Environmental Planning Commission

Staff Report

Agent: Scott Anderson
Applicant: KIDS Academy
Request: Site Plan for Subdivision, Site Development Plan for Building Permit
Legal Description: Lot A-1, Fineland Development
Location: Crown Rd. NE and Fineland Dr. NW,
Size: approximately 4.3 acres
Existing Zoning: SU-1 for C-1 uses
Proposed Zoning: No change

Summary of Analysis
This is a request for a Site Development Plan for Subdivision to separate the subject site from the rest of the site and Site Development Plan for Building Permit to allow the development of a 10,196 square foot daycare center building.

The Villa de Villagio and Tuscany Neighborhoods and the Westside Coalition of Neighborhoods were notified of the request along with property owners within 100 feet of the site.

A facilitated meeting occurred on November 20, 2017. Attendees supported the project.

Staff Recommendation
APPROVAL of Project # 1011435 Case # 17EPC-40058,59 based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Maggie Gould

Map
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RECOMMENDATION

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AGENCY COMMENTS
I. INTRODUCTION

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

<table>
<thead>
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<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</th>
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<tbody>
<tr>
<td>North</td>
<td>SU-1 for Mixed Uses in project 1000936</td>
<td>Area of Change, WSSP</td>
<td>vacant</td>
</tr>
<tr>
<td>South</td>
<td>SU-1 for C-1 uses</td>
<td>Same</td>
<td>Vacant/residential</td>
</tr>
<tr>
<td>East</td>
<td>SU-1 for C-1 and R-2</td>
<td>Same</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>SU-1 for C-1 uses including package liquor sales incidental to a pharmacy use</td>
<td>Same</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

B. Proposal

This is a request for a Site Development Plan for Subdivision to separate the subject site from the rest of the site and Site Development Plan for Building Permit to allow the development of a 10,196 square foot daycare center building.

C. EPC Role

The Environmental Planning Commission (EPC) has the authority to hear and consider 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 EPC approved a Zone Map Amendment for a 40 parcel including the subject site from R-1 to SU-1 for C-1, SU-1 for R-2 and R-LT. The subject site was zoned SU-1 for C-1. The EPC approved a Zone Map Amendment and Site Development Plan for Building Permit for the property direct to the east of the subject site to allow the development of a 154 unit multifamