albuquerque, LLC. The 14.14-acre subject site is located in a Comprehensive Plan Area of Consistency at 8888 Harper Road NE, between Ventura Street and the Albuquerque Academy. This request is summarized below:

(1) Zone Map Amendment – The existing zoning on the subject site is comprised of SU-1 for Church & Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility. The proposed zoning is SU-1 for Senior Living Facility and Related Services, including on-site liquor consumption. This zone map amendment will be for a portion of Tract A, Hoffmantown Baptist Church and Tract B-2, Yorba Linda Subdivision.

(2) Site Development Plan for Subdivision – The Site Plan for Subdivision will subdivide the property to consolidate a portion of Tract A and Tract B-2. The remainder of Tract A will be retained by the Hoffmantown Baptist Church.

(3) Site Development Plan for Building Permit – The applicant is proposing to build a senior living community that is site plan controlled and addresses issues of landscaping, grading and drainage, site circulation, building placement, and architecture.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com



Site Aerial

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, P.L.A.,
ASLA, LEED AP
Jacqueline Fishman, AICP



PROJECT OVERVIEW

The proposed project is a senior living community called Harper Road Senior Living, which provides three different care options for its residents. There will be 96 Independent Living (IL) units, 60 Assisted Living (AL) units, and 24 Memory Care (MC) units, for a total of 180 units. Common areas such as a library, internet lounge, multi-purpose media room, private dining restaurant, beauty salon and spa, wellness/fitness center, indoor pool, and recreational gathering spaces are provided for the convenience of the residents are included in the project. The project will also include on-site consumption of beer and wine for the residents during meals, which is common for senior living communities.

This development is intended to create a living environment that encourages intellectual, social, and physical wellness for seniors. The goal is to serve seniors by providing support services and much needed residential and medical facilities for the aging senior population in Albuquerque, as well as seniors who may relocate to Albuquerque. This project is appropriate for the area and would be an excellent neighbor to the surrounding community.

MARKET ANALYSIS

The applicant commissioned a market study to determine the level of demand for a proposed senior living community at this location (Market Study: SRG-Albuquerque, completed by JLL, April 4, 2017). Although the market study does not solely provide the justification for the zone map amendment, it clearly illustrates the unmet demand for senior living facilities in this area of Albuquerque. This section summarizes the findings and conclusions from the JLL Market Study.

The Market Study assumed the primary market area (PMA) as a 3-mile radius from the site. The primary land use in the area is single family residential and the area is approximately 80% developed. The PMA is experiencing moderate population growth, has above average income levels, and is considered to be in a stage of growth. Between 2017 and 2022, the PMA is forecast to experience growth in demand for senior housing at a below average rate relative to the nation as a whole. However, the Market Study concluded that IL, AL, and MC are under-supplied within the PMA. This finding is supported by the higher occupancies reported for each senior living segment; 96% for IL, 93% for AL, and 97% for MC. At the time of the Market Study, there were no known projects in the pipeline (other than this one on Harper Road) proposed or under construction. The current supply and level of demand for each senior living segment is provided below:

- Independent Living (IL) – There are 317 competitive IL units within the PMA at this time. With an anticipated demand figure of 869 units in 2019, and a pipeline supply of 96 units (this project), there is forecast to be excess unmet demand for an additional 456 AL units.
- Assisted Living (AL) - There are currently 275 competitive AL living beds within the PMA. With a demand for 621 beds in 2019 and a pipeline supply of 60 beds (this project), there is forecast to be excess unmet demand for an additional 286 beds.
- Memory Care (MC) – There are currently just 98 competitive beds within



the PMA. With an estimated demand figure of 217 beds in 2019, and a pipeline supply of 24 beds (this project), there is forecast to be an excess unmet demand for an additional 95 MC units.

SITE CHARACTERISTICS, HISTORY, and AREA CONTEXT

The project site consists of a portion of Tract A of Hoffmantown Baptist Church Subdivision and Tract B-2 of the Yorba Linda Subdivision. The property is located on the south side of Harper Road; to the west and south is the Albuquerque Academy and the South Pino Arroyo; to the north are single family homes, which comprise the Cherry Hills neighborhood; and adjacent to the east is the Hoffmantown Baptist Church and recreation facilities. The zoning and land use that surround the property are shown in the table below.

DIRECTION	ZONING	EXISTING LAND USE
North	R-1	Single family (Cherry Hills Neighborhood)
East	SU-1 Church & Related Facilities	Hoffmantown Baptist Church
South	SU-1 PRD	South Pino Arroyo and Albuquerque Academy
West	SU-1 PRD	Albuquerque Academy

The original zoning for the Hoffmantown Baptist Church was established on the property in 1985 and the Site Development Plan was subsequently approved in 1986. Approximately 9.5 acres of the church land directly to the east of the subject site developed later (after 2008) into a park containing a soccer field, walking paths, prayer garden, and an amphitheater. Although it is private land, Hoffmantown Baptist Church allows public access to this park. The large portion of the property to the west of the existing church buildings was never developed, remains vacant, and is the subject of this request.

The natural features of the property include the South Pino Arroyo to the south and the substantial change in elevation from east to west. Views from this site are noteworthy, both to the Sandia Mountains on the east and the West Mesa to the west.

SITE PLAN FOR SUBDIVISION

The Site Plan for Subdivision covers the western portion of Tract A, and Tract B-2 of the Yorba Linda Subdivision, and proposes one consolidated tract of 14.14 acres. The remaining portion of Tract A will remain under the control of Hoffmantown Baptist Church and is not the subject of this request. The property will be subdivided accordingly once the Site Plan for Subdivision and Building Permit are approved by the Environmental Planning Commission.

Pedestrian access is accommodated along Harper Road on a 6-foot wide crusher fine trail and a minimum 6-foot wide sidewalk, similar to what exists in front of the Hoffmantown Church property. The pedestrian experience is enhanced with



landscaping, minimum 6-foot wide sidewalks, and views of the Sandia Mountains and the West Mesa.

There are several bicycle facilities near the proposed project that connect this property to the regional trail system. There is a multi-use trail and a bike lane along Wyoming Boulevard, west of the proposed project site, and along Harper Road. There is a bike route along Ventura Street to the east of the site and bike lanes in Academy Boulevard. The Albuquerque Bikeways and Trails Facilities Plan proposes a paved trail along the South Pino Arroyo directly south of the property that would connect to the existing Pino Arroyo Trail west of Wyoming Boulevard.

There are also two transit routes that are nearby including Albuquerque Ride Route 2 along Ventura Street, Route 93 along Academy Road, and Routes 31-93 along Wyoming Boulevard. The closest bus stop is near the corner of Harper Road and Ventura Street.

A significant portion, approximately 1.92 acres, of the 14.14-acre property is encumbered by easements for the arroyo and floodplain along the south portion.

SITE PLAN FOR BUILDING PERMIT

The applicant is proposing one multi-part building, which varies in height from one- to three-stories. The proposed building is 253,041 square feet and is comprised of Independent Living (165,178 gross square feet), Assisted Living (57,741 gross square feet), Memory Care (18,072 gross square feet), and the remainder includes the project amenities. The project contains 96 Independent Living units, 60 Assisted Living units, and 24 Memory Care units, for a total of 180 units with a density of 12.7 dwelling units per acre. Common areas, community space, and other amenities are also included in the project.

Vehicular and pedestrian access is from Harper Road. Vehicular circulation loops around the back side of the site. Vehicular ingress and egress is addressed via two access points from Harper Road that are aligned with two existing median openings. Pedestrian circulation is provided through a sidewalk system with a minimum width of 6-feet.

The 96-unit Independent Living building sits on the high side of the site. The location, along with a curved façade, gives residents premium views from almost every unit. This building also houses the bulk of the project amenities through the diagonal spine. These amenities include a living room, library, arts and craft space, multipurpose room, theater, indoor pool, wellness center, hair salon/spa, and a restaurant with multiple dining venues.

The AL/MC area sits down the hill on the west side of the site, minimizing its impact on the IL building and on the surrounding community. This building houses 84 residences; 24 in the one-story Memory Care and 60 in the two-story Assisted Living. Amenities in this building include living rooms, dining rooms, multi-purpose room, hair salon, wellness center, and devotional space.

The architecture will be a combination of pitched roofs and flat roofs, with the building massing stepping down as it extends north towards Harper Road. The



main focal point is the amenity area around the main porte cochere that faces Harper Road. This area has traditional gabled forms, tile roof, and a combination of storefront and residential scaled windows. The 2 and 3 story IL building is characterized by its curved shape and will be a bit more simplistic in its detailing, allowing the shape and massing to give it interest. The lower scale AL/MC building will have pitched tile roofs and traditional forms. All buildings will have light earth toned colors intended to blend in with the existing development.

On-site parking is provided for those IL residents that will continue to drive, staff, and visitors. Much of the parking is provided where it is needed most, on the eastern portion of the site. This portion of the parking will also include 52 covered spaces. There is also guest parking along the drive aisle on the western portion of the site to accommodate visitors and staff in the AL and MC areas.

Minimum Parking Requirements

TYPE	PARKING REQUIREMENTS		Number of Parking Spaces Provided
	Number of Units / Staff	Parking Ratio	
Independent Living (IL)	96	1 space per unit ¹	96
Assisted Living (AL)	60	1 space per 3 units ²	20
Memory Care (MC)	24	1 space per 5 units ³	5
Guest			94
TOTAL	180 (units)		215
Bicycle	-	1 space per 20 vehicle spaces	11
Motorcycle	-	1 space per 151-300 vehicle spaces	5

Parking Notes:

1. Experience indicates that residents of senior communities do not want the burden of car upkeep and maintenance. As part of its resident program, there will be shuttle transportation to off-campus appointments and group transportation services. As such, a 1:1 parking ratio for Independent Living is appropriate.
2. Assisted Living is an intermediate step between Independent Living and Memory Care. In addition to standard services such as housekeeping and laundry, Assisted Living residents receive three meals per day, personal laundry service, and assistance with basic activities of daily living such as grooming, dressing, bathing, and reminders on medications, as needed. Transportation services for Assisted Living residents are provided to appointments, community events, and others as requested by the resident. Although, a few may still drive, most Assisted Living residents do not drive. Therefore, a parking ratio of 3:1, which includes staff parking, is adequate.
3. Memory Care (Alzheimer's) residents are seniors typically aged 80 years and older who have cognitive and memory impairments issues and who need 24-hour care by trained professionals. These services are typically delivered in secured (locked) environments and staffed by 24-hour personnel. Given the frail nature of these residents, they do not use automobiles and typically do



not own vehicles at this time of their life. A 5:1 parking ratio for these residences, which includes staff parking, is adequate.

A Letter of Map Revision (LOMR) is necessary to eliminate the existing FEMA Flood zone currently encroaching onto the site from the South Pino Arroyo. This effort requires coordination with FEMA, AMAFCA, and the Army Corps of Engineers. The resultant improvements proposed will be a shotcrete bank stabilization constructed at the north side of the existing arroyo along the entire frontage of this site. This stabilization will be constructed at 2:1 slope and a minimum of 4-5 feet in height. Coordination directly with the reviewing entities and the exact location is currently being reviewed and determined. Formal approval from these agencies will be required prior to confirmation of its ultimate location.

ZONE MAP AMENDMENT

This request for a Zone Map Amendment is compatible with and furthers applicable City plans and policies, including Resolution 270-1980. The proposed change will contribute to the vitality and mix of uses in the area while implementing the intent of the 2017 Comprehensive Plan.

Resolution 270-1980

In accordance with City of Albuquerque's Resolution 270-1980, the proposed Zone Map Amendment recognizes and complies with policies A through J. Applicant policy responses are italicized below corresponding to each policy.

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

Applicant Response: *The proposed zone change from SU-1 for Church and Related Facilities and Telecommunications Facility to SU-1 for Senior Living Facility and Related Services, including on-site liquor consumption is consistent with the health, safety, morals, and general welfare of the City. The project will provide much needed and desired services, and housing for Albuquerque's senior population in an area where this use is appropriate. The proposed project will be a good neighbor to the adjacent institutional uses of Hoffmantown Baptist Church and the Albuquerque Academy. The proposed use will generate less traffic than other potential uses including church, residential, or commercial. Most of the residents' needs will be met on-site and shuttle services will be provided for appointments, shopping, and other group outings. Retail support services for the minor day-to-day needs of the residents will be provided on-site. For these reasons, this request furthers the goals and policies of the Comprehensive Plan as demonstrated in Criterion C below.*

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

Applicant Response: *The proposed zoning will provide stability in land use and zoning by allowing the development of a high quality, senior living facility on long vacant and underutilized land that will help serve an unmet need in*

the area. The senior living uses (residential, institutional, and support services) proposed will benefit and are compatible with the surrounding institutional, residential, and commercial uses on the Albuquerque Academy and Hoffmantown Baptist Church properties, Cherry Hills neighborhood, and the community commercial development on Wyoming Boulevard and Harper Road. All of the property between Wyoming Boulevard and Ventura Street, and Harper Road and Academy Boulevard have SU-1 zoning, which requires site plan approval for all proposed development.

The site has proven to be much larger than the Hoffmantown Baptist Church needs; therefore, a significant portion has remained vacant for over 30 years. The approved Hoffmantown Baptist Church Site Plan for Building Permit allows 511,000 square feet in building; however, only 161,000 square feet has been built. The existing zoning (SU-1 for Church and Related Facilities and Telecommunications Facility) on this property allows a wide range of uses as long as they are developed by Hoffmantown Baptist Church. The proposed zoning significantly narrows the allowed uses on this property, providing much greater control and predictability than the current zoning. The proposed project presents an opportunity for a long-term, committed, and experienced senior living development to stabilize land use and zoning in this location.

The proposed uses are compatible with the Albuquerque Academy's existing zoning of SU-1 for PRD (approved in 1979) and the Site Plan for Subdivision (subsequently approved by the Environmental Planning Commission in the 1980s) for 146 acres of School Uses, 57 acres of Townhouse Use with a maximum density of 8 dwelling units per acre, 38 acres of R-LT (townhouse uses), 25 acres of Mixed Office and Residential Uses with Incidental Commercial use with a Maximum Floor Area Ratio (FAR) of 1.0, 13 acres of R-2 uses (maximum density of 30 dwelling units per acre), 12 acres of Neighborhood Commercial, and 5 acres of Neighborhood Park.

The SU-1 zoning designation will be retained. It requires a much higher level of review and provides a process that helps to maintain the integrity and values of existing adjacent neighborhoods by providing the opportunity for residents to participate and offer input relative to the proposed development.

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

Applicant Response: *The proposed zone change does not conflict with the Comprehensive Plan or other City adopted plans. This request supports the Comprehensive Plan's goals and policies by proposing a project that respects neighborhood edges, creates new jobs, and addresses housing needs for an important segment of the community, as well as facilitates the City's Facility Plan for Arroyos.*

Facility Plan for Arroyos

Due to the subject site's proximity to South Pino Arroyo, the City of Albuquerque's Facility Plan for Arroyos applies to the proposed development.



This Plan ranks the City's arroyos, identifies specific arroyo corridors with special design and development regulations, and details a multi-year program of facility capital improvements for the City's arroyos.

Each arroyo identified in the Plan was evaluated in terms of its potential to serve as Major Open Space, link Major Open Space areas, or form an urban trail system. The South Pino Arroyo is a Major Open Space Link. This proposal is consistent with the Plan's Design Guidelines for Development Adjacent to Major Open Space Links related to building orientation, open areas, parking and service areas, and walls.

Albuquerque Bernalillo County Comprehensive Plan, 2017

This project will further the Comprehensive Plan goals, policies, and actions as described in the following policy analysis.

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: *The proposed building, site plan, and landscape furthers this policy because they are designed to be cohesive with and complement the surrounding natural and built environment, which will protect the area's identity. The plant palette for the areas along the arroyo is primarily native and naturalized species. A large landscaped buffer and "front yard" will be provided along Harper Road. The color palette, building materials, landscaping, and building scale are details that will add to the existing quality of the visual environment. Elements of the site and building that have been specifically design in relation to the neighborhood include:*

- *A minimum 100-foot setback from the property line along Harper Road. The AL building setback varies from 138 to 172 feet; and the IL building and associated IL amenities have a 100 to 213-foot setback.*
- *The short sides of the building are closest to Harper Road, so there are no long expanses of building that face the neighborhood.*
- *Eastbound traffic on Harper Road will have a view of the buildings stepping up with the topography. The westernmost buildings (MC and AL) are one and two story, respectively. The tallest portion of the building (IL) is the furthest from the neighborhood (see the attached building elevations and perspectives).*

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: *The project furthers this policy by offering senior infill housing on an underutilized and vacant portion of Hoffmantown Baptist Church property that is within walking and biking distance of the surrounding neighborhoods of Cherry Hills and Tanoan. It will provide new housing and jobs, both during construction and permanent, that are within an area well served by transit and the major street network (Wyoming Boulevard, Harper Road, and Academy Boulevard). The project offers a three levels of housing options and services for seniors that are looking to downsize and/or needing assistance with daily living, and allows them to age in place. The proposed uses and building scale and form are compatible with and complement the institutional uses of Hoffmantown Baptist Church, Albuquerque Academy, and Cherry Hills Library, and the residential uses to the north. Similar to Hoffmantown Baptist Church, the proposed building has a substantial front yard setback.*

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: *This goal is furthered by proposing development on a site has long been underutilized and vacant and all urban infrastructure and services are available for development. The project will be an efficient use of land uniquely situated between two existing institutional uses, and will provide good synergy with its neighbors at a density of 12.7 units per acre, well below typical multi-family development in R-2 (30 dwelling units per acre), but compatible with the approved townhouse and multi-family land uses included in the Albuquerque Academy Site Plan for Subdivision.*

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: *Policy 5.3.1 is furthered by adding a senior living facility on an infill property traversed by an existing public 8-inch sanitary sewer line and an existing 12-inch public waterline. The property is in an area that is well served by public facilities, including access to the major street network, transit routes, a public library, and pedestrian trails.*

POLICY 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

Applicant Response: *Policy 5.3.3 is furthered by the proposed site layout, which preserves much of the site as "Useable Open Space" and includes five courtyards, substantial landscaped buffer areas both along Harper Road and the South Pino Arroyo, and an internal walking path lined with trees and shrubs. The outdoor spaces are designed to make the resident experience more relaxing, enjoyable, and aesthetically pleasing. Each level of care includes its own courtyards that provide shade, seating, and walking paths. In addition, the roof deck above the kitchen area provides a space with views for residents to enjoy during meals and other times during the day.*

POLICY 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Applicant Response: *This policy is furthered by proposing a development that ensures and reinforces the integrity of the immediately surrounding context, including the Hoffmantown Baptist Church, a two-story, 33-foot building at 161,000 square feet. The proposed zoning and Site Plan for Building Permit respects neighborhood values by its relatively low, suburban density of 12.7 du/ac, intentionally large landscape setbacks, peaceful nature, aesthetically harmonious design, and the minimal impact it will have on the transportation network due to the low rate of drivers in this type of facility. The building materials and colors, landscaping, and dynamic elevations, particularly along Harper Road, will add to the existing quality of the visual environment. The building is carefully designed to respond to the existing site topography which slopes from east to west with a change in elevation of approximately 40 feet and north to south of approximately 10 feet. Residents will also enjoy the views to the West Mesa and the Sandias.*

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

Applicant Response: *Furthering this policy, the proposed site plan incorporates the natural berm along Harper Road and includes a large*



landscape buffer and “front yard” between Harper Road and the proposed building. The landscaped berm, the average 150-foot setback to the building, the 6-foot sidewalk, and 6-foot walking trail provides an appropriate transition between the building and Harper Road and further separating the residential neighborhood to the north. The maximum building height is proposed to be 40 feet, which is generally located in proximity to the South Pino Arroyo. These measures protect the character of and minimize this development’s potential impacts on individuals, the Cherry Hills neighborhood, and its surroundings. This development will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views because senior living facilities generate substantially less traffic than typical single family or multi-family development; the development will be buffered by landscaping and a front yard setback an average of 150 feet from the right-of-way; will not produce or handle pollutants; and will be developed with appropriate building height and orientation that responds to the site’s topography and depth.

POLICY 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

Applicant Response: This policy is furthered by proposing development within an area that is well connected to Albuquerque’s regional trail system. The project will maintain the existing, very popular Harper/Wyoming multi-use trail system along Harper Road, Ventana Street, Academy Road, and Wyoming Boulevard. Bike lanes are also provided within the Academy Boulevard right-of-way. The City also proposes a paved trail within the South Pino Arroyo that will connect to the existing Pino Arroyo Trail to the west and the North Pino Trail to the north.

POLICY 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

- a) Minimize alteration of existing vegetation and topography in subdivision and site design.

Applicant Response: This policy is furthered by proposing zoning and a development that respects the existing site topography and preserves the South Pino Arroyo. The berm along Harper Road and the existing slope from east to west will be maintained and enhanced. The Project Team has been working closely with AMAFCA, FEMA, and other agencies on maintaining the Arroyo’s primary function; conveyance of storm water. The project provides access to the South Pino Arroyo for AMAFCA maintenance vehicles. A Letter of Map Revision (LOMR) will be requested from FEMA for modifications to the designated flood plain.

POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

- a) Design development to reflect the character of the surrounding area and protect and enhance views.
- b) Encourage development and site design that incorporates CPTED principles.
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

Applicant Response: *This development will ensure the integrity of the existing neighborhood and respect neighborhood values through careful site and building design, thus furthering this policy. The proposed building materials and colors, landscaping, and elevations, particularly along Harper Road, will enhance the quality of the visual environment. The building was carefully designed to fit with the existing site topography and to take advantage of the views to the West Mesa and the Sandia Mountains. Specific architectural treatments such as the combination of flat and pitched rooftops, geometric/curve top windows, building materials and colors, and the clay roof tiles are design elements found on the Albuquerque Academy campus, Hoffmantown Baptist Church, and in the Cherry Hills neighborhood. The project is designed to ensure the safety of the residents through sidewalks that are wider than the minimum required, site lighting, and vehicular gates that will be closed in the evenings.*

Furthermore, the project will be site plan controlled. This process helps maintain the integrity and values of existing adjacent neighborhoods by providing the opportunity for residents to participate and offer input relative to the proposed development of the property. We met with several Cherry Hills Neighborhood Association members, including the President, prior to the submittal to discuss preliminary plans for the project. The meeting was generally positive, and further meetings with Cherry Hills and Tanoan Homeowners' Association are anticipated as the planning process progresses.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

Applicant Response: *This policy is furthered by proposing an infill development that is adjacent to existing institutional uses and close to existing residential and commercial uses. The building and site layout has been carefully designed for this site by incorporating and maintaining the existing site topography and South Pino Arroyo. The project is appropriately buffered from Cherry Hills by Harper Road and the on-site berm and has access from two existing median openings. The project is an efficient use of land to support a variety of housing options, while*



incorporating appropriate building scale and massing consistent with the existing development context of Hoffmantown Baptist Church and Albuquerque Academy. The proposed building is similar in campus style layout, building massing, and architectural elements and materials to Albuquerque Academy, Hoffmantown Baptist Church, and Cherry Hills, as discussed in the Applicant Response to Policy 7.3.2.

POLICY 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

- b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
- c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

Applicant Response: *This policy is furthered by proposing a system of connected parking areas that primarily wrap around the rear of the site and are connected to the building entries. There is one small visitor parking area that is close to the eastern access from Harper Road, but no parking areas or drive aisles that run the length of the Harper Road frontage. The parking areas are abundantly landscaped with a variety of plant materials, which will provide shade, minimize heat gain, and provide an attractive element to the project. Pathways and connections are provided from the public sidewalk along Harper Road to parking areas and the building entrances.*

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Applicant Response: *This goal is furthered by proposing a plant palette that provides a variety of deciduous and evergreen plant species that are appropriate for our high desert climate and a limited amount of turf.*

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

- a) Design landscape and site improvements to complement the individual site, the overall appearance of the corridor, and surrounding land uses.
- b) Design landscapes and vegetation to be consistent with the microclimate of the site location as well as within the site.
- c) Discourage planting of higher water use species outside of riparian microclimates, the Middle Rio Grande Conservancy District, or areas served by swales.
- d) Incorporate xeric site design principles to establish an oasis area and transition areas, identify beneficial placement for plant species, and maximize shade in summer months.

Applicant Response: *As stated above, the plant palette is appropriate for our high desert climate, furthering this policy. Turf areas are kept to a minimum and 'oasis' plantings are spaced according to water needs. Plant materials within the courtyard areas are appropriate for the microclimate.*

POLICY 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

- c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Applicant Response: *This policy is furthered by creating new job opportunities and economic development in an area that is mostly built-out. The area is well served by transit and is accessible to potential employees, residents, and visitors. In addition to the construction jobs that will be created with this project, SRG anticipates hiring approximately 68 total full-time employees (42 IL, 12 AL, and 14 MC) from the Albuquerque metro and with a range of salaries. This project will bring additional income into the region.*

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Applicant Response: *This goal is furthered by providing three levels of high-quality housing to a specific segment of the population, seniors. In contrast, senior living facilities along Paseo del Norte only focus on one or two levels of senior housing. Independent Living, Assisted Living, and Memory Care housing continues to be in high demand and this demand is anticipated to increase as the "baby boomer" generation continues to retire, downsize, and require services. The 2017 Market Study concluded that IL, AL, and MC are under-supplied within the 3-mile Primary Market Area studied. Allowing this use in this area ensures that a diverse range of housing options are available to meet current and future senior-age population needs.*

POLICY 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- e) Provide for the development of quality housing for elderly residents.
- i) Provide for the development of multi-family housing close to public services, transit, and shopping.

Applicant Response: *This policy is furthered by providing for the development of high-quality senior housing; therefore, ensuring this special demographic segment has a variety of housing options. Senior housing in this location is particularly well-located because it is close to public services such as the Cherry Hills Library (0.5 miles to the west), transit (Albuquerque Ride Route 2 along Ventura Street 0.3 miles to the east, Route 93 along Academy Road 0.7 mile to the west, and Routes 31-93 along Wyoming Boulevard 0.6 mile to the east and south), commercial retail at Sycamore Plaza (1.2 miles to the south and at the northeast corner of Wyoming Boulevard; and Harper Road 0.6 miles to the west), and open space.*

POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Applicant Response: *This policy is furthered by a development that will enhance neighborhood character, maintain compatibility with surrounding land uses (institutional, residential, and neighborhood commercial), and respond to its development context. The proposed density for the three levels of senior living is 12.7 dwelling units per acre, far below typical R-2 multi-family development in the Albuquerque metro, and compatible with the existing and relatively low density single family neighborhood to the north and the institutional land uses allowed by the surrounding zoning on the Albuquerque Academy and Hoffmantown Baptist Church properties. The crusher fines path along Harper Road will continue the popular, existing multi-use trail along Harper Road.*

POLICY 11.3.2 Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

Applicant Response: *This policy regarding arroyos is furthered by the proposed treatment of the South Pino Arroyo. Preserving the South Pino Arroyo has been and will continue to be a major design consideration throughout the site planning process. The Arroyo will maintain its primary purpose and essential function through this development. It provides a visual buffer between this project and the solar panel field that is located south of the South Pino Arroyo on the Academy's property. Arroyo bank stabilization (2:1 slope and a minimum of 4-5 foot shortcrete along the north side of the South Pino Arroyo) will be an important component for the development of the project. The landscape plan proposes plant materials that are suitable for arroyo edges.*

POLICY 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

Applicant Response: *This policy is furthered by the building design that accommodates and fits within the existing site topography, which slopes from east to west and takes full advantage of the area's views to the West*



Mesa and the Sandia Mountains. The buildings are set back from the Harper right-of-way, which provides a visual corridor to the east toward the Sandia Mountains.

POLICY 12.1.4 Drainage and Flood Control: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

- a) Minimize and mitigate storm water run-off from development by limiting the amount and extent of impervious surfaces and encouraging landscaped medians and parking swales.
- b) Preserve natural drainage functions of arroyos to the extent possible and use naturalistic design treatment when structural improvements are required for flood control.

Applicant Response: *This policy is furthered by the proposed treatment of the South Pino Arroyo and allowing discharge without the use of detention ponds. Landscape areas will be depressed and a larger retention pond in the southwest corner of the site will be provided to allow for first flush requirements. The Project Team has been working closely with AMAFCA, FEMA, and other agencies on maintaining the arroyo's primary function; conveyance of storm water. The project provides access to the arroyo for AMAFCA maintenance vehicles. A Letter of Map Revision (LOMR) will be requested from FEMA for modifications to the designated flood plain. This project is consistent with the Rank II Facility Plan for Arroyos Design Guidelines for building orientation, open areas, parking and service areas, and walls.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
2. Changed neighborhood or community conditions justify the change.
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D1) or (D2) do not apply.

Applicant Response: Changed Conditions

The existing zoning (SU-1 for Church & Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility) is inappropriate due to changed community conditions that justify the proposed zone map amendment. Changed neighborhood and community conditions include the aging of the community, the fact that Hoffmantown Baptist Church does not have the need or the resources to build the additional approved square footage allowed by the approved Site Development Plan for Building Permit, and the recent adoption of the Comprehensive Plan which emphasizes infill development along corridors that are served by transit. Harper Road, designated as a minor arterial that connects to I-25 to the west, provides the appropriate corridor for infill, which is supported by the recently adopted Comprehensive Plan.

The SU-1 zoning for the Hoffmantown Baptist Church was originally approved in 1985. The Site Plan for Building Permit was subsequently approved in 1986, which provided for 511,000 square feet in buildings and 2,287 parking spaces. Existing entitlements allow for approximately 349,000 square feet more of church and church related buildings. The Church also developed the 9.5-acre recreation area to the east of the subject site. Conditions on the site changed since 1985-86 and to date, only 161,000 square feet has been built. There is simply no scenario in which Hoffmantown Baptist Church will further develop this underutilized property, which creates a community condition that makes the existing zoning inappropriate.

Significantly, from a broader community standpoint, the demand for quality senior housing and services is large and growing. As the "baby boomer" generation continues to age, retire, downsize, and require more support services, more seniors will need access to different housing options and access to a variety of care options. The 2017 Market Study, prepared prior to this project application, concluded that IL, AL, and MC are under-supplied within the 3-mile Primary Market Area studied. In addition to the growing need for this type of housing, the City Comprehensive Zoning Code does not expressly allow the mix of uses required for senior living communities. The zone change request will allow a special use geared specifically towards seniors, their needs, and compatibility with the surrounding uses that will serve the needs of this population segment in Albuquerque.

Applicant Response: More Advantageous to the Community

The existing zoning (SU-1 for Church and Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility) is also inappropriate because the proposed zoning to allow a senior living community with three levels of care is more advantageous to the community, as articulated in Criterion C above. The Hoffmantown Baptist Church has owned this land for over 30 years and has not developed the site to its fullest potential. A senior living community that is designed to blend in with the surrounding built and natural environment is more advantageous to the community than vacant and underutilized land, as demonstrated by the Comprehensive Plan goal and policy responses above. Senior housing facilities should be located within neighborhoods in proximity to services, not away from them, as we do not as a community want to place our seniors in isolated locations disconnected from neighborhoods.

As mentioned previously, the proposed project will serve as a good neighbor to the adjacent neighborhood and developments and will produce little noise, light, and traffic. A senior living community will produce less traffic than a church expansion, which the current Su-1 zoning allows. The applicant is proposing 180 units at 12.7 dwelling units per acre, which will generate significantly less traffic than any other potential use allowed by the current zoning. The driving needs for the senior residents will be significantly less than other multi-family or single family uses because many of their needs will be provided on-site and a shuttle will be provided for appointments and shopping trips.



In addition to less traffic generation, the parking requirements needed for senior living facilities is far less than other types of residential or commercial uses. This will allow for more outdoor activity areas and landscape improvements.

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

Applicant Response: *The proposed zoning is specifically crafted for a senior living community, and as such, the permissive uses will not be harmful to adjacent property, the neighborhood, or the community. The permissive uses will allow for support services to the residents only. A senior living community will not be harmful and in fact will be a good neighbor to the adjacent Cherry Hills neighborhood, Hoffmantown Baptist Church, and Albuquerque Academy. This development will be less impactful than what is currently allowed by the existing zoning, as related to traffic generation, noise, pollution, smell, or views. The project is designed with a significant landscape buffer and setback (average of 150 feet from the right-of-way) from Harper Road, thereby minimizing any potential impact to the neighborhood.*

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditure by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

Applicant Response: *The zone map amendment does not require any major and unprogrammed capital expenditures by the City to support the new zoning designation or planned uses for the property. Full urban services exist in this area of the City, and all capital expenditures will be paid by the developer.*

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

Applicant Response: *The cost of land or other economic considerations are not the determining factor for this request. The project with all of its levels of care and support services cannot be built at this location without a zone map amendment and there are no other available sites within this area that are large enough or with the correct zoning within to accommodate this project.*

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

Applicant Response: *The location on Harper Road is not the primary justification for this request. The request for a Senior Living Facility and Related Services at this location is justified based on: 1) the appropriateness of this use in this location as demonstrated by the Comprehensive Plan policy analysis; 2) the similarities between this project's mix of uses (residential, institutional, and commercial) and the surrounding institutional uses such as*

church and school; 3) the proposed zoning is more advantageous to the community than the existing zone and permissive uses allowed under the zoning, which has yielded underutilized and vacant land over the last 30 years; and 4) the project constitutes infill development in proximity to existing urban facilities and commercial services.

- 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.
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed zone map amendment on the 14.14-acre site will retain the SU-1 designation, and although the SU-1 designation constitutes a spot zone, this request will clearly facilitate realization of the Comprehensive Plan goals and policies as articulated in Criterion C above. The zone map amendment will facilitate the development of much needed senior housing and care options while functioning as a transition between the single family residential zoning of the Cherry Hills neighborhood to the north and the institutional SU-1 zoning on the remainder of the Hoffmantown Baptist Church property to the east. The proposed zoning will have far less of an impact to the neighborhood than the permissive uses allowed under the existing SU-1 church zoning. Keeping the existing SU-1 for Church and Related Facilities SU-1 for Church & Related Facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility does nothing to advance or further the Comprehensive Plan, and in fact, would be detrimental to realizing its goals and policies regarding infill along corridors, expanding housing options, economic development, and job creation, etc.*

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



Applicant Response: *As stated above, this project will retain its SU-1 designation, but will change to SU-1 for Senior Living Facility and Related Services, including on-site liquor consumption. This change will not create a strip zone as the property is relatively square and is 14.14 acres in size with an average depth of 750 feet. Further, the resident (commercial) support services are ancillary to the primary residential use. The proposed use will complement the existing institutional and residential uses, and will clearly further the goals and policies contained in the Comprehensive Plan. The senior living project will serve as a better neighbor to the surrounding community than what is permitted by the existing SU-1 zone because of its significant reduction in traffic generation, parking requirements, and low impact.*

CONCLUSION

This three-part request for Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit will allow the development of a senior living community on land that is currently underutilized and vacant within an Area of Consistency, as designated by the 2017 Comprehensive Plan. The proposed use and low, suburban density will be a good neighbor to the adjacent Cherry Hills neighborhood, Hoffmantown Baptist Church, and Albuquerque Academy. This development will not have a negative impact on these adjacent properties in any way. The traffic impact on the surrounding area will be minimal due to the age of the residents and the support services provided by the developer/operator. The site is currently vacant and a quality development, such as this proposal, will help to maintain the values and vitality in this area of Albuquerque.

On behalf of SP Albuquerque, LLC, we respectfully request the Environmental Planning Commission to approve this request.

Sincerely

Jacqueline Fishman, AICP
Principal

NOTIFICATION & NEIGHBORHOOD INFORMATION



City of Albuquerque

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

June 6, 2017

Jaime Jaramillo
Consensus Planning Inc.
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jaramillo@consensusplanning.com

Dear Jaime:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[A portion of Tract A, Hoffmantown Baptist Church and Tract B-2, Yorba Linda Subdivision]** located on **[Harper Road NE between Ventura Street NE and Wyoming Boulevard NE]** zone map **[E-20]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or ONC@cabq.gov

Sincerely,

Office of Neighborhood Coordination
Council Services Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 768-3334.

A facilitated meeting request must be received by ONC by: **Monday, July 10, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **06/06/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

CHERRY HILLS CIVIC ASSOC. (CHC) "R"

***Joel Boyer** *e-mail:* dfwqualityproperties@gmail.com

6928 Cherry Hills Lp. NE/87111 974-8195 (c) 284-9457 (w)

Andrew Robertson *e-mail:* bkyella@hotmail.com

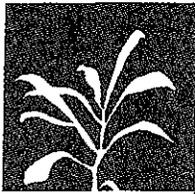
6916 Rosewood Rd. NE/87111 550-0473 (c) 255-6018 (w)

Council District: 4

County District: 4

Police Beat: 434/NE

Zone Map #: D-E-19-20



PLANNING

CONSENSUS

June 29, 2017

Joel Boyer
6928 Cherry Hills Lp. NE
Albuquerque, NM 87111

Andrew Robertson
6916 Rosewood Rd. NE
Albuquerque, NM 87111

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

Dear Joel Boyer and the Cherry Hills Civic Association:

This letter is notification that Consensus Planning has a submitted request for a Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of SP Albuquerque, LLC. The site is located at 8888 Harper Road NE, between Ventura Street and the Albuquerque Academy. The project is a senior living community called Harper Road Senior Living. The EPC hearing for this application will be held on August 10, 2017 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

The following are detailed descriptions of these requests:

The proposed project is a senior living community called Harper Road Senior Living, which provides three different care options for its residents. There will be 96 Independent Living (IL) units, 60 Assisted Living (AL) units, and 24 Memory Care (MC) units, for a total of 180 units. Common areas such as a library, internet lounge, multi-purpose media room, private dining restaurant, beauty salon and spa, wellness/fitness center, indoor pool, and recreational gathering spaces are provided for the convenience of the residents are included in the project. The project will also include on-site consumption of beer and wine for the residents during meals, which is common for senior living communities.

This development is intended to create a living environment that encourages intellectual, social, and physical wellness for seniors. The goal is to serve seniors by providing support services and much needed residential and medical facilities for the aging senior population in Albuquerque, as well as seniors who may relocate to Albuquerque. This project is appropriate for the area and would be an excellent neighbor to the surrounding community.

We appreciate the time you spent with us discussing the project and look forward to meeting with you again. Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Attachments: Site Plans for Building Permit and Subdivision

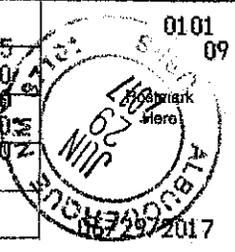
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Total Postage & Fees	\$7.20
	\$13.30



Sent To
Andrew Robertson
Street, Apt. No.,
or PO Box No. *6916 Rosewood Rd NE*
City, State, ZIP+4
Alb, NM 87111

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Total Postage & Fees	\$7.20
	\$13.30



Sent To
Joel Bayer
Street, Apt. No.,
or PO Box No. *6928 Cherry Hills Loop NE*
City, State, ZIP+4
Alb, NM 87111

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PLANNING

CONSENSUS

July 20, 2017

Joel Boyer
6928 Cherry Hills Lp. NE
Albuquerque, NM 87111

Andrew Robertson
6916 Rosewood Rd. NE
Albuquerque, NM 87111

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

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Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

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Sent To **Andrew Robertson**
 Street & Apt. No., or PO Box No. **6916 Rosewood Rd NE**
 City, State, ZIP+4 **ALBUQUERQUE NM 87111**

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$0.98	\$7.08



Sent To **Joel Bover**
 Street & Apt. No., or PO Box No. **6928 Cherry Hill Ln NE**
 City, State, ZIP+4 **ALBUQUERQUE NM 87111**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, August 10, 2017 1007412

Zone Atlas Page: E-20

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Harper Rd. NE between Ventura St. NE
and Wyoming Blvd. NE

Applicant: Hoffmantown Baptist Church
8888 Harper Dr. NE
ABQ, NM 87111

Agent: Consensus Planning, Inc
302 8th St. NW
ABQ, NM 87102

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

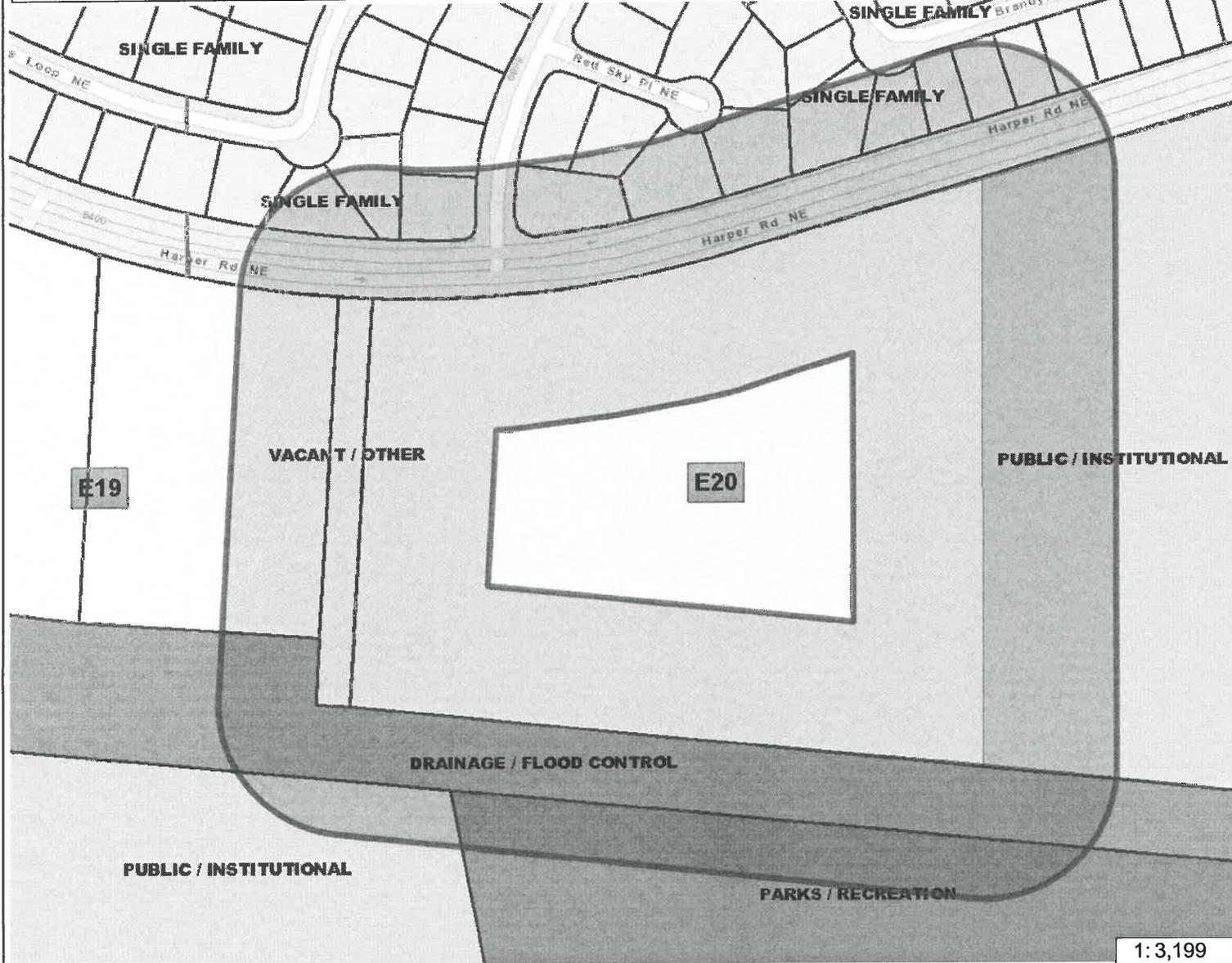
- PLN Certified mail outs**
- Applicant Certified mail outs**

Date Mailed: 07/19/17

Signature:

1007412

E-20-Z 8888 Harper Rd. NE



Legend

- Bernalillo County Parcels
- Land Use**
 - <all other values>
 - SINGLE FAMILY
 - MULTI FAMILY
 - COMMERCIAL RETAIL
 - COMMERCIAL SERVICE
 - WHOLESALE / WAREHOUSING
 - INDUSTRIAL / MANUFACTURING
 - DRAINAGE / FLOOD CONTROL
 - PARKS / RECREATION
 - PUBLIC / INSTITUTIONAL
 - TRANSPORTATION / UTILITIES
 - PARKING LOTS / STRUCTURES
 - AGRICULTURE
 - VACANT / OTHER
- Zone Grid
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 195ft.
 ROW: Harper Rd. NE 95ft

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 6/21/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:3,199

HALL THOMAS G & SUSAN C
8600 BRANDYWINE RD NE
ALBUQUERQUE NM 87111-1037

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
6718 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107

TEEL JOHN M & MARGOT L
8512 RED SKY PL NE
ALBUQUERQUE NM 87111-1048

ULRICH MARJORIE E
8608 BRANDYWINE RD NE
ALBUQUERQUE NM 87111-1037

HOFFMANTOWN BAPTIST CHURCH
8888 HARPER DR NE
ALBUQUERQUE NM 87111-1000

DUPY DWIGHT D & LINDA A TRUSTEES DUPT
FAMILY TR
6832 BRANDYWINE LP NE
ALBUQUERQUE NM 87111

ROLDAN CARLOS A & PATRICIA H TRUSTEES
ROLDAN TRUST
8500 RED SKY PL NE
ALBUQUERQUE NM 87111-1048

PIERRE BRIAN J & GREENWALD REBECCA R
6900 BRANDYWINE LP NE
ALBUQUERQUE NM 87111

KOLLER MICHAEL M & PAULA H
8509 RED SKY PL NE
ALBUQUERQUE NM 87111-1047

JENKINS PAULA M TRUSTEE JENKINS RVT
8612 BRANDYWINE RD NE
ALBUQUERQUE NM 87111

DINH NHUY T
6805 RED SKY RD NE
ALBUQUERQUE NM 87111-1015

GAUTREUX DOUGLAS D & MARY L
6800 RED SKY RD NE
ALBUQUERQUE NM 87111-1014

SILVA ROBERT T & VIRGINIA W
6801 CHERRY BLOSSOM LN NE
ALBUQUERQUE NM 87111-1043

NEMETH CHARLES L & GLORIA E C/O REVERSE
MORTGAGE DEPARTMENT
8604 BRANDYWINE RD NE
ALBUQUERQUE NM 87111

WALLING THOMAS J & MATILDA M
6805 CHERRY BLOSSOM LN NE
ALBUQUERQUE NM 87111-1043

YOUNG CHARLENE G & SANCHUN JORGE A
CISNEROS
8504 RED SKY PL NE
ALBUQUERQUE NM 87111-1048

ALBUQUERQUE ACADEMY INC ALBUQUERQUE
ACADEMY
6400 WYOMING BLVD NE
ALBUQUERQUE NM 87109

PIEPER PAUL E & KAREN S
6801 RED SKY RD NE
ALBUQUERQUE NM 87111-1015

KROETER JAY G & TERRY GOMEZ
8508 RED SKY PL NE
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19 Property Owners
Hoffmantown Senior Living zma

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YOUNG CHARLENE G & SANCHUN JORGE A
CISNEROS
8504 RED SKY PL NE
ALBUQUERQUE NM 87111-1048

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City, State, ZIP: 6805 RED SKY RD NE ALBUQUERQUE NM 87111-1015

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Street, Apt, or PO Box: NEMETH CHARLES L & GLORIA E C/O REVERSE
City, State, ZIP: 8604 BRANDYWINE RD NE ALBUQUERQUE NM 87111

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Total Postage & Fees	\$

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Street, Apt, or PO Box: PIERRE BRIAN J & GREENWALD REBECCA R
City, State, ZIP: 6900 BRANDYWINE LP NE ALBUQUERQUE NM 87111

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City, State, ZIP: 6801 RED SKY RD NE ALBUQUERQUE NM 87111-1015

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Total Postage & Fees	\$	

Sent To

Street, Ap or PO Box: TEEL JOHN M & MARGOT L
 City, State: 8512 RED SKY PL NE
 ALBUQUERQUE NM 87111-1048

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Street, Ap or PO Box: GAUTREUX DOUGLAS D & MARY L
 City, State: 6800 RED SKY RD NE
 ALBUQUERQUE NM 87111-1014

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Street, Ap or PO Box: DUPY DWIGHT D & LINDA A TRUSTEES DUPT
 City, State: FAMILY TR
 6832 BRANDYWINE LP NE
 ALBUQUERQUE NM 87111

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Street, Ap or PO Box: WALLING THOMAS J & MATILDA M
 City, State: 6805 CHERRY BLOSSOM LN NE
 ALBUQUERQUE NM 87111-1043

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Restricted Delivery Fee (Endorsement Required)		
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Street, Ap or PO Box: KOLLER MICHAEL M & PAULA H
 City, State: 8509 RED SKY PL NE
 ALBUQUERQUE NM 87111-1047

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

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1007412

Vos, Michael J.

From: Dick Cramer <d1ckncarr1@aol.com>
Sent: Friday, July 28, 2017 1:28 PM
To: Vos, Michael J.
Subject: Harper Road Senior Living File # 1007412

Dear Mr. Vos

I am writing to you as a concerned resident of Cherry Hills. My wife and I have lived in Cherry Hills since November 1984. I am also a past president (2013-2015) of the Cherry Hills Civic Association.

A proposed re-zoning of land west of Hoffmantown Church to allow construction of a 160 unit senior living facility (17EPC 40024, 40025, and 40026) seems to be in conflict with the Albuquerque & Bernalillo County Comprehensive Plan. This project, if built, will destroy the existing neighborhood character of Cherry Hills. Increased traffic, loss of open space feel and views, the natural resources from the wildlife and vegetation of the Albuquerque Academy open space, loss of property values and other unintended consequences will result.

The Cherry Hills Civic Association has had but a short time to prepare for the zone change request hearing on August 10. Before any decision can be made concerning the zone change there needs to be at least one facilitated meeting. The EPC meeting is on a Thursday morning which makes it hard for working individuals to attend. There is strong opposition among the Cherry Hills residents to the construction of this project.

Cherry Hills is a wonderful neighborhood with great character. The Comprehensive Plan states that "All stakeholders, including residents,...and neighborhood associations,...have a role in defining the character of neighborhoods and guiding future development." The Cherry Hills residents wish to be given the opportunity to maintain the local charm of our neighborhood.

Respectfully,

Richard (Dick) Cramer

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This message has been analyzed by Deep Discovery Email Inspector.

Vos, Michael J.

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Saturday, July 29, 2017 4:17 PM
To: andrew robertson
Cc: dfwqualityproperties@gmail.com; Dicome, Kym; Quevedo, Vicente M.; Vos, Michael J.; Jaime Jaramillo; Hummell, Tyson
Subject: Re: Harper Road Senior Living

Andrew -

Are there any questions that I or City staff can answer for you in regard to the application? I understand that a few Cherry Hills residents called Michael on Wednesday with some questions. As stated in my letter, you can call me at 764-9801.

Jackie Fishman

Sent from my iPad

On Jul 25, 2017, at 3:56 PM, andrew robertson <bkyella@hotmail.com> wrote:

Hello Jackie,

Thanks for reaching out to us. The neighborhood will be meeting this week to discuss the project, get feedback from residents and hopefully decide on how to proceed. Following this meeting, I hope we can schedule a meeting with you to discuss the neighborhood's position and concerns.

It don't think that it should come as a surprise to you, but, my impression is that the general sentiments toward the planned development are not positive.

Kind Regards,

Andrew

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Thursday, July 20, 2017 10:02 PM
To: dfwqualityproperties@gmail.com; bkyella@hotmail.com

Cc: 'Dicome, Kym'; Vicente Quevedo CABQ; Vos, Michael J.; Jaime Jaramillo; Tyson Hummell ABQ LUF
Subject: Harper Road Senior Living

Hi Joel and Andrew –

I hope all is well with you both. I'm emailing to follow up on my letter and site plan package dated June 29th that you received by certified mail. In the letter, I mentioned to contact me if you had any questions, would like to meet, or desire any additional information. To date, I haven't received any emails or calls from Cherry Hills NA regarding the project.

I wanted to let you both know that I've sent out a new certified letter today that includes the following:

"Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 768-3334."

Please let the group on this email know ASAP if you would like to have a facilitated meeting to discuss the project further. If so, I would ask that we try to schedule the facilitated meeting next week. The hearing is August 10th and it will take some time for the meeting facilitator to prepare the report for the EPC. The facilitator is hired on contract with the City and has no connection to my firm or the project.

Thanks,

Jacqueline Fishman, AICP

Principal

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

P: 505.764.9801

f: 505.842.5495

f: 505.842.5495

=====
This message has been analyzed by Deep Discovery Email Inspector.

Vos, Michael J.

From: Blaine Hart <blhart@gmail.com>
Sent: Saturday, July 29, 2017 9:07 PM
To: Vos, Michael J.
Subject: Proposed Harper Road Senior Living development

Dear Mr. Vos,

We are writing to express our concerns about the proposed Harper Road Senior Living development (project no.1007412) and concomitant zoning change .

We are very concerned about the impact on traffic through Harper, which is classified by the city as a minor arterial. We have lived in Cherry Hills for nearly 26 years. (And by the way, we did not receive a letter from the city about the upcoming hearing.) We typically exit the Cherry Hills subdivision by Red Sky Road. This is already a significant problem, as it is at the apex of a curve, with very limited visibility in both directions. If traffic on Harper is travelling at or close to the speed limit, exiting is a challenge because of busy traffic at times, but manageable. Sadly, vehicles often drive significantly over the speed limit of 40 mph, and turning onto Harper is then dangerous even when no vehicles are visible, because of the semiblind curve. An increase in traffic, with turns in a new direction, may increase the risks quite a bit.

We are also very concerned because there are children who cross to Albuquerque Academy. This is true not only during the school year but perhaps even more so during the summer because of the Academy's excellent summer programs. These children are not just from Cherry Hills but from the larger Heritage Hills subdivision just north of us. Have the developer and/or city taken steps to formally study the traffic situation? We fear not. If the development proceeds, steps to ameliorate the traffic situation should be taken.

There is no public transit along Harper Road to service this proposed facility.

Parking is also a concern. We recognize that proposed parking is improved over the abortive proposal of some 9 years ago, but we are still worried about employees and/or visitors spilling onto neighborhood streets. Although some seniors will not drive, many certainly will, and may have 2 vehicles. We note that the EPC staff report from 2008 stated that "Staff ... believes that spill-over parking could adversely affect the closest neighbors on Red Sky Rd."

There appear to be quite a few vacancies currently in senior living facilities, including some fairly close to Harper Road. Has there been a market assessment of the need? And, importantly, what would happen if enrollment failed to meet targets? Is there meaningful assurance that this could not turn into apartments? That would be an unpalatable change from the current church/school zoning, and far, far worse than a senior retirement center.

Finally, the placement of relatively high density housing immediately adjacent Cherry Hills, and in what is currently a jewel in Albuquerque, the Academy/Hoffmantown space, would be a dramatic change in many ways, including impact on the unique wildlife population in the area.

The time frame for neighborhood response has been relatively short. I just spoke today with another long-time neighbor and owner who was not notified by the city. The neighborhood association has made a valiant effort, but it involved putting out flyers, a time-consuming process. We assume that the developer has been preparing for many months; the neighbors have been considering for days. Although the proposal is not identical, we note

again that the staff report of October 16, 2008 regarding a senior living center at the same location recommended denial for a variety of reasons.

We appreciate your attention and request your assistance and response regarding the issues of concern.

Sincerely,
Blaine Hart, M.D.
Nancy Hart

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This message has been analyzed by Deep Discovery Email Inspector.

July 31, 2017

Mr. Michael Vos
City Of Albuquerque Staff Planner
Albuquerque, New Mexico

SUBJECT: Project 1007412 Zoning Change Request

Dear Mr. Michael Vos:

I am writing to express my opposition to the above zoning change for construction of the proposed Harper Road Senior Living Facility. I believe that development of this facility will have negative impacts on the Cherry Hills Neighborhood and surrounding areas as well as upon the numerous people that recreate in the area. A number of my concerns are listed below.

The loss of open space diminishes the esthetics of the area and seems to be in conflict with Environmental Planning Commission (EPC) guidelines.

Increased traffic, noise and light from a facility providing 24-7 service will have an adverse impact on residents of Cherry Hills and the surrounding area.

Increased traffic on Harper to accommodate residents, staff and visitors will make egress from Cherry Hills more difficult and poses an added hazard to the numerous walkers and runners that pass the area every day.

Construction will generate large amounts of dust, air pollution, noise, heavy construction traffic and the potential for excessive storm water runoff.

Installation of utilities (sewer, water, gas, electric and cable) will further disrupt traffic and may overtax these resources.

Lastly, an additional senior living facility in the area seems to be unnecessary since there are at least seven facilities offering the same services within 1.5 miles of this location – Palomas Landing, North Ridge Alzheimer's Special Care Center, Morning Star Assisted Living and Memory Care, Elan Assisted Living and Memory Care, Coronado Villa Luxury Retirement Living, The Montebello on Academy and The Elm Croft of Quintessence.

Sincerely;



William C. Goldberg

6905 Sandalwood PL NE

From: Gayle Mecca [<mailto:jangaylme@gmail.com>]
Sent: Sunday, July 30, 2017 12:45 PM
To: Williams, Brennon <bnwilliams@cabq.gov>; albqwnm@msn.com
Subject: objection to proposed zoning change

I would like to give my objection to the proposed change of zoning listed as number 1007412 plus other numbers. This is a property on Harper NE. which is proposed to change to build a multi-residential building, and other facilities including a business having a liquor license.

This area is too crowded already with traffic. This area has already been under discussion before. It was decided this was not a good location for a multi-residential multi story building. In the time since that was declared the traffic has only multiplied causing more congestion.

Please do not pass this zoning change.

Gayle

Mecca

7109 Oralee NE

Albuquerque, NM 87109

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This message has been analyzed by Deep Discovery Email Inspector.

Vos, Michael J.

From: C.L. Nemeth <charglo85@gmail.com>
Sent: Friday, July 28, 2017 3:24 PM
To: Michael John
Cc: Joe Bednarski; tchemphill@comcast.net; nljhart@gmail.com; delsunm@hotmail.com; rhapsodyintherain@aol.com; marvatnm@gmail.com; edueweke@juno.com; Vos, Michael J.; femoore43@aol.com; johnteel1@comcast.net; wartstew@yahoo.com; tizaloner@comcast.net; moniquerobertson74@yahoo.com; peggurule@yahoo.com; extrabases@comcast.net; tjwalling@gmail.com; hhibach@msn.com; slkunitz@aol.com; wckendrick@yahoo.com; Toddsandman@yahoo.com; sandager@sprynet.com; thall42@netzero.net; Winter, Brad D.; jkunitz@qwestoffice.net; king0715@hotmail.com; jhardin@sivage.com; dfwqualityproperties@gmail.com; miata333m3@gmail.com; leah@sandgraphics.com; DICK CRAMER; phn_fcn@q.com; andrew robertson; k2riley@msn.com; fergieone@comcast.net; dulaney@swcp.com; dpowers84@gmail.com; maryjohnson_brucebrown@hotmail.com; jd_wh2004@hotmail.com; rob1god@aol.com; marshall.ray@gmail.com; waynedeskin@q.com; hhapp@juno.com; rtgsilva@comcast.net; damgotro@aol.com; jpressbob@aol.com; damgotra@aol.com; sharonsnep@comcast.net; dickncarri@aol.com; sharonsuep@comcast.net; digitalroy1@comcast.net; stock6917@hotmail.com; stocksig@sigmax1.net; jkunitz@qwestoffice.com; jpeterson114@comcast.net; njlendino@aol.com; mkoller5@comcast.net; mer.wouters@gmail.com; delsun@msn.com; skmolina@comcast.net; dvd7@comcast.net; blhart@gmail.com; willgoldberg@hotmail.com; chrissysalazar@yahoo.com; ELDON & ROSINA JOHNSON; 75wildcat@comcast.net; kjurjevich@email.com
Subject: Re: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Re: your email about the propped development. I am as concerned as anyone else that the best project go on that ground. However, I repeat again that one should take a strong look at what could be an alternative if the retirement project should be disallowed.

2. You mention parking. How much parking can a retirement home have, most are unable to drive anymore and are trasorted by bus, We have school buses and Sun Vans using these streets everyday How much parking would you have if the land goes to condos or apartments. I, myself, would p;refer the old folks. They are a lot quieter.
2. Traffice. the traffice is already high. If you want to control traffic on Harper then you have to oppose every development project propped east of Cherry Hills. The traffic increase when the Paseo overpass was started and most of these drivers now continue to use Harper. Just go down to the freeway any morning and observe. Again, if you want to control traffice on Harper then you must control everything east of here.
3. Large trucks alread use Harper. they deliver items to homes, the trashe trucks are on the street,
4. Condos and aprtment are also large structures and the density is evern greater than a retirement complex. The land will be developed. I, and most of you other knew that when you bought in Cherry Hills. My fear is that CHCA will complain about everything and one day the city will just go ahead with what is on the docket at the time. My fear is that it will me much worse than this proposal. The owners of the property, no doubt, wnat to develop the sites, for profit or other reasons. The land will be developed. I do not wish to be abrupt but, frankly, those who do not want the land to develope have only two choices. Buy theland or move. Stop and think. What kind of improvement could go on that land. I mentioned condos and aprtments, bujt wat about a strip mall, office complexes, etc. Congnestion and traffice results from all of these. We need to be very sure that we understand what could happen. I think a retirement home is, by far, the lesser of other evils.

On Fri, Jul 28, 2017 at 2:41 PM, Michael John <850rdstr@gmail.com> wrote:
Thank you!

On Jul 28, 2017 2:29 PM, "Joe Bednarski" <jwbednar@comcast.net> wrote:

Mr. Vos/Mr. Winter,

Myself and others in the Cherry Hills neighborhood community are concerned about the potential development of the subject project and the upcoming Abq. EPC hearing scheduled for Aug. 10th concerning the developer's request for a corresponding zoning change.

A number of these concerns are listed below:

- a) parking overflow is expected to impact adjoining properties including nearby residential streets,
- b) traffic increases will adversely affect commutes and emergency egress,
- c) large truck traffic that will negatively impact pedestrian and vehicular safety,
- d) Traffic lights that may be necessary to accommodate increased traffic are not studied or proposed,
- e) Large anthropogenic structures and high density living quarters will adversely affect the viewscape, in terms of quality of life and property values of nearby residents as well as deteriorate the open-space aesthetics of multiple civic and recreational users.

This community feels that the date of Aug. 10th is much too soon for the EPC to consider this zoning change request

and does not allow the neighborhood sufficient time to hear and review the city and developer's response to these

and other critical concerns. Additionally, the community should be allowed sufficient time to arrange legal representation

to argue in support of their position. To help our community with this review I am requesting that your office, as staff

planner-City of Abq. provide responses/documentation on the following items.

1. What is the city's long term master plan and associated zoning for the subject property?

2. Has the developer, KTG, provided any reports, plans, analysis to support the zoning change request and if so

can these be made available to the community?

3. What prior projects has the developer performed within the city?

4. Has the developer provided data/analysis to substantiate the "need" for another senior living community in

this area.

5. As community safety is a major concern, what are the city's requirements concerning whether a traffic

analysis/assessment needs to be performed prior to considering a zoning change?

Your quick response is appreciated.

Regards

Joe Bednarski

(Andrew, Michelle, Ellen, Dick, Mike, Leah, Sincere thanks for your input and support.)

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Vos, Michael J.

From: Joe Bednarski <jwbednar@comcast.net>
Sent: Wednesday, August 02, 2017 10:39 AM
To: Vos, Michael J.; Dicome, Kym; Emillio, Dawn Marie
Cc: edueweke@juno.com; delsunnm@hotmail.com; maryjohnson_brucebrown@hotmail.com; femoore43@aol.com; king0715@hotmail.com; wartstew@yahoo.com; dvd7@comcast.net; willgoldberg@hotmail.com; 'andrew robertson'; 'Michael Koller'; rtgsilva@comcast.net; marshall.ray@gmail.com; sharonsuep@comcast.net; fergieone@comcast.net; hhapp@juno.com; peggurule@yahoo.com; damgotra@aol.com; jpressbob@aol.com; sandager@sprynet.com; moniquerobertson74@yahoo.com; phn_fcn@q.com; 75wildcat@comcast.net; waynedeskin@q.com; dpowers84@gmail.com; stock6917@hotmail.com; extrabases@comcast.net; rob1god@aol.com; leah@sandgraphics.com; delsun@msn.com; tchemphill@comcast.net; dulaney@swcp.com; d1ckncarr1@aol.com; chrissysalazar@yahoo.com; jhardin@sivage.com; damgotro@aol.com; jpeterson114@comcast.net; miata333m3@gmail.com; dickncarri@aol.com; marvatnm@gmail.com; johnteel1@comcast.net; nljhart@gmail.com; jd_wh2004@hotmail.com; slkunitz@aol.com; kjurjevich@email.com; Toddsandman@yahoo.com; jkunitz@qwestoffice.com; skmolina@comcast.net; rhapsodyintherain@aol.com; jkunitz@qwestoffice.net; 850rdstr@gmail.com; digitalroy1@comcast.net; tizaloner@comcast.net; tjwalling@gmail.com; eljo648@hotmail.com; dfwqualityproperties@gmail.com; blhart@gmail.com; rvaughn.rv@gmail.com; hhibach@msn.com; thall42@netzero.net; k2riley@msn.com; njlendino@aol.com; charglo85@gmail.com; mer.wouters@gmail.com; wckendrick@yahoo.com
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Michael,

If the application includes less than truthful information concerning the market study, doesn't that suggest that all the other information could be less than truthful as well?

That said, it implies the developer could be submitting false and misleading materials in all sections of the application?

Comments?

Thanks
Joe

From: Vos, Michael J. [mailto:mvos@cabq.gov]
Sent: Tuesday, August 01, 2017 4:31 PM
To: Joe Bednarski; Dicome, Kym; Emillio, Dawn Marie
Cc: edueweke@juno.com; delsunnm@hotmail.com; maryjohnson_brucebrown@hotmail.com; femoore43@aol.com; king0715@hotmail.com; wartstew@yahoo.com; dvd7@comcast.net; willgoldberg@hotmail.com; 'andrew robertson'; 'Michael Koller'; rtgsilva@comcast.net; marshall.ray@gmail.com; sharonsuep@comcast.net; fergieone@comcast.net; hhapp@juno.com; peggurule@yahoo.com; damgotra@aol.com; jpressbob@aol.com; sandager@sprynet.com; moniquerobertson74@yahoo.com; phn_fcn@q.com; 75wildcat@comcast.net; waynedeskin@q.com; dpowers84@gmail.com; stock6917@hotmail.com; extrabases@comcast.net; rob1god@aol.com; leah@sandgraphics.com; delsun@msn.com; tchemphill@comcast.net; dulaney@swcp.com; d1ckncarr1@aol.com; chrissysalazar@yahoo.com; jhardin@sivage.com; damgotro@aol.com; jpeterson114@comcast.net; miata333m3@gmail.com; dickncarri@aol.com; marvatnm@gmail.com; johnteel1@comcast.net; nljhart@gmail.com; jd_wh2004@hotmail.com; slkunitz@aol.com;

kjurjevich@email.com; Toddsandman@yahoo.com; jkunitz@qwestoffice.com; skmolina@comcast.net; rhapsodyintherain@aol.com; jkunitz@qwestoffice.net; 850rdstr@gmail.com; digitalroy1@comcast.net; tizaloner@comcast.net; tjwalling@gmail.com; eljo648@hotmail.com; dfwqualityproperties@gmail.com; blhart@gmail.com; rvaughn.rv@gmail.com; hhibach@msn.com; thall42@netzero.net; k2riley@msn.com; njlendino@aol.com; charglo85@gmail.com; mer.wouters@gmail.com; wckendrick@yahoo.com
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Good afternoon Joe,

The accuracy of the market study would not invalidate the entire application. As I previously stated, such an analysis and the exact market need for such a facility is not really a factor in the City's review of the zone change request. Anyone can submit an application proposing a new zone category of any type regardless of the market need, and our review is of the submitted materials against our adopted plans and policies.

Thanks,
Michael

From: Joe Bednarski [<mailto:jwbednar@comcast.net>]

Sent: Tuesday, August 01, 2017 11:52 AM

To: Vos, Michael J.; Dicome, Kym; Emillio, Dawn Marie

Cc: edueweke@juno.com; delsunm@hotmail.com; maryjohnson_brucebrown@hotmail.com; femoore43@aol.com; king0715@hotmail.com; wartstew@yahoo.com; dvd7@comcast.net; willgoldberg@hotmail.com; 'andrew robertson'; 'Michael Koller'; rtgsilva@comcast.net; marshall.ray@gmail.com; sharonsuep@comcast.net; fergieone@comcast.net; hhapp@juno.com; peggurule@yahoo.com; damgotra@aol.com; jpressbob@aol.com; sandager@sprynet.com; moniquerobertson74@yahoo.com; phn_fcn@q.com; 75wildcat@comcast.net; waynedeskin@q.com; dpowers84@gmail.com; stock6917@hotmail.com; extrabases@comcast.net; rob1god@aol.com; leah@sandgraphics.com; delsun@msn.com; tchemphill@comcast.net; dulaney@swcp.com; d1ckncarr1@aol.com; chrissysalazar@yahoo.com; jhardin@sivage.com; damgotro@aol.com; jpeterson114@comcast.net; miata333m3@gmail.com; dickncarri@aol.com; marvatnm@gmail.com; johnteel1@comcast.net; nljhart@gmail.com; jd_wh2004@hotmail.com; skunitz@aol.com; kjurjevich@email.com; Toddsandman@yahoo.com; jkunitz@qwestoffice.com; skmolina@comcast.net; rhapsodyintherain@aol.com; jkunitz@qwestoffice.net; 850rdstr@gmail.com; digitalroy1@comcast.net; tizaloner@comcast.net; tjwalling@gmail.com; eljo648@hotmail.com; dfwqualityproperties@gmail.com; blhart@gmail.com; rvaughn.rv@gmail.com; hhibach@msn.com; thall42@netzero.net; k2riley@msn.com; njlendino@aol.com; charglo85@gmail.com; mer.wouters@gmail.com; wckendrick@yahoo.com

Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Michael Vos,

If the market study summary section of this application is inaccurate, does that invalidate the entire content of the application?

Thanks
Joe

From: Michael Koller [<mailto:mkoller5@comcast.net>]

Sent: Tuesday, August 01, 2017 9:45 AM

To: Vos, Michael J.; Dicome, Kym; Emillio, Dawn Marie; Joe Bednarski

Cc: edueweke@juno.com; delsunm@hotmail.com; maryjohnson_brucebrown@hotmail.com; femoore43@aol.com; king0715@hotmail.com; wartstew@yahoo.com; dvd7@comcast.net; willgoldberg@hotmail.com; andrew robertson; rtgsilva@comcast.net; marshall.ray@gmail.com; sharonsuep@comcast.net; fergieone@comcast.net; hhapp@juno.com; peggurule@yahoo.com; damgotra@aol.com; jpressbob@aol.com; sandager@sprynet.com; moniquerobertson74@yahoo.com; phn_fcn@q.com; 75wildcat@comcast.net; waynedeskin@q.com; dpowers84@gmail.com; stock6917@hotmail.com; extrabases@comcast.net; rob1god@aol.com; leah@sandgraphics.com; delsun@msn.com; tchemphill@comcast.net; dulaney@swcp.com; d1ckncarr1@aol.com; chrissysalazar@yahoo.com;

jhardin@sivage.com; damgotro@aol.com; jpeterson114@comcast.net; miata333m3@gmail.com; dickncarri@aol.com; marvatnm@gmail.com; johnteel1@comcast.net; nlhart@gmail.com; jd_wh2004@hotmail.com; slkunitz@aol.com; kjurjevich@email.com; Toddsandman@yahoo.com; jkunitz@qwestoffice.com; skmolina@comcast.net; rhapsodyintherain@aol.com; jkunitz@qwestoffice.net; 850rdstr@gmail.com; digitalroy1@comcast.net; tizaloner@comcast.net; tjwalling@gmail.com; eljo648@hotmail.com; dfwqualityproperties@gmail.com; blhart@gmail.com; rvaughn.rv@gmail.com; hhibach@msn.com; thall42@netzero.net; k2riley@msn.com; njlendino@aol.com; charglo85@gmail.com; mer.wouters@gmail.com; wckendrick@yahoo.com
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Michael,

I live on Red Sky Place NE, one house removed from Harper and directly across from the land where the proposed assisted living facility would be built. I have lived in this home since 1994.

I also am strongly against the building of a 180 unit facility on such a small footprint. This would greatly affect and permanently change the entire climate of the neighborhood in terms of traffic (residents, delivery trucks, visitors, employees...) noise, view-scape, lighting pollution, parking, wildlife, etc. My sister has been a resident at Manzano Del Sol for 5 years. It is a smaller facility but a very busy place.

I have been touring many such facilities in the last few days since both my parents (92 and 89 years old) and my mother-in-law (93 years old) are in need of such a facility. My findings:

- there are many openings at many facilities. Almost without fail the administrators at these facilities say that they are having trouble filling their beds, there is a great over-capacity problem and that this problem will continue for years;

- these administrators also state that it is difficult finding enough qualified employees to staff their facilities;

- the larger facilities are built on much bigger footprints than that of the proposed facility. A 180 unit facility would be in the upper end of what is considered to be large in the city.

The neighborhood had a meeting last Wednesday that was filled to capacity. Opposition to this facility is nearly unanimous. I request that the meeting of August 10 be delayed. I am a board member of Cherry Hills Civic Association and I assure you I have not known about this proposal for a month. We need more time to address our options.

Sincerely,

Mike Koller

On August 1, 2017 at 4:23 PM Joe Bednarski <jwbednar@comcast.net> wrote:

Michael,

We were able to obtain a copy of portions of the application being reviewed and I have a question concerning the market analysis section.

This analysis states that in 2019 there will be an anticipated demand of:

- 869 Independent Living units
- 621 Assisted Living units
- 217 Memory care units

In all cases, this projected demand is more than double the currently availability of beds. This market study section (which may not be complete) does not seem to provide any basis for these growth projections. It states that the area is projected to experience below average growth in senior housing demand, then simply states this doesn't matter because of high occupancy rates of existing facilities.

1. Is there more information in the application that supports area projected demand

growth of >100% by 2019. (Census data?, Medicaid rolls?)

2. Is it possible to obtain a copy of the market study SRG-Albuquerque completed by JLL April 4 2017?

Given that this market study is commissioned by the developer, why would its conclusions be anything other than supporting the developer's request? How does a successful challenge of the study's conclusion affect the application?

Thanks

Joe

From: Joe Bednarski [<mailto:jwbednar@comcast.net>]
Sent: Monday, July 31, 2017 12:34 PM
To: 'Vos, Michael J.'; 'Emillio, Dawn Marie'; 'Dicome, Kym'
Cc: 'stock6917@hotmail.com'; 'waynedeskin@q.com'; '75wildcat@comcast.net'; 'dickncarri@aol.com'; 'd1ckncarr1@aol.com'; 'andrew robertson'; 'dulaney@swcp.com'; 'hhibach@msn.com'; 'jd_wh2004@hotmail.com'; 'dvd7@comcast.net'; 'k2riley@msn.com'; 'jhardin@sivage.com'; 'fergieone@comcast.net'; 'stocksig@sigmax1.net'; 'johnteel1@comcast.net'; '850rdstr@gmail.com'; 'marshall.ray@gmail.com'; 'sharonsnep@comcast.net'; 'dpowers84@gmail.com'; 'maryjohnson_brucebrown@hotmail.com'; 'damgotra@aol.com'; 'leah@sandgraphics.com'; 'rob1god@aol.com'; 'king0715@hotmail.com'; 'willgoldberg@hotmail.com'; 'rhapsodyintherain@aol.com'; 'njlendino@aol.com'; 'delsun@msn.com'; 'jpressbob@aol.com'; 'sandager@sprynet.com'; 'tchemphill@comcast.net'; 'mkoller5@comcast.net'; 'femoore43@aol.com'; 'chrissysalazar@yahoo.com'; 'miata333m3@gmail.com'; 'mer.wouters@gmail.com'; 'tjwalling@gmail.com'; 'blhart@gmail.com'; 'rtgsilva@comcast.net'; 'thall42@netzero.net'; 'wckendrick@yahoo.com'; 'peggurule@yahoo.com'; 'extrabases@comcast.net'; 'nljhart@gmail.com'; 'kjurjevich@email.com'; 'edueweke@juno.com'; 'jkunitz@qwestoffice.net'; 'slkunitz@aol.com'; 'phn_fcn@q.com'; 'wartstew@yahoo.com'; 'edueweke@juno.com'; 'jkunitz@qwestoffice.net'; 'slkunitz@aol.com'; 'phn_fcn@q.com'; 'k2riley@msn.com'; 'wartstew@yahoo.com'; 'skmolina@comcast.net'; 'digitalroy1@comcast.net'; 'sharonsuep@comcast.net'; 'marvatnm@gmail.com'; 'eljo648@hotmail.com'; 'damgotro@aol.com'; 'hhapp@juno.com'; 'blhart@gmail.com'; 'jkunitz@qwestoffice.com'; 'charglo85@gmail.com'; 'tizaloner@comcast.net'; 'Toddsandman@yahoo.com'; 'moniquerobertson74@yahoo.com'; 'dfwqualityproperties@gmail.com'; 'jpeterson114@comcast.net'; 'delsunnm@hotmail.com'; 'rvaughn.rv@gmail.com'; 'andrew robertson'
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Vos, Michael J.

From: Vos, Michael J.
Sent: Monday, July 31, 2017 2:39 PM
To: 'Joe Bednarski'
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Joe,

As the staff planner, I am reviewing the justification and will make a recommendation, but it is the Environmental Planning Commission (EPC) that determines compliance and compatibility with goals, policies, land use, etc. through the hearing process.

The zone change request is scheduled for consideration by the EPC at a hearing on August 10th beginning at 8:30am. You may request a deferral, but it must either be agreed to by the applicant ahead of the hearing, or by the EPC at the hearing. A deferral, at a minimum would be for approximately 30 days/one month to the next hearing, which is scheduled for September 14th.

Thanks,
Michael

From: Joe Bednarski [mailto:jwbednar@comcast.net]
Sent: Monday, July 31, 2017 12:34 PM
To: Vos, Michael J.; Emillio, Dawn Marie; Dicome, Kym
Cc: stock6917@hotmail.com; waynedeskin@q.com; 75wildcat@comcast.net; dickncarri@aol.com; d1ckncarr1@aol.com; 'andrew robertson'; dulaney@swcp.com; hhibach@msn.com; jd_wh2004@hotmail.com; dvd7@comcast.net; k2riley@msn.com; jhardin@sivage.com; fergieone@comcast.net; stocksig@sigmax1.net; johnteel1@comcast.net; 850rdstr@gmail.com; marshall.ray@gmail.com; sharonsnep@comcast.net; dpowers84@gmail.com; maryjohnson_brucebrown@hotmail.com; damgotra@aol.com; leah@sandgraphics.com; rob1god@aol.com; king0715@hotmail.com; willgoldberg@hotmail.com; rhapsodyintherain@aol.com; njlendino@aol.com; delsun@msn.com; jpressbob@aol.com; sandager@sprynet.com; tchemphill@comcast.net; mkoller5@comcast.net; femoore43@aol.com; chrissyalazar@yahoo.com; miata333m3@gmail.com; mer.wouters@gmail.com; tjwalling@gmail.com; blhart@gmail.com; rtgsilva@comcast.net; thall42@netzero.net; wckendrick@yahoo.com; peggurule@yahoo.com; extrabases@comcast.net; nljhart@gmail.com; kjurjevich@email.com; edueweke@juno.com; jkunitz@qwestoffice.net; slkunitz@aol.com; phn_fcn@q.com; wartstew@yahoo.com; edueweke@juno.com; jkunitz@qwestoffice.net; slkunitz@aol.com; phn_fcn@q.com; k2riley@msn.com; wartstew@yahoo.com; skmolina@comcast.net; digitalroy1@comcast.net; sharonsuep@comcast.net; marvatnm@gmail.com; eljo648@hotmail.com; damgotro@aol.com; hhapp@juno.com; blhart@gmail.com; jkunitz@qwestoffice.com; charglo85@gmail.com; tizaloner@comcast.net; Toddsandman@yahoo.com; moniquerobertson74@yahoo.com; dfwqualityproperties@gmail.com; jpeterson114@comcast.net; delsunm@hotmail.com; rvaughn.rv@gmail.com; 'andrew robertson'
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Michael

Thank you for your prompt response.

To follow-up, can you expand/provide additional insight as to who specifically determines compliance, compatibility and goal/policy support, (highlighted text below)?

Also, can you confirm that this zoning change request will indeed be considered on Aug 10th and what the process/steps are to request it be deferred for a few weeks?

Regards

Joe

(Community members, please forward additional questions you may have to Michael however be sure to cc all so that we're in the loop.)

From: Vos, Michael J. [<mailto:mvos@cabq.gov>]

Sent: Monday, July 31, 2017 9:41 AM

To: Joe Bednarski

Cc: Dicome, Kym; Emillio, Dawn Marie

Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Good morning Mr. Bednarski,

Below you will find responses to the five questions that were asked:

1. This site is not within a Sector Development Plan, so the long-term plan for this area is the Albuquerque/Bernalillo County Comprehensive Plan, which was most recently updated in March 2017. As for future associated zoning, the City is currently working on an Integrated Development Ordinance that will replace our outdated Zoning Code, but it should be noted that anyone can request a change of their zoning designation and go through the review process for it.
2. The developer of this project has hired an agent, who has submitted a complete application to the City for this request, which includes a justification letter responding to R-270-1980, policies for zone map change applications. This justification and the rest of the application is public record, so it can be viewed in person by visiting the Planning Department (3rd floor) or the information may be obtained by filing a public records request through the City Clerk's office: <https://www.cabq.gov/clerk/public-records> and specifying the file information: Project #1007412, 17EPC-40024, 17EPC-40025, and 17EPC-40026.
3. I am not aware of any projects this particular developer has performed or completed within the City, but that is not a requirement or factor that weighs in on the decision-making process, rather the process is focused on the application and justification submitted for this particular request.
4. In their application, the agent makes reference to a market study that was completed showing a need for additional senior housing in the area; however, the specific need is not necessarily a factor in the City's review of the proposed development, but rather the review is focused on the applicant's justification, how it complies with R-270-1980, the compatibility of the proposed zoning and use with surrounding properties, zones, and uses, and whether or not the change is supported by the goals and policies of the Comprehensive Plan.
5. All applications for a change of zoning must submit a Traffic Impact Study (TIS) form that is reviewed by the Transportation Development Section of the Planning Department to determine the need for any further traffic assessment. The applicant for this request submitted such a form indicating the type of use proposed for the site, and the engineers in Transportation Development determined that it did not meet the thresholds established to require further analysis. The TIS form is in the file for this project and is also public record.

Should there be additional questions please let me know.

Thanks,

Michael J. Vos, AICP

Planner – Development Facilitator

Urban Design & Development Division

City of Albuquerque Planning Department

Office 505.924.3955

Cell 505.263.5519

mvos@cabq.gov

Vos, Michael J.

From: Joe Bednarski <jwbednar@comcast.net>
Sent: Friday, July 28, 2017 3:17 PM
To: tchemphill@comcast.net; nljhart@gmail.com; delsunnm@hotmail.com; rhapsodyintherain@aol.com; marvatnm@gmail.com; edueweke@juno.com; Vos, Michael J.; femoore43@aol.com; johnteel1@comcast.net; wartstew@yahoo.com; tizaloner@comcast.net; moniquerobertson74@yahoo.com; peggurule@yahoo.com; extrabases@comcast.net; tjwalling@gmail.com; hhibach@msn.com; slkunitz@aol.com; wckendrick@yahoo.com; Toddsandman@yahoo.com; sandager@sprynet.com; thall42@netzero.net; Winter, Brad D.; jkunitz@qwestoffice.net; king0715@hotmail.com; jhardin@sivage.com; dfwqualityproperties@gmail.com; miata333m3@gmail.com; leah@sandgraphics.com; d1ckncarr1@aol.com; phn_fcn@q.com; k2riley@msn.com; fergieone@comcast.net; dulaney@swcp.com; dpowers84@gmail.com; maryjohnson_brucebrown@hotmail.com; jd_wh2004@hotmail.com; rob1god@aol.com; marshall.ray@gmail.com; waynedeskin@q.com; hhapp@juno.com; rtgsilva@comcast.net; damgotro@aol.com; jpressbob@aol.com; damgotra@aol.com; sharonsnep@comcast.net; dickncarri@aol.com; sharonsuep@comcast.net; digitalroy1@comcast.net; stock6917@hotmail.com; stocksig@sigmax1.net; jkunitz@qwestoffice.com; charglo85@gmail.com; jpeterson114@comcast.net; njlendino@aol.com; mkoller5@comcast.net; mer.wouters@gmail.com; delsun@msn.com; skmolina@comcast.net; dvd7@comcast.net; blhart@gmail.com; willgoldberg@hotmail.com; chrissysalazar@yahoo.com; eljo648@hotmail.com; 75wildcat@comcast.net; kjurjevich@email.com
Cc: 'Michael John'
Subject: FW: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

All, Forwarding response from Brad Winter's office.

From: Emillio, Dawn Marie [mailto:dawnmarie@cabq.gov] **On Behalf Of** Winter, Brad D.
Sent: Friday, July 28, 2017 2:55 PM
To: Michael John; Joe Bednarski
Subject: RE: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Hello Mr. Bednarski,

Thank you for reaching out to Councilor Winter's office. Unfortunately, at this time I will not be able to share this information with him. This is due to the quasi-judicial process (The Land Use Hearing Officer (LUHO) and/or the City Council hear appeals of EPC decisions). If he were to be in these discussions he would have to recuse himself from any hearings.

Respectfully,
DawnMarie Emillio

Policy Analyst
District 4 – Brad Winter
Office: 505-768-3101
dawnmarie@cabq.gov
www.cabq.gov/council/councilors/district-4

From: Joe Bednarski [<mailto:jwbednar@comcast.net>]

Sent: Friday, July 28, 2017 2:29 PM

To: Vos, Michael J.; Winter, Brad D.

Cc: 'andrew robertson'; stock6917@hotmail.com; waynedeskin@q.com; 75wildcat@comcast.net; dickncarri@aol.com; d1ckncarr1@aol.com; dulaney@swcp.com; hhibach@msn.com; jd_wh2004@hotmail.com; dvd7@comcast.net; k2riley@msn.com; jhardin@sivage.com; fergieone@comcast.net; stocksig@sigmax1.net; johnteel1@comcast.net; 850rdstr@gmail.com; marshall.ray@gmail.com; sharonsnep@comcast.net; dpowers84@gmail.com; maryjohnson_brucebrown@hotmail.com; damgotra@aol.com; leah@sandgraphics.com; rob1god@aol.com; king0715@hotmail.com; willgoldberg@hotmail.com; rhapsodyintherain@aol.com; njlendino@aol.com; delsun@msn.com; jpressbob@aol.com; sandager@sprynet.com; tchemphill@comcast.net; mkoller5@comcast.net; femoore43@aol.com; chrissyalazar@yahoo.com; miata333m3@gmail.com; mer.wouters@gmail.com; tjwalling@gmail.com; blhart@gmail.com; rtgsilva@comcast.net; thall42@netzero.net; wckendrick@yahoo.com; peggurule@yahoo.com; extrabases@comcast.net; nljhart@gmail.com; kjurjevich@email.com; edueweke@juno.com; jkunitz@qwestoffice.net; slkunitz@aol.com; phn_fcn@q.com; wartstew@yahoo.com; edueweke@juno.com; jkunitz@qwestoffice.net; slkunitz@aol.com; phn_fcn@q.com; k2riley@msn.com; wartstew@yahoo.com; skmolina@comcast.net; digitalroy1@comcast.net; sharonsuep@comcast.net; marvatnm@gmail.com; eljo648@hotmail.com; damgotro@aol.com; hhapp@juno.com; blhart@gmail.com; jkunitz@qwestoffice.com; charglo85@gmail.com; tizaloner@comcast.net; Toddsandman@yahoo.com; moniquerobertson74@yahoo.com; dfwqualityproperties@gmail.com; jpeterston114@comcast.net; delsunm@hotmail.com
Subject: Harper Road Senior Living (HRSL) project (CABQ project # 1007412).

Mr. Vos/Mr. Winter,

Myself and others in the Cherry Hills neighborhood community are concerned about the potential development of the subject project and the upcoming Abq. EPC hearing scheduled for Aug. 10th concerning the developer's request for a corresponding zoning change.

A number of these concerns are listed below:

- a) parking overflow is expected to impact adjoining properties including nearby residential streets,
- b) traffic increases will adversely affect commutes and emergency egress,
- c) large truck traffic that will negatively impact pedestrian and vehicular safety,
- d) Traffic lights that may be necessary to accommodate increased traffic are not studied or proposed,
- e) Large anthropogenic structures and high density living quarters will adversely affect the viewscape, in terms of quality of life and property values of nearby residents as well as deteriorate the open-space aesthetics of multiple civic and recreational users.

This community feels that the date of Aug. 10th is much too soon for the EPC to consider this zoning change request and does not allow the neighborhood sufficient time to hear and review the city and developer's response to these and other critical concerns. Additionally, the community should be allowed sufficient time to arrange legal representation to argue in support of their position. To help our community with this review I am requesting that your office, as staff planner-City of Abq. provide responses/documentation on the following items.

1. What is the city's long term master plan and associated zoning for the subject property?
2. Has the developer, KTGy, provided any reports, plans, analysis to support the zoning change request and if so can these be made available to the community?
3. What prior projects has the developer performed within the city?

4. Has the developer provided data/analysis to substantiate the “need” for another senior living community in this area.
5. As community safety is a major concern, what are the city’s requirements concerning whether a traffic analysis/assessment needs to be performed prior to considering a zoning change?

Your quick response is appreciated.

Regards
Joe Bednarski

(Andrew, Michelle, Ellen, Dick, Mike, Leah, Sincere thanks for your input and support.)



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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

Vos, Michael J.

From: Dick Cramer <d1ckncarr1@aol.com>
Sent: Monday, July 31, 2017 12:41 PM
To: Vos, Michael J.
Subject: Signage and delay of association to respond
Attachments: IMG_3348 (1).JPG

Mr. Vos

In reading one of the emails shared by a neighbor, you said you were surprised at the late response from the Cherry Hills Civic Association to this project. The main reason for this was that even though the association was first contacted on April 26 no one knew what the extent of the project was. A meeting to discuss the project was scheduled for May 12. That meeting was postponed by Consensus Planning and did not happen until June 19. After the June 19 meeting several people became involved but nobody had the plan drawings until June 29. A committee meeting was set up, followed by a general meeting which led to the phone calls and emails that you are receiving. The hearing is a short time away. Consensus Planning delayed their meeting with CHCA and that is why we were late responding and why we deserve a delay so we can prepare as well.

As to the request sign showing the current zoning as C-1, that is not correct. Attached is a picture of the sign and all information appears correct to me.

Dick Cramer

=====
This message has been analyzed by Deep Discovery Email Inspector.

REQUEST

ZONE E MAP AMENDMENT (ZONE CHANGE)

SITE DEVELOPMENT PLAN FOR

SUBDIVISION AND BUILDING PERMIT

CURRENT ZONE SU-1 for Church + related facilities PROPOSED ZONE SU-1 for Senior Living and related services including on site liquor consumption

The Environmental Planning Commission of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building, 600 2nd St. NW, on August 10, 2017

At 8:30 AM and such additional dates as may duly be established.

All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, you may call the City Planning Department at (505) 924-3860.

Required to be posted from July 26, 2017 to August 10, 2017

by Consensus Planning 764-9801

applicant/agent

phone

REFER TO FILE# 1007412 17EPC-40024, 40025, and 40026

It is illegal for an unauthorized person to remove or tamper with this sign. 7-16-4-2 Revised Ordinances of Albuquerque, N.M. 1994

Vos, Michael J.

From: rhapsodyinthrain@aol.com
Sent: Monday, July 31, 2017 6:20 PM
To: Vos, Michael J.
Subject: Project #1007412 17EPC 40024, 40025, and 40026

Dear Mr. Vos:

I am writing in regard to Project #1007412 17EPC 40024, 40025, and 40026.

As a member of the immediate community, I am opposed to the change in zoning for this project. This change would not be in accordance with the city's master Plan. This would, in effect, transition from "open space" to this large scale venture and then to the Cherry Hills Community of single family (some two story) homes.

There are also many endangered animals in this section which would be bull-dozed.

Other members of this community have researched, for personal reasons, that there is an abundance of facilities of this nature and the need for more is not necessary. Please, take note of the community's voice, we are the ones who must live here.

Sincerely,

Linda Marie Lendino

=====
This message has been analyzed by Deep Discovery Email Inspector.

DWIGHT D. DUPY

6832 BRANDYWINE LOOP NORTHEAST
ALBUQUERQUE, NM 87111-1009

July 31, 2017

Mr. Michael J. Vos, AICP
Planner – Development Facilitator
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, NM 87102

Re: Project #1007412 17EPC 40024, 40025, and 40026,

We, my wife Linda and I, recently received a certified letter from the City notifying us of an upcoming project to be built on Harper Road west of Hoffmantown Baptist Church. See the above referenced project number for more details.

We wish to notify the City that we are not in favor of this project as it is presently designed, for a number of the following reasons:

1. The proposed height of the buildings will obstruct our view of the Sandia and Manzano mountains. One of the reasons we purchased this home in 1998 was for this view. Since at the time it was zoned as SU-1 for Church facilities, we did not plan on a taller structure than are presently at the existing church or in the neighborhood. It appears that this is not the case with the above proposed project. Also, once the new trees mature at the proposed facility, we will totally lose our view of the mountains, unless low-height trees are required.
2. The lighting to be used on the numerous residential units proposed will reduce our visibility also, and cause more light pollution. As you are most likely aware there is a New Mexico statute against light pollution. This may be fine for structures that are one or two stories in height, but on higher story structures, the light pollution will be noticeable due to the mounting height of the light fixtures. This may be mitigated when the facility is built, but as time passes, maintenance personnel unaware of the state law will use unapproved fixtures and make the situation worse. An example of this is the light pollution we already get from Albuquerque Academy, which is to our southwest.
3. We were told that a traffic signal is not currently planned at Red Sky and Harper Road. Hopefully, it will not ever be required. However, if traffic conditions change, as they have in the past, we will be highly against the installation of a traffic signal. It will further obstruct our view and will also flash its lights into our master bedroom, which happens to be only twenty-two feet from Harper Road right-of-way.

Any of the above reasons, will have a detrimental impact on our properties' value. Combined they will surely reduce the number of people that may desire to purchase our home in the future.

July 31, 2017

I briefly reviewed the drawings for this project and noticed the height of the buildings, which are much higher than anything nearby. It is unfortunate that the notice did not contain a hyperlink for everyone to look at the drawings. The City should also provide this for those with the skills to interpret design drawings. I would have looked at the lighting in more detail, if it is even shown on the current drawings. I also could have used the drawing to simulate what I will be seeing from my balcony and back yard, which face Harper Road.

I have attached a few photos taken from Google Maps of the area, included a view of my home from Harper Road and a view of the proposed project site.

Please take the above information into consideration before approving the project as it is currently designed.

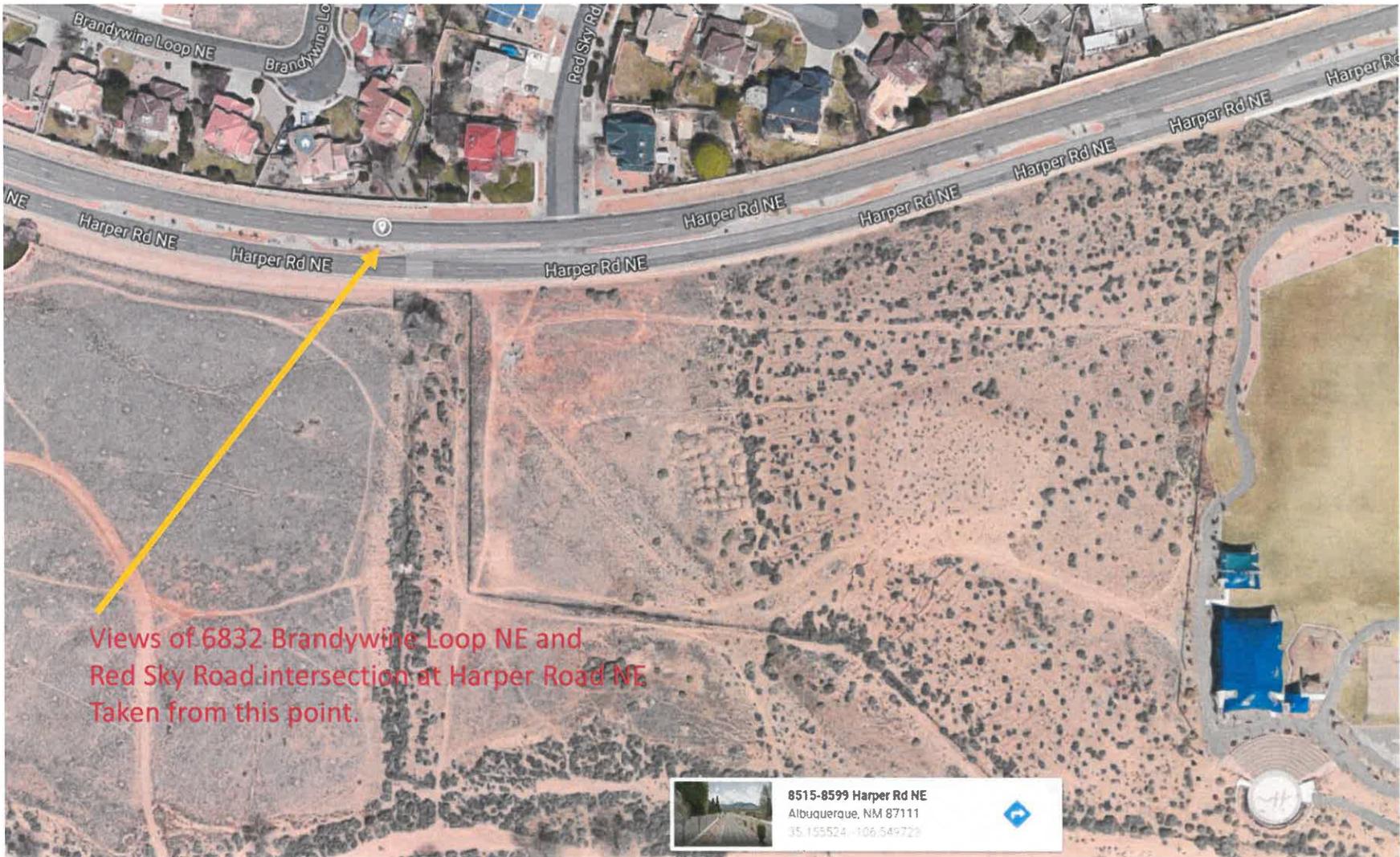
Enclosures

cc: Legal

Sincerely,

A handwritten signature in blue ink, appearing to read "Dwight D. Dupy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dwight D. Dupy, P.E.
Cherry Hills Resident



Views of 6832 Brandywine Loop NE and Red Sky Road intersection at Harper Road NE Taken from this point.

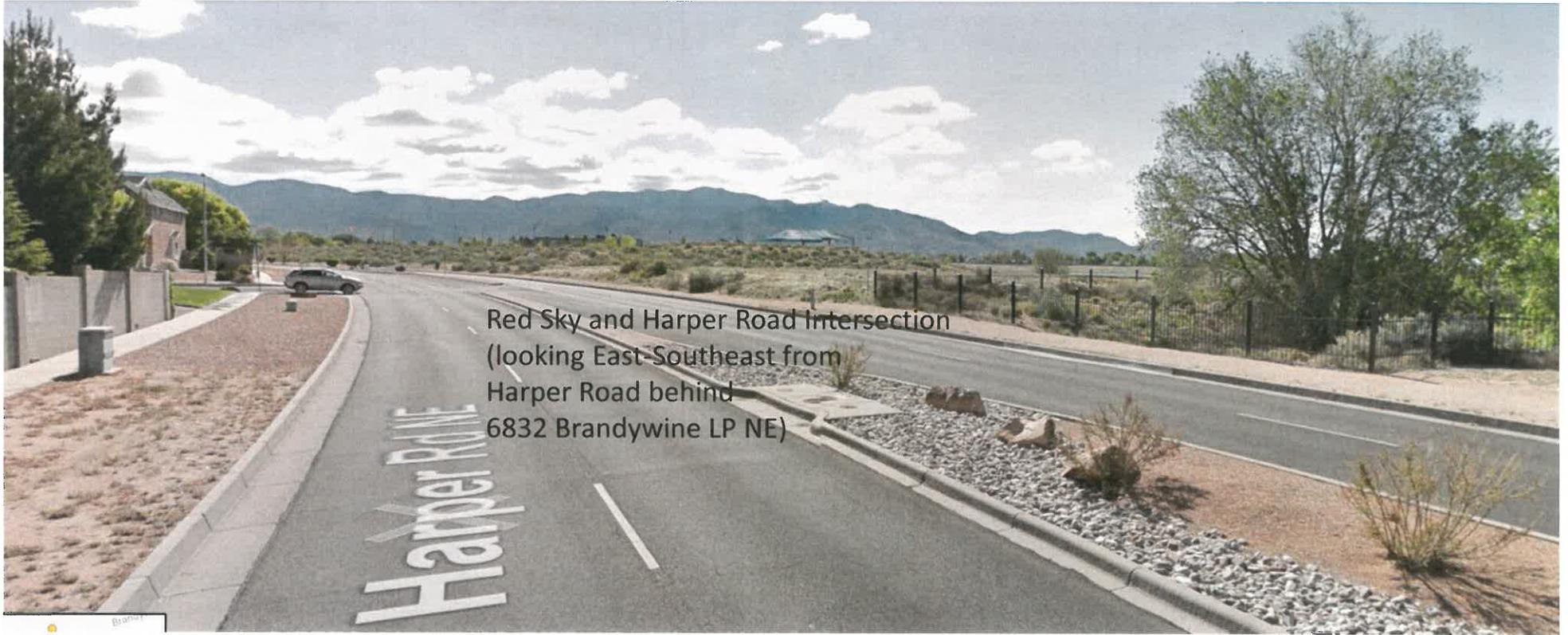


8515-8599 Harper Rd NE
Albuquerque, NM 87111
35.158524, -106.549729





Back of 6832 Brandywine LP NE
(looking Northwest)



Red Sky and Harper Road Intersection
(looking East-Southeast from
Harper Road behind
6832 Brandywine LP NE)

Vos, Michael J.

From: Todd Sandman <toddsandman@yahoo.com>
Sent: Thursday, August 03, 2017 7:45 AM
To: Vos, Michael J.
Subject: Public Comment on Project #1007412

Mr. Vos-

Thank you very much for your open communication with the residents of the Cherry Hill neighborhood association.

I am writing to express my opposition to Project #[1007412](#) 17EPC 40024, 40025, and 40026.

I would like to see the City maintain the original zoning for this land and not create an exception for this use. I believe the building of an assisted living facility would have material negative impacts on the quality of the neighborhood and the traffic on Harper, which has not been effectively quantified.

Thank you for your careful consideration of this matter.

Sincerely,

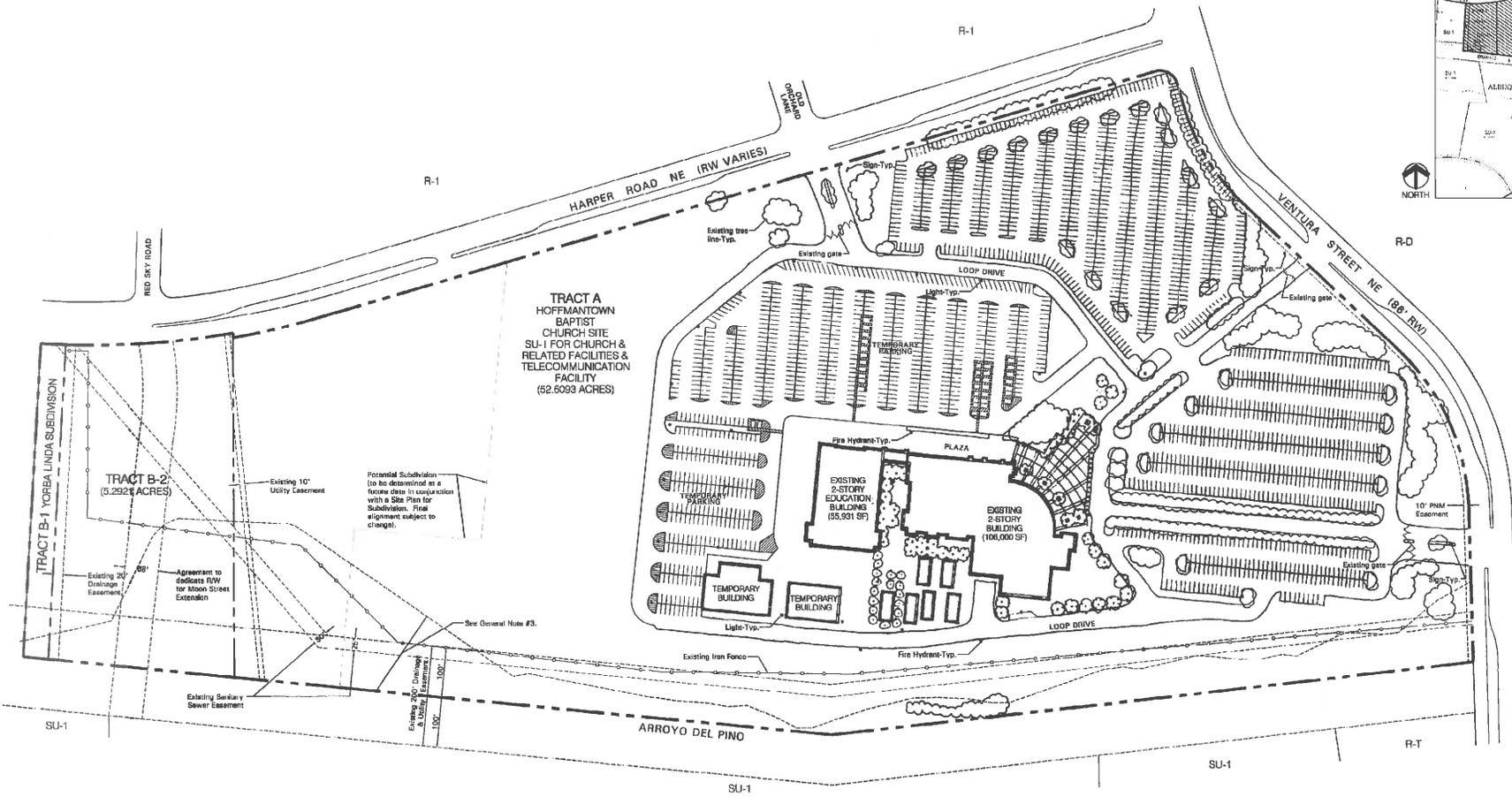
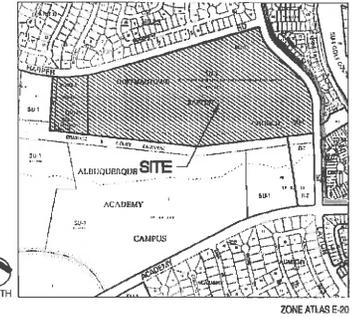
Todd Sandman
8316 Cherry Hills Drive

Sent from my iPhone

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This message has been analyzed by Deep Discovery Email Inspector.

SITE PLAN REDUCTIONS

SITE VICINITY



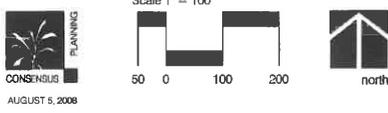
ADMINISTRATIVE AMENDMENT
 BY: 06/14/08 PLAN # 1000225
 Existing Conditions
 Approved by: [Signature] DATE: 27 Aug 08

EXISTING CONDITIONS
 SITE PLAN FOR BUILDING PERMIT
**HOFFMANTOWN
 BAPTIST CHURCH**
 ADMINISTRATIVE AMENDMENT

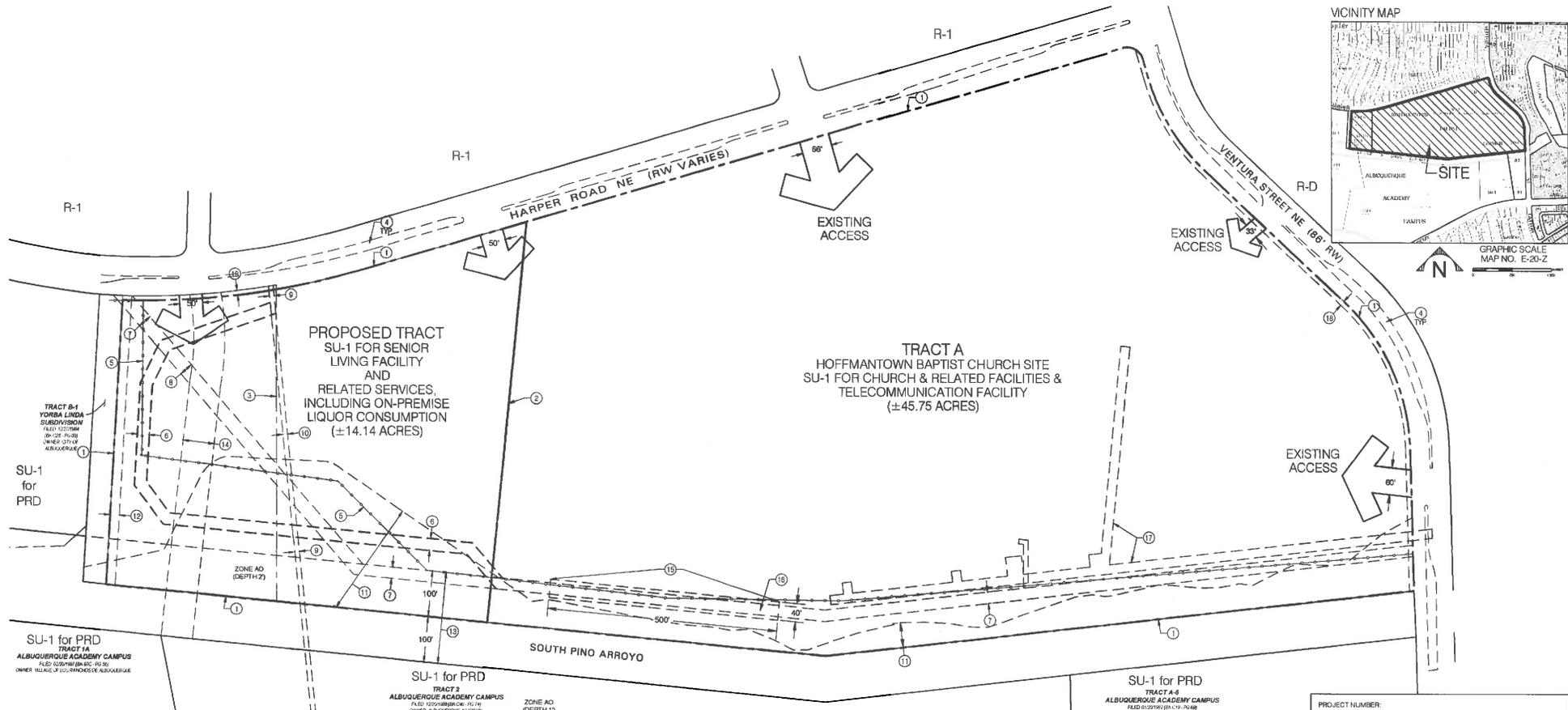
BUILDING AREA:
 Allowable Square Footage = 511,571 s.f.
 Existing Square Footage = 161,931 s.f.
 Remaining Square Footage = 348,640 s.f.

SITE DATA:
 SITE LOCATION: 8888 Harper Road NE
 SITE ACREAGE: The site consists of Tracts A, B-1, and B-2 (approximately 58.9109 acres).
 EXISTING ZONING: Existing zoning is SU-1 Church & Related Facilities & Telecommunication Facility.

GENERAL NOTE:
 1. This Site Plan supplements the Site Plan for Building Permit, Z-88-12 which entitled the property to 811,671 S.F. of building area. This Site Plan is intended to show the phased development of Hoffmantown Church.
 2. This Site Plan illustrates existing built conditions on the Hoffmantown Church site. Future development of new buildings will require approval by the Environmental Planning Commission. Minor amendments may be approved administratively as determined by the Zoning Code.
 3. Existing temporary drainage easement granted to AMAFCA. Permanent drainage easements will be granted and the temporary drainage easement will be vacated, in accordance with the Subdivision Ordinance upon improvements to the Pino Arroyo. The north line is established from measurements of the FEMA Floodway Maps.



AUGUST 5, 2008



SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION
 The Site: The site consists of approximately 59.89 acres, currently zoned SU-1 for Church and Related Facilities, and Telecommunication Facility (Tract A only). Proposed zoning for the western Tract is SU-1 for Senior Living Facilities and Related Services, including On-Premise Liquor Consumption. The remainder of Tract A (Hoffmantown Baptist Church) will remain as currently zoned.

Land Use: Land use for the 14.14 acre property is Senior Living and Related Services, including 180 units/beds. Land use for Tract A is Church and Related Facilities and Telecommunication Facility.

Pedestrian and Vehicular Access: Pedestrian and vehicular access is provided from two locations along Harper Road, a minor arterial. The access points are aligned with existing median breaks in Harper Road.

Pedestrian Access: Primary pedestrian access is provided along Harper Road via a proposed 6 foot sidewalk and a 6 foot proposed crushed fines path. Pedestrian access into the site is provided via 6 foot pedestrian connections and 6 foot crosswalks to the internal pedestrian circulation system.

Transect Access: Albuquerque Ride Route 2 is along Ventura Street, with a bus stop in proximity to the Harper/Ventura intersection, and Route 93 is along Academy Boulevard. Routes 31/98 are along Wyoming Boulevard.

Bicycle Access: There is a multi-use trail along Wyoming Boulevard (to the west), a bike route along Ventura Street (to the east), and a proposed paved trail along the South Pino Arroyo (to the south).

Internal Circulation: Internal circulation is comprised of a primary loop road and sidewalks throughout the site. All sidewalks shall be a minimum of 6 foot in width, except where adjacent to parking. All pedestrian crossings shall be highlighted with colored, textured paving.

Building Height: Maximum building height is 40 feet.

Minimum Building Setbacks:
 Front: 20 feet
 Side: 10 feet
 Rear: 10 feet

Maximum FAR and Density: The proposed FAR is 0.41. The proposed number of units is 180, comprised of Independent Living, Assisted Living, and Memory Care, at a density of 13 du/ac.

Landscape Plan: The landscape shall be consistent with the City's Water Conservation Ordinance Comprehensive City Zoning Code, and sensecape principles of design in regard to placement, water requirements, turf restrictions and coverage. All landscape areas and the automatic irrigation system will be maintained by the owner in good working order.

GENERAL NOTES:

- The purpose of this Site Plan for Subdivision is to subdivide Hoffmantown Baptist Church property in order to create a new tract for development of a senior living facility. The existing land uses and zoning on the remaining Tract A (Hoffmantown Baptist Church) is to remain. This Site Plan for Subdivision is accompanied by a Site Plan for Building Permits.
- Plating to subdivide the property shall be required.

- KEYED NOTES:**
- Existing Property Line
 - Proposed Property Line
 - Existing Property Line to be vacated
 - Existing roadway medians
 - Portion of fence within proposed tract to be removed. Fence subject to Fence and Boundary Agreement, Filed: November 21, 1991 (BK BCR 91020 - pg 6883-6884)
 - Proposed 20' Water Line and Sewer Line Easement
 - Existing Sanitary Sewer Easement, Filed: May 3, 1983 (BK Misc. 11-A, PG-799-802), Rolloff: July 13, 1984 (BK Misc. 134A, PG 326-329)
 - Existing Sanitary Sewer Easement to be vacated, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Rolloff: July 13, 1984 (BK Misc. 134A, PG 326-329)
 - Existing 10' Water Line, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1988 (BK D 802, PG 376)
 - Existing 10' Water Line to be vacated, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1988 (BK D 802, PG 376)
 - Temporary AMRCA Drainage Easement. Permanent drainage easements will be granted and the temporary drainage easements will be vacated. In accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo, Filed: November 6, 1986 (BK C32, PG 7)
 - Existing 20' Storm Drain Easement to be vacated, Filed: December 27, 1984 (BK C26, PG 3)
 - Existing 200' Drainage and Utility Easement, Filed: July 16, 1965 (BK D3, PG 122)
 - Existing Agreement to Dedicate R.O.W. for Moore Street extension to be removed per COA Department of Municipal Development, Filed: August 5, 1984 (BK Misc. 378A, PG 650-656)
 - Existing Temporary Easement for Ingress and egress to manholes
 - Existing (40' x 500') Temporary Construction and Maintenance Easement
 - Existing 1' Easement: Sewer Easement
 - Existing 10' Easement
 - Proposed Dedication of Right-of-Way

PROJECT NUMBER:
 Application Number:
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABC/WLA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

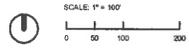


Architecture + Planning
 888.456.5849
 ktgy.com



Senior Resources Group
 500 Stephens Avenue
 Solana Beach, CA 92075

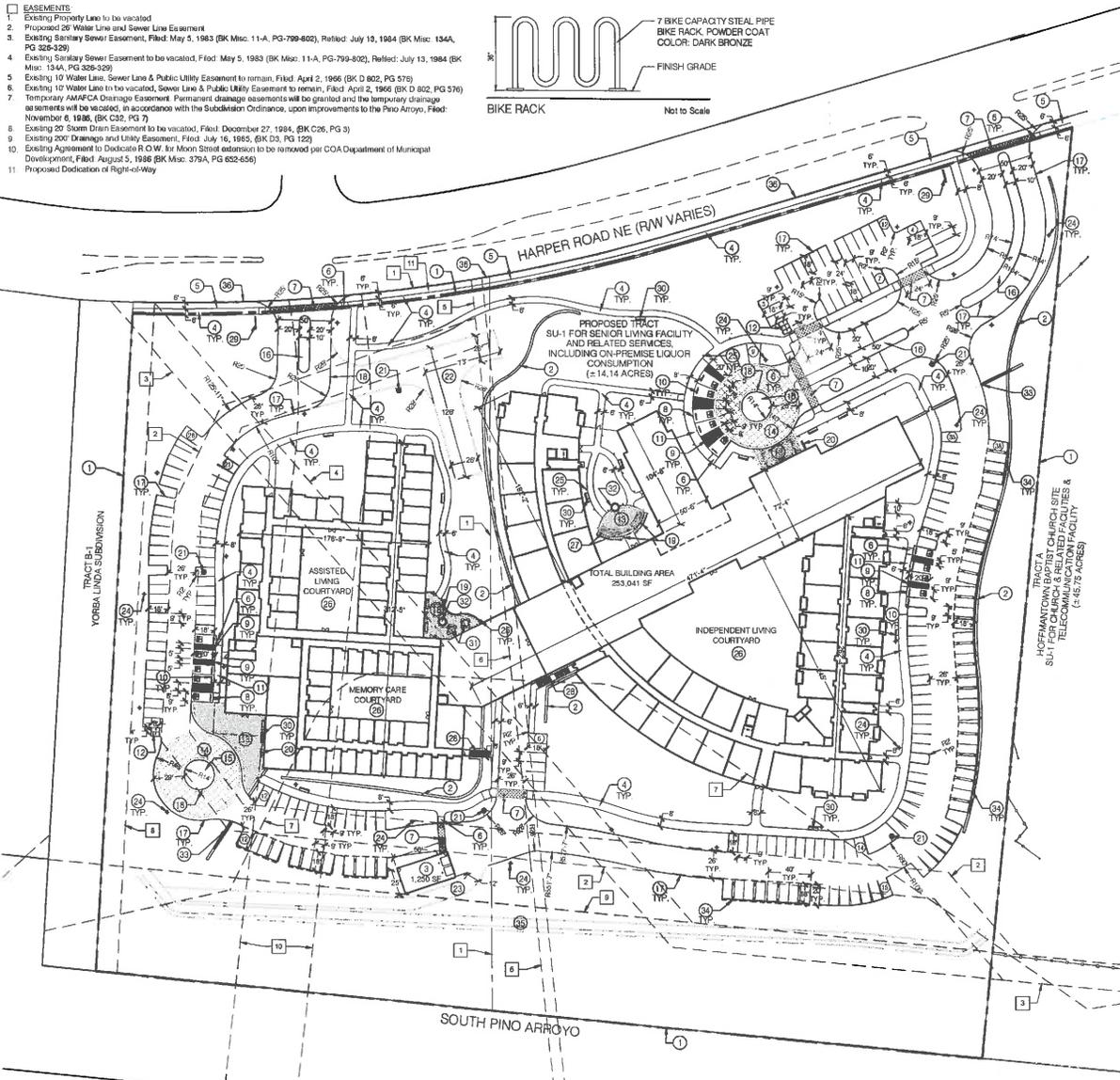
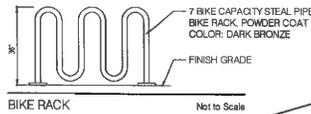
HARPER ROAD SENIOR LIVING
 ALBUQUERQUE, NM # 2017-0235



SITE PLAN FOR SUBDIVISION
 JUNE 29, 2017

EASEMENTS:

- Existing Property Line to be vacated
- Proposed 20' Water Line and Sewer Line Easement
- Existing Sanitary Sewer Easement, Filed: May 5, 1983 (BK Misc: 11-A, PG-799-802), Relined: July 13, 1984 (BK Misc: 134A, PG 828-829)
- Existing Sanitary Sewer Easement to be vacated, Filed: May 5, 1983 (BK Misc: 11-A, PG-799-802), Relined: July 13, 1984 (BK Misc: 134A, PG 828-829)
- Existing 10' Water Line, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 376)
- Existing 10' Water Line to be vacated, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 376)
- Temporary AMFCA Driveway Easement. Permanent drainage easements will be granted and the temporary drainage easements will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Two Arroyo, Filed: November 6, 1986, (BK C32, PG 7)
- Existing 20' Storm Drain Easement to be vacated, Filed: December 27, 1984, (BK C26, PG 3)
- Existing 200' Driveway and Utility Easement, Filed: July 16, 1985, (BK D3, PG 125)
- Existing Agreement to Dedicate R.O.W. for Moon Street extension to be removed per COA Department of Municipal Development, Filed: August 5, 1986 (BK Misc: 379A, PG 652-656)
- Proposed Dedication of Right-of-Way



SITE DATA:

LEGAL DESCRIPTION: PORTION OF TRACT A, HOFFMANTOWN BAPTIST CHURCH AND TRACT B-2, YORBA LINDA SUBDIVISION.
SITE AREA: 14.14 AC.
PROPOSED LAND USE: SENIOR INDEPENDENT LIVING (IL), ASSISTED LIVING (AL), AND MEMORY CARE (MC) FACILITY. TOTAL 180 UNITS
BUILDING AREA: 253,041 SF
MAXIMUM TOTAL BUILDING HEIGHT: 40 FEET
USABLE OPEN SPACE (INCLUDES LANDSCAPE, ARROYO, PATIOS, INTERIOR COURTYARDS, AND DECKS): 335,130 SF
TOTAL PARKING REQUIRED/PROVIDED:

IL: 1 PER UNIT =	96
AL: 1 PER 2 UNITS =	20
MC: 1 PER 3 UNITS =	5
VISIT:	84
TOTAL PROVIDED PARKING:	216
HANDICAPPED REQUIRED/PROVIDED:	8/14
MOTORCYCLE PARKING REQUIRED/PROVIDED:	5/5
BICYCLE REQUIRED/PROVIDED:	11/14

GENERAL NOTES:

- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE §14-16-3-9 AREA REGULATIONS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 4-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- PMN COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT; CONTACT SHALL BE MADE TO PMNS NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS, SIDEWALK (2403), RAMPS (2404), CURB CUTS (2405), CURB AND GUTTER (2417A)
- CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE 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. (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).

KEY NOTES

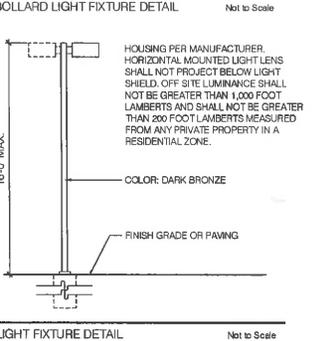
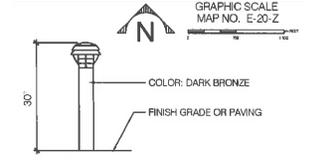
- PROPERTY LINE
- RETAINING WALL, SEE GRADING/DRAINAGE PLAN, SHEET 4.
- TRASH AND STORAGE ENCLOSURE BUILDING, SEE SHEET 14.
- CONCRETE SIDEWALK, WIDTH VARIES, SEE PLAN FOR DIMENSIONS.
- 6" STABILIZED CRUSHER FINES TRAIL
- ADA ACCESSIBLE CONCRETE RAMP
- 6" COLORED, TEXTURED PEDESTRIAN CROSSING, TYP.
- ADA HANDICAP PARKING ONLY SIGN, MUST HAVE THE REQUIRED LANGUAGE PER 66-7-382.4C NMSA 1978. VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING. ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
- ADA ACCESSIBLE AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
- PRECAST CONCRETE WHEEL STOPS.
- SIDEWALK FLUSH WITH ASPHALT
- MOTORCYCLE PARKING W/MOTORCYCLE PARKING ONLY SIGN.
- OUTDOOR PATIO W/ CONCRETE PAVERS, SEE SHEET 3.
- TRAFFIC TREATED CONCRETE PAVERS AT ROUNDABOUT.
- TRAFFIC ISLAND COLORED TEXTURED PAVING.
- TRAFFIC ISLAND WITH PLANTING AREA.
- CONCRETE CURB AND GUTTER.
- CONCRETE ROLLED CURB.
- MASONRY OR CONCRETE SEAT WALL.
- BICYCLE RACK
- FIRE HYDRANT, SEE UTILITY PLAN, SHEET 5.
- EMERGENCY VEHICLE ACCESS WITH BASE COURSE.
- AMFCA ACCESS ROAD WITH BASE COURSE
- POLE MOUNTED LIGHT, LOCATION IS CONCEPTUAL AND SUBJECT TO CHANGE DEPENDING ON PHOTOMETRIC PLAN.
- BOLLARD LIGHT
- INTERIOR COURTYARDS - SEE DESCRIPTIONS BELOW.
- TRELLIS SHADE STRUCTURE.
- CONCRETE STAIRS
- MONUMENT SIGN, SEE SHEET 15.
- BENCH SEATING
- PICNIC TABLE W/ UMBRELLA SHADE.
- WATER FEATURE.
- VEHICULAR GATE.
- COVERED PARKING.
- ARROYO BANK STABILIZATION, SEE GRADING/DRAINAGE PLAN, SHEET 4.
- EXISTING CURB AND GUTTER TO REMAIN.

INDEPENDENT LIVING (15,255 SF) - EXTERIOR COURTYARD TO INCLUDE ACTIVITIES SUCH AS BOUCE BALL, PUTTING GREEN, SHADE STRUCTURES, AND GROUP RECREATIONAL GATHERING AREAS.

ASSISTED LIVING (6,455 SF) - EXTERIOR COURTYARD TO INCLUDE PASSIVE ACTIVITIES AND SHADE STRUCTURES FOR SUN CONTROL.

MEMORY CARE (3,965 SF) - SECURED EXTERIOR COURTYARD TO INCLUDE WALKING AND GROUP ACTIVITIES WITH SHADE STRUCTURES FOR SUN CONTROL.

VICINITY MAP



PROJECT NUMBER
Application Number: _____

The plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABC/WUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



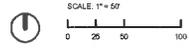
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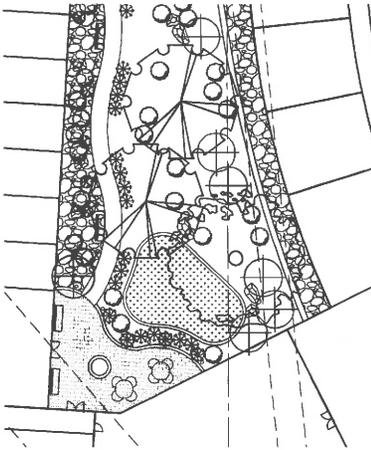
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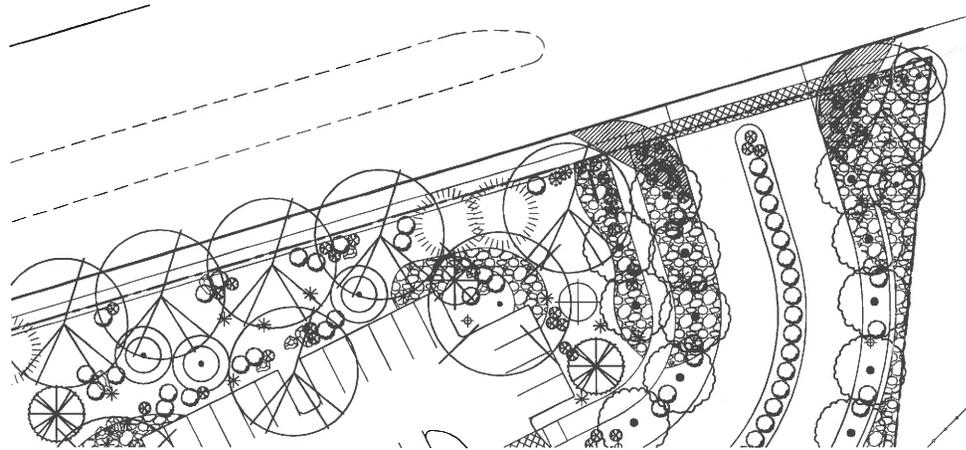
HARPER ROAD SENIOR LIVING
ALBUQUERQUE, NM # 2017-0235



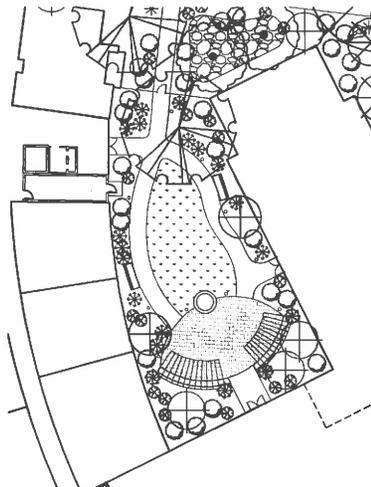
SITE PLAN FOR BUILDING PERMIT
JUNE 29, 2017



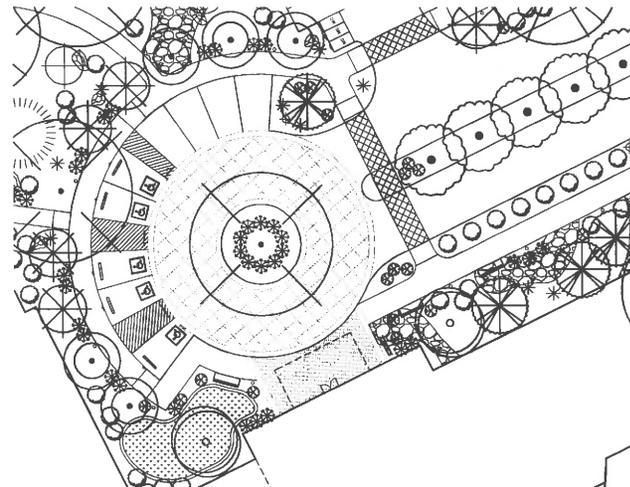
1 ASSISTED LIVING EXTERIOR COURTYARD



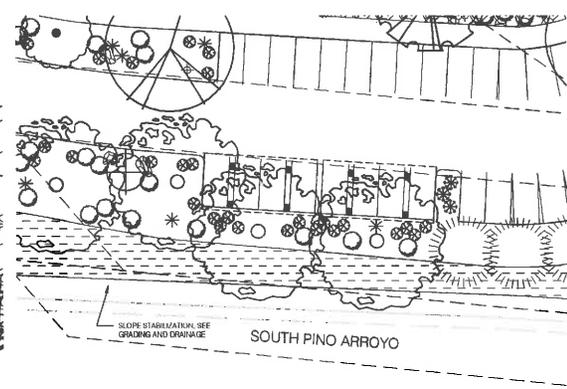
2 HARPER ROAD STREETSCAPE - TYPICAL



3 INDEPENDENT LIVING EXTERIOR COURTYARD



4 MAIN ENTRY



5 ARROYO EDGE TREATMENT - TYPICAL

PLANT LEGEND		SCIENTIFIC NAME	COMMON NAME	SIZE	INSTALLED SIZE	WATER USE
QTY.	SYMBOL					
TREES						
4	(Symbol)	ACER PALMATUM	JAPANESE MAPLE	2' BAB	8' LE. X 4" DB. 15' H. SFR.	MED+
17	(Symbol)	QUERCUS BENTONICUS	OROKAHOMA	2' BAB	8' LE. X 4" DB. 17' H. X 10" SFR.	MED
22	(Symbol)	CHLOPSIS LINEARIS	LUCIDA HAMILTON	2' BAB	8' LE. X 4" DB. 20' H. X 20" SFR.	LOW+
17	(Symbol)	CHITALPA TASHIENSIS	PINK DAWN	2' BAB	8' LE. X 4" DB. 20' H. X 20" SFR.	MED
35	(Symbol)	GLADIOLA TRICANTHUS	IRIFRANS	2' BAB	12' H. X 6" DB. 30' H. X 40" SFR.	MED+
9	(Symbol)	KOELERUTERA PINNOLATA	GOLDENVALE TREE	2' BAB	8' LE. X 4" DB. 20' H. X 20" SFR.	MED
30	(Symbol)	PAULS NIGRA	AUSTRALIAN PINE	2' BAB	2' MAX. HT. 30' H. X 20" SFR.	MED
26	(Symbol)	PRISTACHYA CHINENSIS	CHINESE PRISTACHE	2' BAB	12' H. X 6" DB. 30' H. X 40" SFR.	MED
13	(Symbol)	POPULUS SCUMMATA	LANCERLEAF COTTONWOOD	2' BAB	12' H. X 6" DB. 30' H. X 20" SFR.	MED+
40	(Symbol)	PAULS CALLEFRANA	AUTUMN BLAZE	2' BAB	8' LE. X 4" DB. 30' H. X 20" SFR.	MED+
15	(Symbol)	QUERCUS BUCKLEYI	TEXAS RED OAK	2' BAB	8' LE. X 4" DB. 40' H. X 40" SFR.	MED
21	(Symbol)	VIOLA ANDRIS	CASTLE CHAETHREE (MULTI STEM)	15-GAL	8" H. X 4" DB. 20' H. X 20" SFR.	MED
SHRUBS/CROCODONTOPUS						
	(Symbol)	XEROPHYTE	POWIS CASTLE SAGE	1-GAL	2" O.C.	MED
	(Symbol)	BACCHARIS STAMIN	THOMPSON DRAVE	1-GAL	3" O.C.	LOW
	(Symbol)	BUDDEJA DAVEN	NANN-KORIN	1-GAL	4" O.C.	MED+
	(Symbol)	BUTYRORHIZA	DESERT	1-GAL	4" H. X 3" SFR.	LOW
	(Symbol)	CASUALMIA GLENNII	BIRD OF PARADISE	5-GAL	2" O.C.	LOW
	(Symbol)	CHRYSOETHAMNUS	HAUSEGUS	1-GAL	3" O.C.	LOW
	(Symbol)	CHRYSOETHAMNUS	HAUSEGUS	1-GAL	3" O.C.	MED
	(Symbol)	COTONEASTER	APICULATUS	1-GAL	4" H. X 3" SFR.	LOW
	(Symbol)	COTONEASTER	COTONEASTER	1-GAL	4" H. X 3" SFR.	LOW
	(Symbol)	CYTISUS X LEUK	LENAIS BROOM	1-GAL	2" O.C.	LOW
	(Symbol)	ERYTHRUM	BOULES MAHIVE	1-GAL	2" O.C.	MED
	(Symbol)	ERYTHRUM	BOULES MAHIVE	1-GAL	2" O.C.	MED
	(Symbol)	FALLGUA	PARADODA	1-GAL	5" H. X 3" SFR.	LOW
	(Symbol)	GALLIUM	GRANDIFLORA	1-GAL	3" H. X 3" SFR.	LOW
	(Symbol)	HYMENOPHYLLIS	ACALIBES	1-GAL	2" O.C.	LOW
	(Symbol)	INCULCIDA	DAVE	1-GAL	1" H. X 3" SFR.	LOW
	(Symbol)	LAVANDULA	ALGIBTOLIA	1-GAL	4" O.C.	LOW
	(Symbol)	ENGLISH	LAVENDER	1-GAL	3" H. X 3" SFR.	MED
	(Symbol)	LUNARIA	BIENNIS	1-GAL	1" H. X 3" SFR.	MED
	(Symbol)	CHAPPE	MYRTLE	1-GAL	15" H. X 3" SFR.	LOW
	(Symbol)	LYSTRA	PUNCTATA	1-GAL	2" O.C.	LOW
	(Symbol)	DAYLILY	DAVE	1-GAL	2" H. X 3" SFR.	LOW
	(Symbol)	NANDINA	DOMESTICA	1-GAL	2" H. X 2" SFR.	MED+
	(Symbol)	DAWIA	FLAVIBL	1-GAL	2" H. X 2" SFR.	LOW
	(Symbol)	GEOPHYLLIS	GRANDIFLORA	1-GAL	1" H. X 3" SFR.	LOW
	(Symbol)	MEXICAN	EVENING	1-GAL	3" O.C.	LOW
	(Symbol)	PERSTEMON	ESP.	1-GAL	3" O.C.	LOW
	(Symbol)	PERSTEMON	ESP.	1-GAL	3" O.C.	LOW
	(Symbol)	PHOTINA	FRASER	1-GAL	8" H. X 3" SFR.	MED
	(Symbol)	PHOTINA	FRASER	1-GAL	8" H. X 3" SFR.	MED
	(Symbol)	POTENTILLA	FIBRIFLORA	1-GAL	4" O.C.	MED
	(Symbol)	SHRUBBY	CHOCOLATE	1-GAL	2" H. X 3" SFR.	MED
	(Symbol)	POTENTILLA	TASSERNAUNTARI	1-GAL	2" O.C.	MED
	(Symbol)	SPRING	QUINQUE	1-GAL	2" H. X 3" SFR.	MED
	(Symbol)	PRUNUS	BESSYI	1-GAL	4" O.C.	MED
	(Symbol)	WESTERN	SAND CHERRY	1-GAL	3" H. X 3" SFR.	LOW
	(Symbol)	RIEPA	HOLLERS	1-GAL	3" O.C.	LOW
	(Symbol)	INDIA	HAN	1-GAL	4" H. X 3" SFR.	LOW
	(Symbol)	RUBUS	ARKANSASIA	1-GAL	2" O.C.	LOW+
	(Symbol)	PROSTRATE	SILVAE	1-GAL	2" H. X 3" SFR.	LOW+
	(Symbol)	PRISMARIS	OFFICINALIS	1-GAL	2" O.C.	LOW+
	(Symbol)	PROSTRATE	ROSEMARY	1-GAL	2" H. X 3" SFR.	MED
	(Symbol)	SAIKYA	GREYS	1-GAL	4" O.C.	MED
	(Symbol)	CHERRY	SAGE	1-GAL	2" H. X 3" SFR.	MED
	(Symbol)	SEDUM	SPECTABILE	1-GAL	2" O.C.	LOW
	(Symbol)	STONE	CRISP	1-GAL	2" H. X 3" SFR.	LOW
	(Symbol)	TELEQUIUM	CHAMASSYD	1-GAL	3" O.C.	MED
	(Symbol)	TRAILING	GERMANDER	1-GAL	1" H. X 2" SFR.	MED
	(Symbol)	VERBA	MALON	1-GAL	3" O.C.	MED+
	(Symbol)	DAVE	PERIWINKLE	1-GAL	1" H. X 4" SFR.	MED+
	(Symbol)	VERBA	MIXTUS	1-GAL	3" O.C.	MED+
	(Symbol)	PERIWINKLE	PERIWINKLE	1-GAL	9" H. X 2" SFR.	MED+
	(Symbol)	VERBA	MIXTUS	1-GAL	3" O.C.	MED+
	(Symbol)	LUNARIA	JAPONICA	1-GAL	3" O.C.	MED+
	(Symbol)	HALLS	ROSE	1-GAL	12" SFR.	MED+
	(Symbol)	RUBUS	BANANISAE	1-GAL	6" O.C.	LOW+
	(Symbol)	LADY	BANNS ROSE	1-GAL	40" SFR.	LOW+
	(Symbol)	DESERT	ACKER	1-GAL	3" O.C.	LOW
	(Symbol)	EASTERN	WHEELER	5-GAL	4" H. X 3" SFR.	LOW
	(Symbol)	SOTAL	SOTAL	1-GAL	4" H. X 3" SFR.	LOW
	(Symbol)	HERP	FLORA	1-GAL	4" O.C.	LOW
	(Symbol)	RED	FELLOW	1-GAL	3" H. X 3" SFR.	LOW
	(Symbol)	HELIOTRICHON	SEMIPERFENS	1-GAL	2" O.C.	MED
	(Symbol)	BLUE	AVENA	1-GAL	2" H. X 1" SFR.	MED
	(Symbol)	HELIOTRICHON	CAPILLARIS	1-GAL	2" H. X 4" SFR.	MED
	(Symbol)	MULHY	GRASS	1-GAL	2" H. X 4" SFR.	LOW
	(Symbol)	MANSELLA	TENNANISSMA	1-GAL	2" O.C.	LOW
	(Symbol)	BEAN	GRASS	1-GAL	2" H. X 18" SFR.	LOW
	(Symbol)	TURK	GRASS	1-GAL	2" O.C.	LOW
	(Symbol)	PERIVELLE	PLUGGRASS	1-GAL	2" O.C.	HIGH
	(Symbol)	WATER	BLADE	1-GAL	2" O.C.	LOW
	(Symbol)	MONTICOLA	GRASS	1-GAL	2" O.C.	LOW

- GRAVEL MULCH AND REVEGETATED BEDS**
- 18,443 SF 2" DEPTH OVER LEWIS PRO-3 WEED CONTROL FABRIC
 - 198,011 SF 2" DEPTH OVER LEWIS PRO-3 WEED CONTROL FABRIC
 - 2,846 SF CRUSHER FINES TRAIL TO MATCH EXISTING
 - 121,000 SF AREAS SHALL BE REVEGETATED AS FOLLOWS:
- CLAY, CLAY LOAM, AND SANDY GRAVELLY CLAY LOAM SOIL MIX**
 (3.0 LBS. PER SQ. YD. TOTAL)
- PLANTING**
- ORYZOPSIS HARMONIDES 'NESPAR' - INDIAN RICE GRASS 20
 - HILARIA AMARIS VVA - GALLETIA 20
 - BOHILELOA CURTISPERNOLIA YAKHNY - SIDWAYS GRAMA 20
 - BOHILELOA CURTISPERNOLIA YAKHNY - BLUE GRAMA 20
 - SPERMOCLELLA CONTYMANUS - SAND DUNGRASS 10
 - ARTIFEX CANESCENS - FOURWINGS SALTGRASS 10
 - SPERMOCLELLA CONTYMANUS - SAND DUNGRASS 05
 - ARTEMISIA FILIFOLIA - SAND SAGE 05
 - SPERMOCLELLA AMBIGUA - DESERT CLOVERMALLOW 05
 - DEKORATION PALM - WHITE EVONING PRIBORICE 25
 - DAILEYIA MILA FROZAKIA - DESERT MARCKOLD 25
 - PERSTEMON AMBROSIS - SAND PERSTEMON 25
- LANDSCAPE**
- MOSS ROCK BOLDERS (MIN 3' DIA)
 - WATER FEATURE
 - BENCH SEATING
 - PICNIC TABLE W/ UMBRELLA SHADE
 - SHADE STRUCTURE
 - CONCRETE EDGER AT TURN

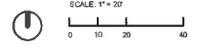


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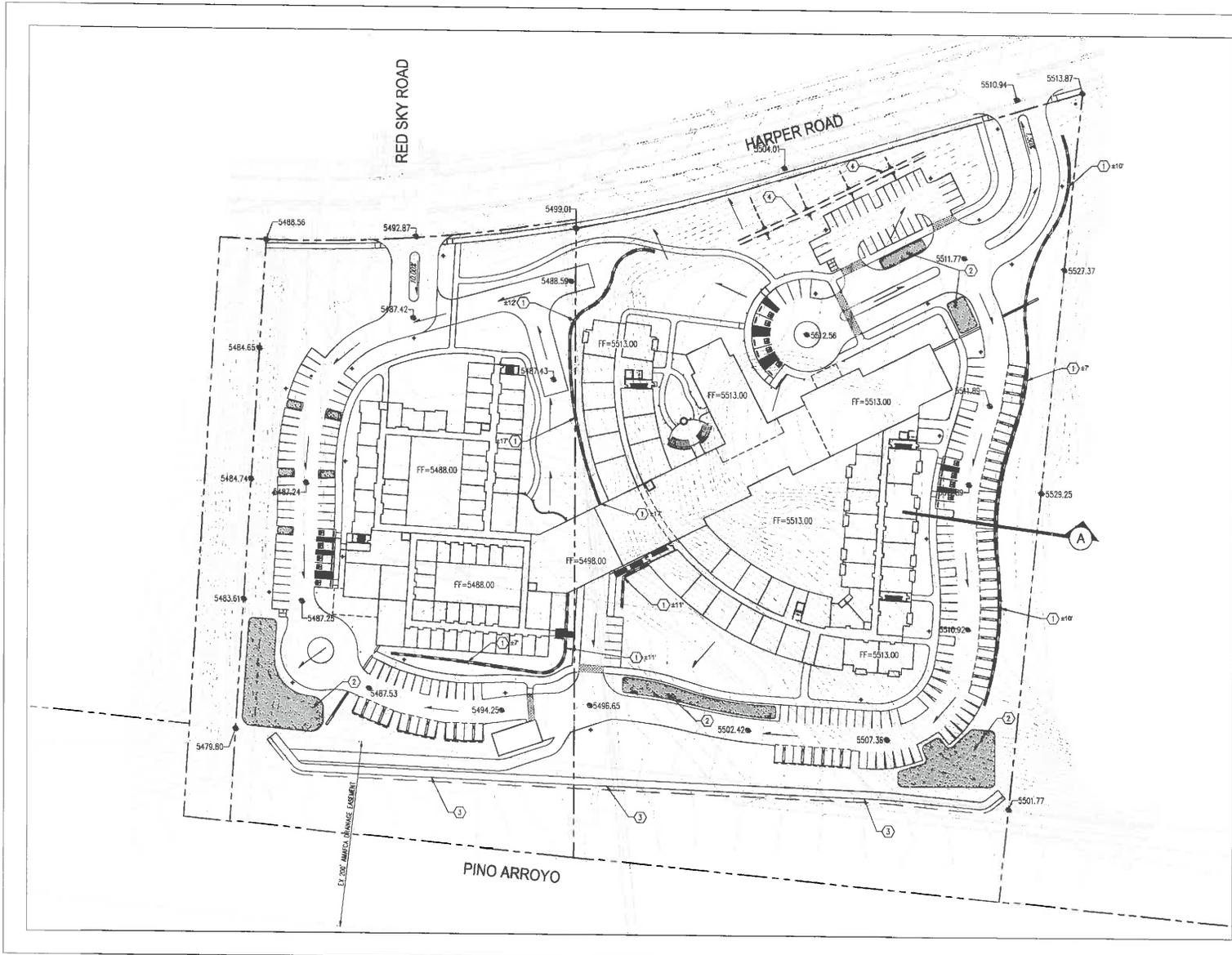


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HARPER ROAD SENIOR LIVING
ALBUQUERQUE, NM # 2017-0235



LANDSCAPE DETAIL
JUNE 29, 2017



GRADING KEYNOTES

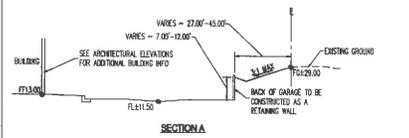
1. INSTALL RETAINING WALL.
2. FIRST FLUSH RETENTION POND.
3. BANK STABILIZATION, A LETTER OF MAP REVISION (LMR) IS NECESSARY TO ELIMINATE THE EXISTING FEMA FLOOD ZONE CURRENTLY ENCRACING ON TO THE SITE. THIS EFFORT REQUIRED COORDINATION WITH FEMA, AMAFCA, AND THE ARMY CORPS OF ENGINEERS. THE RESULTANT IMPROVEMENTS PROPOSED WILL BE A COLORED SHOTCRETE BANK STABILIZATION CONSTRUCTED AT THE NORTH SIDE OF THE EXISTING ARROYO ALONG THE ENTIRE FRONTAGE OF THE SITE. THIS STABILIZATION WILL BE CONSTRUCTED AT 2:1 SLOPE AND A MINIMUM OF 4.5 FEET IN HEIGHT. COORDINATION DIRECTLY WITH THE REVENUE DIVISION AND THE EXACT LOCATION IS CURRENTLY BEING REVIEWED AND DETERMINED. FORMAL APPROVAL FROM THEM WILL BE REQUIRED PRIOR TO CONFIRMATION OF ITS ULTIMATE LOCATION.
4. BERM.

DRAINAGE NARRATIVE

THE SITE IS LOCATED ON THE SOUTH SIDE OF HARPER ROAD, SOUTHWEST OF THE EXISTING HOPKINTOWN CHURCH. IT IS CURRENTLY UNDEVELOPED. THE SITE HAS A SIGNIFICANT SLOPE FROM EAST TO WEST AND ULTIMATELY DISCHARGES TO THE EXISTING PINO ARROYO TO THE SOUTH.

THE SITE IS PARTIALLY LOCATED WITHIN A FEMA DESIGNATED FLOODZONE AND FEMA FIRM #80001G0145G. THIS FLOODZONE LIES WITHIN A TEMPORARY AMAFCA DRAINAGE EASEMENT ON SITE. THE ARROYO WILL BE ALTERED WITH THIS PROJECT TO MOVE THE FEMA FLOODZONE TO THE SOUTH WHERE IT WILL LIE WITHIN THE EXISTING 200' AMAFCA DRAINAGE EASEMENT.

THE FINISHED FLOOR ELEVATIONS WERE ESTABLISHED IN AN EFFORT TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND REMAIN HIGHER THAN THE ADJACENT ARROYO WATER SURFACE ELEVATION. THE PROPOSED SITE GRADING WILL CONTINUE TO GENERALLY SLOPE FROM EAST TO WEST. THE EXISTING PINO ARROYO IS DESIGNED FOR ULTIMATE DEVELOPED CONDITIONS, WHICH ALLOWING OUR SITE TO FULLY DISCHARGE WITHOUT THE USE OF DETENTION PONDS. A PORTION OF THE SITE WILL DRAIN TO THE NORTH LANDSCAPED AREAS. THE SITE TO ADDRESS THE COA FIRST FLUSH REQUIREMENTS A LARGER RETENTION POND WILL BE LOCATED AT THE SOUTHWEST CORNER OF THE SITE TO ADDRESS THE COA FIRST FLUSH REQUIREMENTS AS WELL. THERE ARE SIGNIFICANT GRADE CHANGES THROUGHOUT THE SITE WHICH WILL REQUIRE RETAINING WALLS AND 3:1 SLOPES. THE FINISHED FLOOR ELEVATIONS OF THE BUILDING WILL WORK WITH THE EXISTING TOPOGRAPHY TO HELP WITH THE EARTHWORK AND VIEWS.



GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/SLOPE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
●	EXISTING GROUND SPOT ELEVATION	○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	---	PROPOSED STORM DRAIN PIECE
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL EASEMENT
---	PROPOSED FLOW LINE	---	PROPOSED WATER HARVESTING AREAS (FIRST FLUSH REQUIREMENT)
●	PROPOSED FINISHED GRADE SPOT ELEVATION		
---	TOP OF CURB		
---	FINISH FLOOR LINE		
---	TOP OF DRIVE		
---	TOP OF DRIVE		
---	FINISH GROUND HIGH		
---	FINISH GROUND LOW		

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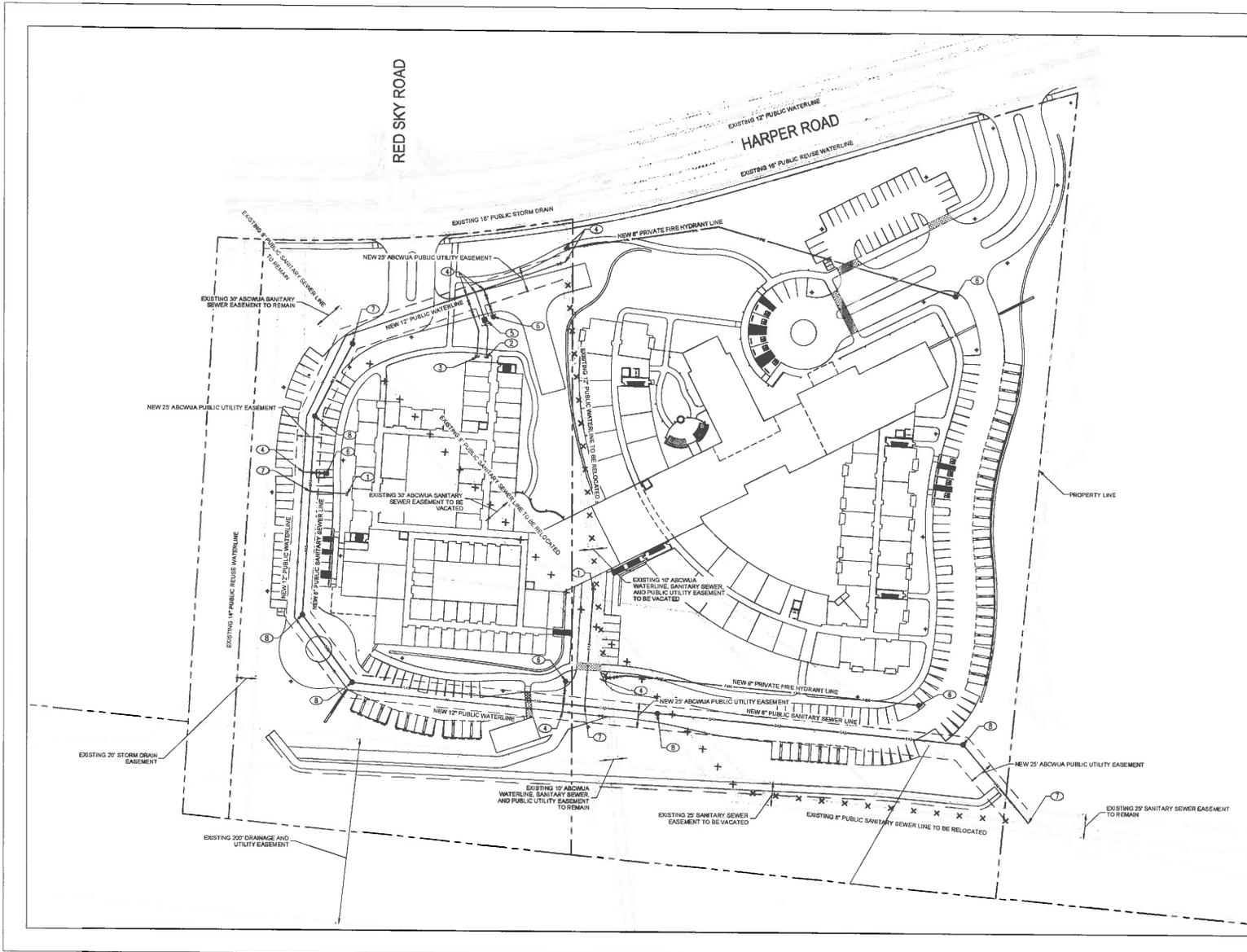
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 ALBUQUERQUE, NM # 2017-0235



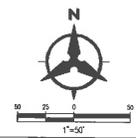
CONCEPTUAL GRADING PLAN
 JUNE 29, 2017

P:\20170476\CDP\Plans\General\20170476GPO1.dwg
 Tue, 29-Jul-2017 - 10:23:00, Plotted by: MSATCHES



UTILITY KEYNOTES

1. INSTALL NEW SANITARY SEWER SERVICE
2. INSTALL NEW DOMESTIC SERVICE
3. INSTALL NEW FIRE PROTECTION LINE
4. CONNECT TO WATERLINE MAIN
5. INSTALL NEW WATER METER
6. INSTALL NEW PRIVATE FIRE HYDRANT. PAINT SAFETY ORANGE
7. CONNECT TO SANITARY SEWER MAIN
8. INSTALL NEW SANITARY SEWER MAN-HOLE



UTILITY LEGEND

PROPERTY LINE	- - - - -	PROPOSED EASEMENT	- - - - -
EXISTING EASEMENT	- - - - -	PROPOSED SANITARY SEWER LINE	— 36\"/>
EXISTING SANITARY SEWER	— 36\"/>		
EXISTING WATER LINE	— 12\"/>		
EXISTING WATER METER	— 12\"/>		
EXISTING CAP	— 12\"/>		
EXISTING VALVE	— 12\"/>		
EXISTING FIRE HYDRANT	— 12\"/>		
EXISTING SANITARY SEWER MANHOLE	— 12\"/>		
EXISTING STORM DRAIN MANHOLE	— 12\"/>		
EXISTING INLET	— 12\"/>		
EXISTING UTILITY TO BE DEMOLISHED AND RELOCATED	X X	RELOCATE FIRE DEPARTMENT CONNECTION	— 12\"/>



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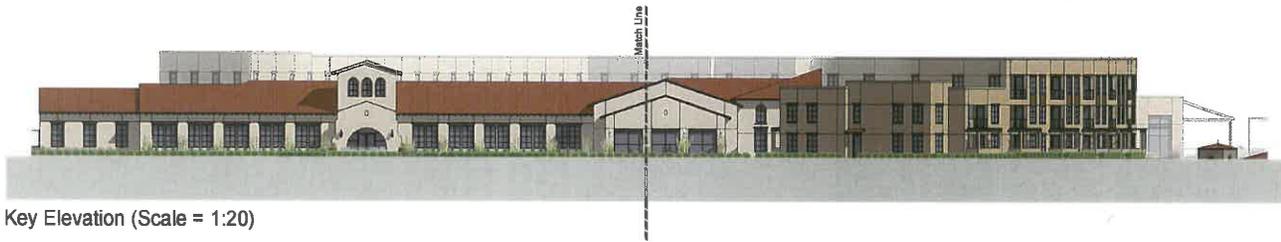
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ALBUQUERQUE, NM # 2017-0235



CONCEPTUAL UTILITY PLAN
JUNE 29, 2017

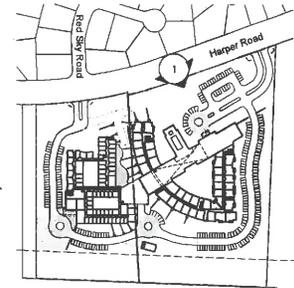
P:\20170476\CDP\Plans\General\20170476UP01.dwg
Tue, 25-Jul-2017 - 10:20 am, Plotted by: MSATGIES



Key Elevation (Scale = 1:20)

Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Medium Beige Color
- 3. Exterior Stucco Finish - Dark Beige Color
- 4. Exterior Glazing
- 5. Decorated Window Header - Dark Brown Color
- 6. Clay/Concrete Roof Tile - Red Color
- 7. Wood Canopy Structure - Dark Beige Color



Keymap - n.t.s.



1. IL Building - North Elevation



1. IL Building - North Elevation



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JUNE 29, 2017



ELEVATIONS

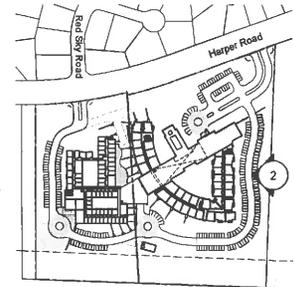
6 of 15



Key Elevation (Scale = 1:20)

Material Legend

1. Exterior Stucco Finish - Light Beige Color
2. Exterior Stucco Finish - Medium Beige Color
3. Exterior Stucco Finish - Dark Beige Color
4. Exterior Glazing
5. Decorated Window Header - Dark Brown Color
6. Clay/Concrete Roof Tile - Red Color
7. Wood Canopy Structure - Dark Beige Color



Keymap - n.t.s.



2. IL Building - East Elevation



2. IL Building - East Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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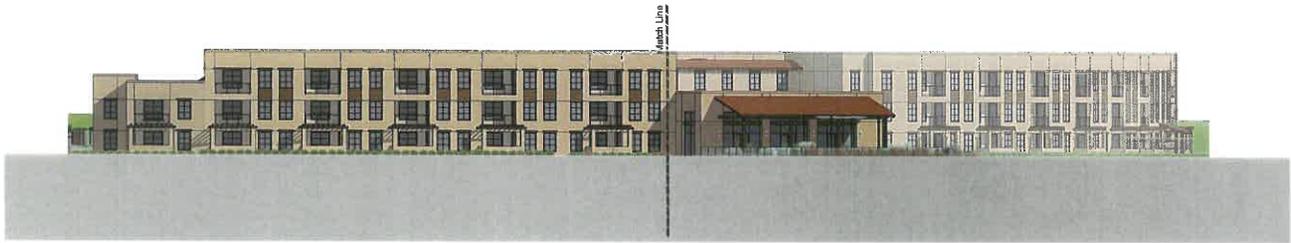
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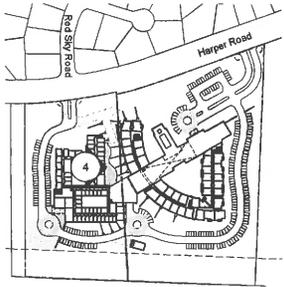
ELEVATIONS

7 of 15



Key Elevation (Scale = 1:20)

- Material Legend**
- 1. Exterior Stucco Finish - Light Beige Color
 - 2. Exterior Stucco Finish - Medium Beige Color
 - 3. Exterior Stucco Finish - Dark Beige Color
 - 4. Exterior Glazing
 - 5. Decorated Window Header - Dark Brown Color
 - 6. Clay/Concrete Roof Tile - Red Color
 - 7. Wood Canopy Structure - Dark Beige Color



Keymap - n.t.s.



4. IL Building - West Elevation



4. IL Building - West Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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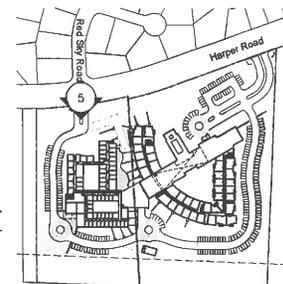
HARPER ROAD SENIOR LIVING
ALBUQUERQUE, NM # 2017-0235

JUNE 28, 2017



ELEVATIONS

9 of 15



Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay/Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Wood Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color

Keymap - n.t.s.



5. AL/MC Building - North Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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JUNE 29, 2017

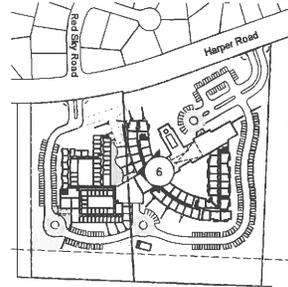




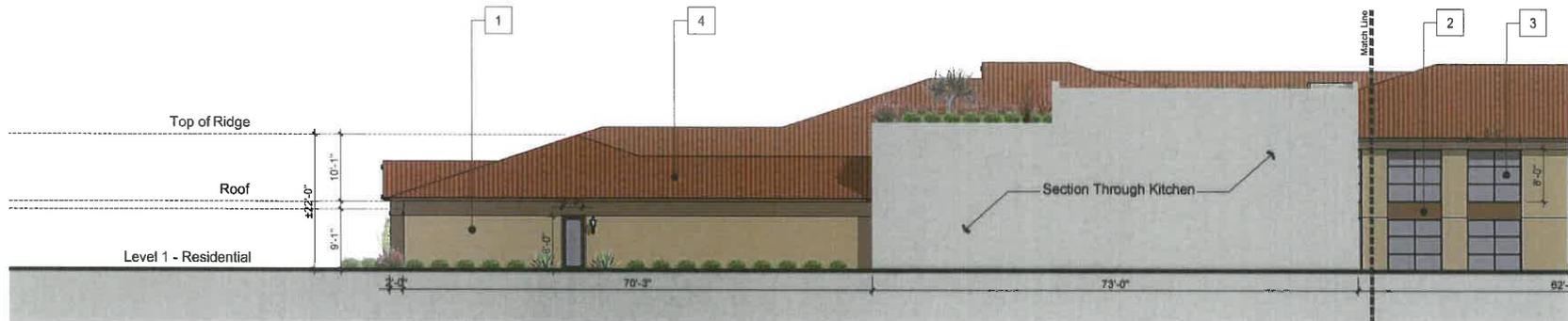
Key Elevation (Scale = 1:20)

Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay/Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Wood Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



Keymap - n.t.s.



6. AL/MC Building - East Elevation



6. AL/MC Building - East Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



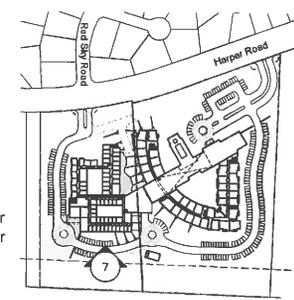
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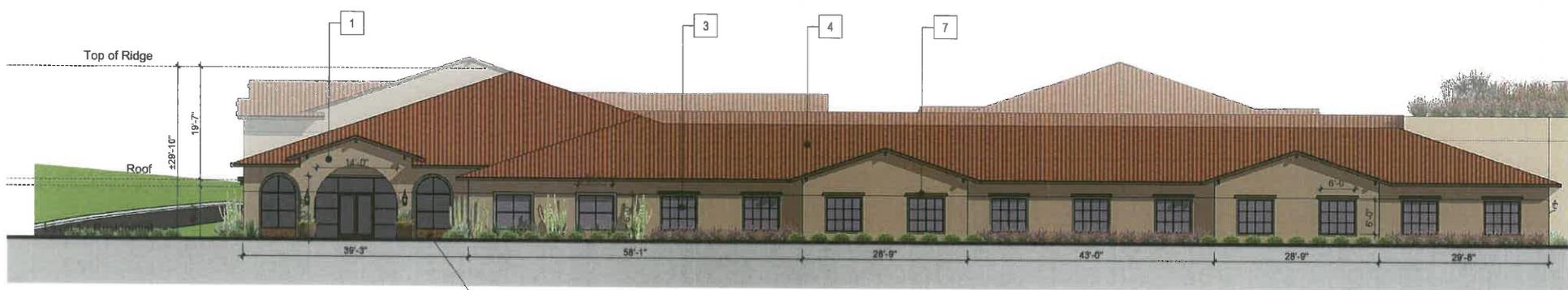




Keymap - n.t.s.

Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay/Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Wood Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



7. AL/MC Building - South Elevation

Note: Refer to Landscape Drawings for proposed landscape design.

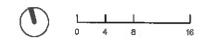


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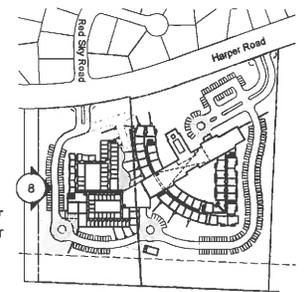




Key Elevation (Scale = 1:20)

Material Legend

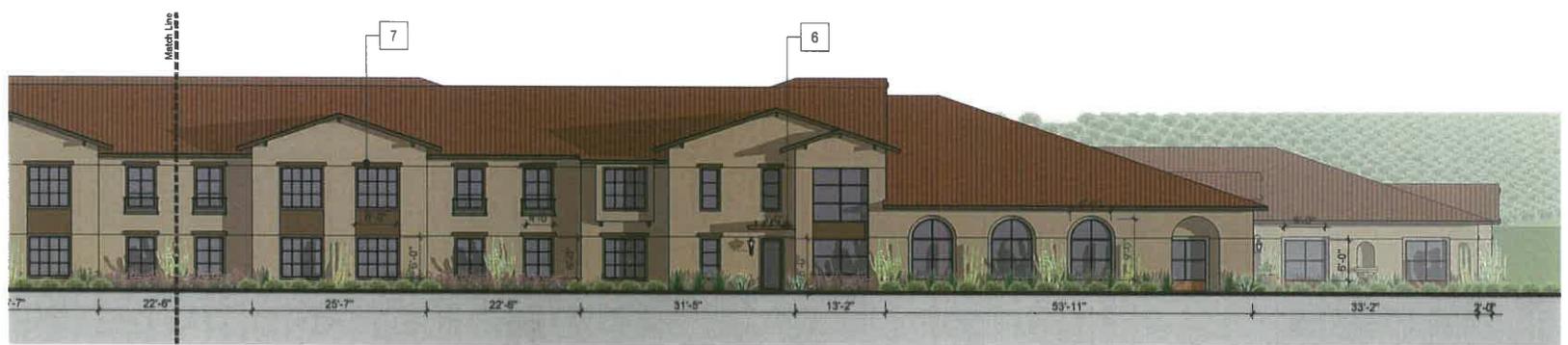
- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay/Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Wood Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



Keymap - n.t.s.



8. AL/MC Building - East Elevation



8. AL/MC Building - East Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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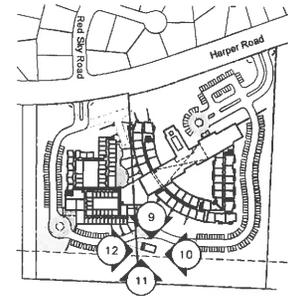
JUNE 29, 2017



Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Dark Beige Color
- 3. Exterior Glazing
- 4. Clay/Concrete Roof Tile - Red Color
- 5. Metal Garage Door - Dark Beige

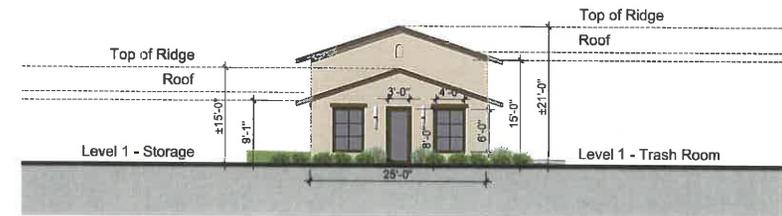
Note: The Trash Compactor servicing the whole project will be located in this structure.



Keymap - n.t.s.



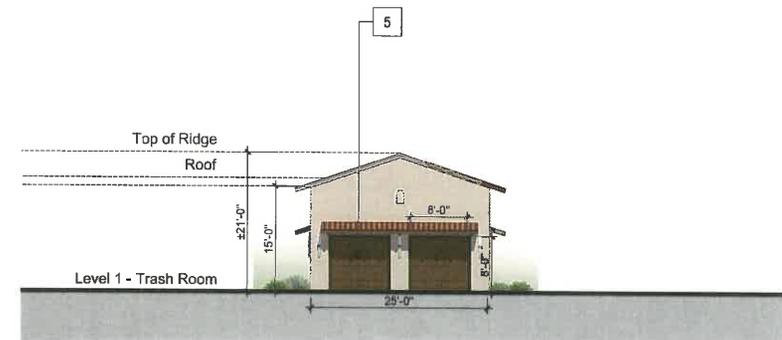
9. Trash/Storage Building - North Elevation



10. Trash/Storage Building - East Elevation



11. Trash/Storage Building - South Elevation



12. Trash/Storage Building - West Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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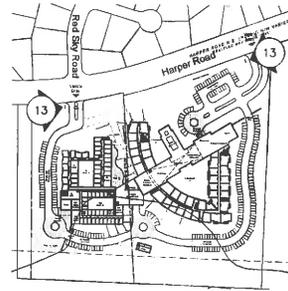
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ALBUQUERQUE, NM # 2017-0235

JUNE 29, 2017

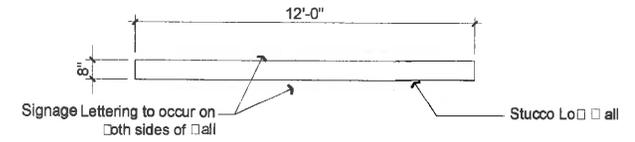


Material Legend

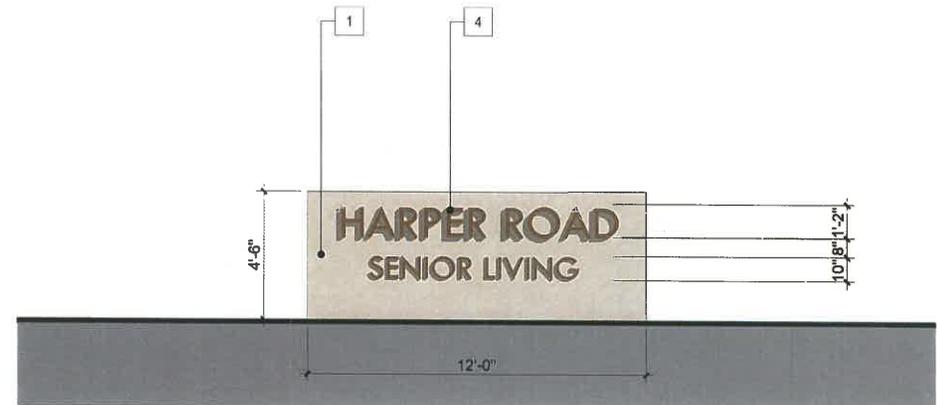
- 1. Exterior Stucco Finish - Light Beige Color
- 2. Metal Signage Lettering - Dark Beige Color



Keymap - n.t.s.



Monument Signage - Plan View



13. Monument Signage - Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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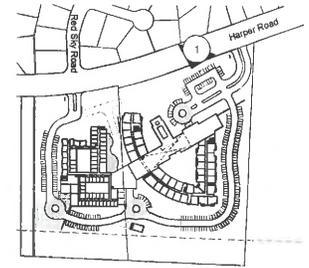
HARPER ROAD SENIOR LIVING
ALBUQUERQUE, NM # 2017-0235

JULY 25, 2017





1. Perspective View of Independent Living Entry (With Street Trees)



Keymap - n.t.s.



1. Perspective View of Independent Living Entry (Without Street Trees)

Note: Refer to Landscape Drawings for proposed landscape design

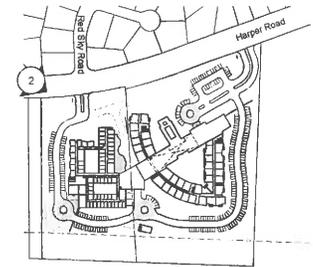


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JULY 25, 2017



Keymap - n.t.s.



2. View looking East from Harper Road

Note: Refer to Landscape Drawings for proposed landscape design.



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ALBUQUERQUE, NM # 2017-0285

JULY 25, 2017

ADDITIONAL STAFF INFORMATION

Vos, Michael J.

From: Jaime Jaramillo <jaramillo@consensusplanning.com>
Sent: Wednesday, July 26, 2017 4:37 PM
To: Vos, Michael J.
Cc: Jackie Fishman
Subject: RE: Harper Road - Revised Application Form

Hi Michael,

Consensus Planning would like to clarify who the applicant is on the request, Project #1007421; 17EPC-40024, 17EPC-40025 and 17EPC-40026, and correct the cover application form for the project file. Hoffmantown Baptist Church is the current owner of 8888 Harper Road NE and not the applicant. The applicant is SP Albuquerque, LLC, who is the contract purchaser of the property. We corrected the application with the correct applicant name and request that you add it to the file.

Thank you,

Jaime Jaramillo | Planner
Consensus Planning, Inc.
505-764-9801

From: Vos, Michael J. [<mailto:mvos@cabq.gov>]
Sent: Wednesday, July 26, 2017 4:23 PM
To: Jaime Jaramillo <jaramillo@consensusplanning.com>
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: RE: Harper Road - Revised Application Form

Jaime,
Can you provide a short email explaining the reason for the switch of applicant name that I can include in the file, so people will understand why it switched between the legal ad and the staff report?

Thanks,
Michael

From: Jaime Jaramillo [<mailto:jaramillo@consensusplanning.com>]
Sent: Wednesday, July 26, 2017 2:29 PM
To: Vos, Michael J.
Cc: Jackie Fishman
Subject: Harper Road - Revised Application Form

Hi Michael,

Thank you for your help on the applicant name issue. Please find the revised application form attached. Will you please send the final form back to me for our files once you fill out the bottom portion? Thanks!

Regards,

Jaime Jaramillo | Planner

Consensus Planning, Inc.

505-764-9801

=====
This message has been analyzed by Deep Discovery Email Inspector.

=====
This message has been analyzed by Deep Discovery Email Inspector.



Memorandum

To: Michael Voss

From: Jacqueline Fishman, AICP *JF*

Date: July 25, 2017

Re: Project #1007412; Harper Road Senior Living Zone Map Amendment and Site Plans for Building Permit and Subdivision

Thank you for meeting with us last week to review your comments on the zone change justification. We have revised our policy justification accordingly and have included it in our resubmittal. We have also revised the Site Plans for Building Permit and Subdivision based on your comments, which are provided below along with our responses in italics.

COMMENTS FROM MICHAEL VOS, Email dated 7-20-17

1. Per solid waste comments, is a detail more than the building elevations, needed for the solid waste enclosure/building?

The developer/operator is planning to contract with a private waste management company, so we don't believe more detail is required on the plans. A compactor will be located inside the building and the trash will be transported out to the building.

2. Usable open space: does not appear to be required, but may be useful information to provide particularly for the IL units.

We agree, Usable Open Space is not required; however, we have calculated the total square footage of Usable Open Space (339,130 SF) and added it to the Site Plan for Building Permit, Sheet 1 of 15.

3. Provide a bike rack detail, so I can confirm the number of 'spaces' available between the two proposed racks meet the minimum required.

A bike rack detail has been provided on the Site Plan for Building Permit, Sheet 1 of 15. The selected bike rack accommodates 7 bikes, per the manufacturer, so the number of provided bicycle spaces was increased from 11 to 14.

4. Signage: Only 4 monument signs and no more? Compare against other zone requirements and consider adding a note that signage is under a separate permit or that future changes will be made using the standards of ____ zone, i.e. per the C-2 zone.

Our street frontage is 903 linear feet. The C-2 zone would allow 1 per 300 linear feet of street frontage. As such, we have reduced the number of monument signs from 4 to 2 and made them two-sided, which we believe is a better design.

5. The arroyo bank stabilization note on sheet one directs the reviewer to the G + D sheet 4, but sheet 4 doesn't say anything other than a note as "slope stabilization." Is there supposed to be a detail of some kind?

There is no detail at this time. Bank Stabilization is now better described via Keyed Note "3", sheet 4.

6. Trees: the use of Chitalpa is "not recommended" on the City's plant palette/tree list <http://documents.cabq.gov/planning/UDD/ZoningCode/UDD-TreeListandMemo-2017.pdf> - though it may be a slightly different variety that is listed. The others I had noted actually appear to be OK.

The City of Albuquerque Tree List is a recommendation and not a requirement. We have had good success with chitalpa on projects and would like to keep it on the plant list.

7. Sheet 1, Easement note 10 has a typo for "Municipal"

The typo has been corrected on Sheet 1, Easement Note #10.

8. Sheet 1, the farthest west row of parking says there are 27 spaces, but my count is 28. Overall parking calculation also increases by one to 216.

Typo has been corrected on Sheet 1 to show 28 spaces at the western row of parking and the overall parking provided has been updated to 216 spaces.

9. There are 14 accessible spaces on the plan and the count only indicates 12.

Accessible spaces have been updated to indicate 14 spaces, sheet 1.

10. ADA ramp near the drop-off roundabout for the IL building is mislabeled with the crusher fines trail keynote number.

Keypoint has been corrected to indicate ADA ramp, sheet 1.

11. Conceptual utility plan, sheet 5, has a keynote 12 (in two locations) pointing at the existing sanitary sewer line that is not referenced in the legend. Remove or add in legend. If there is a note 12, should there be a note 11 as well? See ABCWUA comments on this as well.

Keyed Note "12" was a drafting error. The updated Utility Plan, sheet 5, has since removed this error.

12. See ABCWUA comments regarding the proposed hydrants and the distinction between public/private (keynotes 6 and 7) - it seems like they will all be private by the WUA comments, but whatever satisfies the WUA is appropriate - update notes as needed.

All fire hydrants are now noted as private and to be painted as safety orange. The Keyed Notes have now been adjusted to reflect this condition, sheet 5.

AGENCY COMMENTS:

Solid Waste: Need complete/detailed spec. sheet for new/proposed refuse enclosure, built to COA minimum requirements, including min. 12' wide/15' height entrance clearance, sanitary drain, remove proposed overhang above refuse enclosure entrances, etc. Do not

plant anything near new/proposed refuse enclosure that will create an overhang. No tree canopies encroaching on vehicular access roads, from entrances to exits of property. *The developer/operator is planning to contract with a private waste management company; therefore, our understanding is the refuse enclosure will not be required to meet COA standards. A compactor will be installed in the building and the trash will be wheeled out to the enclosure.*

ABCWUA

- i. As a condition for approval please submit an Availability Statement request. *Water Sewer Availability Statement was requested. After correspondence with Chris Gustafson, a serviceability letter was deemed more appropriate at this time.*
- ii. As indicated in the proposed utility plan there are several existing utilities that currently reside on site. The infrastructure includes:
 1. 8 inch Sanitary Sewer collector main
 2. 12 inch water distribution main
 3. 16 inch reuse water distribution main*Noted.*
- iii. All new public infrastructure shall reside in Water Utility Authority dedicated easements. *The Utility Plan reflects the locations of the new and relocated infrastructure as well as their associated easements.*
- iv. Vacate all easements that are to contain relocated/abandoned infrastructure. *The Utility Plan reflects the locations of the utilities to be demolished and relocated as well as their associated easements to be vacated.*
- v. The proposed Utility Plan indicates installation of several hydrants. Please note that all proposed hydrants are to be considered private and painted safety orange. *Keyed Notes have been updated to reflect that all onsite hydrants will be private and painted safety orange.*
- vi. There appears to be several "Keyed Notes" that can't be located on the utility layout. *This was a drafting error. Keyed Notes have been reviewed and corrected.*
- vii. There appears to be several balloons that are not referenced on the "Keyed Notes". *This was a drafting error. Keyed Notes have been reviewed and corrected.*
- viii. Future revisions of this Utility Plan should more clearly indicate public, private, existing, and to be removed infrastructure. *The updated Utility Plan now more clearly shows the differences between new, demolished, and relocated utilities as well as their associated easements. The legend now reflects utilities to be demolished.*

Please note that the proposed Utility Plan indicates several internal onsite private loops to the public system. These looped connections are not permitted.

There are no onsite loops proposed with this development. The existing water and sewer lines are being relocated outside of the building footprint and will be located in newly dedicated easements. The Utility Plan has been updated to more clearly show the differences between new, demolished, and relocated utilities.

- ix. The proposed Utility Plan indicates that on the south end of the site there may be a new private fire line connection to, what could be interpreted as, a "relocated" water line. Please note that for this connection to be approved the line would need to contain a public valve within the public easement and a private valve prior to any branching.
Public and private valves are now shown for fire protection lines and private fire hydrants. Additional detail will be provided for subsequent DRB submittals.
- x. The proposed Utility Plan does not indicate valves (public or private) future revisions of this Utility Plan should show valves and indicate public or private.
See above. Valves are now conceptually shown as requested.

Site Development Plan for Subdivision (SPS) comments:

1. The SPS indicates removal of a fence that is subject to a "Fence and Boundary Agreement." Is it possible to supply such an agreement or explain the terms that apply and what allowance or process there is for removal of the fence and use of property for the proposed development?

The Fence and Boundary Agreement has been provided to you. This is a private agreement between Hoffmantown and Albuquerque Academy.

2. Keyed note #14 has a typo in the name of the "Department of Municipal Development."
Typo on Keyed Note #14 has been corrected.

Additional comments from Michael Vos Letter Dated 7-21-2017 RE: Harper Senior Living Landscape Plan

1. The Japanese Maple is tough to grow in this environment unless protected and well looked after/cared for and could be replaced by another species that would be better adapted. There are only 4 on the whole plan and they are in courtyard spaces, so maybe this is a moot point. Are these proposed to be potted by chance?
Yes, we are aware that Japanese Maple needs to be in a protected area, which is why they're placed only in the courtyards.
2. The cottonwood was discussed for its allergy potential and location not near the Bosque.
All of the Cottonwood trees are located adjacent to the arroyo. They naturally occur along waterways, not only in the Bosque.

3. The flowering pear was discussed for weak limbs, etc.
We like them and believe they are a good ornamental tree.
4. Chitalpa came up as my previous comments mentioned.
Not sure what to say here except we like chitalpa, they're a "water wise" plant, and they're not prohibited.
5. Virginia Creeper vines –because of the scale it isn't well known where this will be placed, but it is recommended that these not be placed near more naturalized areas of the site as it may easily take over other plants that are located there.
Agreed, we have replaced the Virginia Creeper with Lady Banks Rose.

Please do not hesitate to call me at 764-9801 with any questions or clarification you may need.

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FENCE AND BOUNDARY AGREEMENT

This Agreement entered into as of the 25th day of October, 1991, by and between The Hoffmantown Baptist Church Incorporated ("Hoffmantown") and the Albuquerque Academy ("Academy").

RECITALS

1. Hoffmantown is the owner of that property described in Exhibit "A" attached hereto ("Hoffmantown Tract").
2. Academy is the owner of all remaining land within the section bounded by Wyoming Boulevard, N.E., Academy Road, N.E., Layton Road, N.E., and Harper Road, N.E. ("Academy Tract").
3. Academy has fenced its property, including fencing along the common boundaries between the Hoffmantown Tract and the Academy Tract. However, due to terrain and other factors, the fence as constructed, does not precisely follow the boundary between the respective properties of the parties.
4. Pursuant to the terms and conditions of this Agreement, Hoffmantown has consented and agreed to the fencing being constructed in its current location, even though the same encroaches upon the Hoffmantown Tract.
5. The parties are desirous of evidencing such consent in writing, as well as determining certain matters with respect to title and removal of the fence.

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NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties it is hereby agreed as follows:

1. Encroachment: Hoffmantown hereby consents and agrees to the encroachment of the fence constructed by the Academy upon the Hoffmantown Tract as the same is currently located, and Academy shall have no liability or responsibility for such encroachment.

2. Boundary Line: It is agreed by the parties that the boundary line between the properties is not in dispute, and that the location of such fence shall not be deemed to be a modification or change of any boundary lines of the properties of the parties not withstanding any rule of law to the contrary including, but not limited to, adverse possession or recognition of boundary lines based upon location of fences. Hoffmantown owns and shall continue to own the property as described in Exhibit "A" hereto.

3. Removal of Fence: If at any time in the future, Hoffmantown desires to move or relocate the fence as constructed, it shall be entitled to do so in accordance with the following conditions:

a. Relocation of the fence shall be at the sole cost and expense of Hoffmantown.

b. If removed from its present location, a fence of like construction and kind shall be reconstructed and/or relocated by Hoffmantown on the boundary line between the property of the parties, unless the parties shall otherwise agree. The fence in its present location, is the property of Academy, and Academy shall bear

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cost and expense of maintaining the same. However, in the event the fence is relocated in accordance with this paragraph, to the common property line between the parties ("Relocated Fence"), said fence shall be deemed to be jointly owned by the parties and each of the parties shall be responsible for 50% of the maintenance costs of such fence.

In the event either party deems that maintenance is necessary on the Relocated Fence, except in the case of emergency, the party undertaking or proposing to undertake the repair or maintenance ("Proposing Party"), shall give notice to the other party ("Responding Party") of the repair or maintenance to be undertaken, and the estimated cost of such repair or maintenance. Said notice shall be in writing and either hand-delivered or sent first class mail postage prepaid, to Hoffmantown or Academy at their then current address. If the Responding Party does not object to the proposed repair, and/or the estimated cost, set out in the notice within fifteen days after the receipt thereof, such party shall deem to have consented to such repair and the cost thereof, and shall promptly reimburse the Proposing Party for 50% of the estimated cost plus 50% of "overruns" of the estimate not to exceed an additional 5% of the original estimated amount. In the event the Responding Party objects either to the necessity or scope of repairs, or the cost thereof,

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and in the event the parties cannot reach a mutually acceptable agreement with respect to the same, the Proposing Party shall have the option of (i) not making the repairs, or (ii) making the repairs in accordance with the notice.

If the repairs are made and the Responding Party does not agree to pay for 50% of the cost thereof, such matter shall be submitted to binding arbitration to determine the necessity and scope of the repairs and the reasonable cost thereof. Arbitration shall be conducted by a panel of three arbitrators. Each of the parties shall appoint one arbitrator within 15 days after written notice of request for arbitration, and the arbitrators so appointed shall appoint a third arbitrator. If a party fails to appoint an arbitrator within the time specified above, then the arbitrator appointed by the requesting party shall be the sole arbitrator for the proceeding. The arbitration shall be conducted in accordance with the rules and the schedules prescribed by a majority of the arbitrators. The decision of any two of the three arbitrators shall be final and binding on all parties.

3. Entire Agreement: This document constitutes the entire agreement between the parties, it should be modified, amended, or changed only by written agreement signed by both parties hereto.

EXHIBIT "A"

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A certain tract of land situated in Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising all of Tract B, Yorba Linda Subdivision, a Subdivision within the Elena Gallegos Grant, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 10, 1980, in Book C-16, page 45, and a portion of Tract A, Yorba Linda Subdivision, a Subdivision within the Elena Gallegos Grant, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 27, 1978, in Book D-8, page 112, and being more particularly described using New Mexico State Plane (Central Zone) grid bearings and ground distances as follows:

BEGINNING at a point on the Southerly Right-of-Way line on Harper Road, this point being at the P.T. of a curve whence the City of Albuquerque disk stamped "6-120, 1973" (New Mexico State Plane Coordinates, Central Zone X = 412,124.74, Y = 1,509,659.36) bears S. 22 deg. 52' 01" E., 2,512.75 feet and from said point of beginning; thence;

N. 73 deg. 34' 22" E., 1,814.15 feet to a point; thence,
S. 16 deg. 24' 55" E., 91.44 feet to a point; thence,
Southeasterly, 211.67 feet along the arc of a curve, said curve
having a radius of 399.29 feet and a long chord which bears
S. 31 deg. 36' 07" E., 209.20 feet to a point; thence,
S. 46 deg. 47' 19" E., 417.90 feet to a point; thence,
Southeasterly, 305.98 feet along the arc of a curve, said curve
having a radius of 500.22 feet and a long chord which bears
S. 24 deg. 56' 38" E., 385.72 feet to a point; thence,
S. 01 deg. 25' 50" E., 305.01 feet to a point; thence,
S. 83 deg. 33' 10" W., 1,336.98 feet to a point; thence,
N. 84 deg. 26' 52" W., 1,623.35 feet to a point; thence,
N. 03 deg. 23' 34" N., 626.24 feet to a point; thence,
Northeasterly, 568.35 feet along the arc of a curve, said curve
having a radius of 1643.00 feet and a long chord which bears
N. 83 deg. 28' 58" E., 505.52 feet to a point, said point being the
point and place of beginning.

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STATE OF NEW MEXICO
COUNTY OF BERNALILLO
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CLAY'S M. DAVIS
CLERK & RECORDER

Charles R. [Signature]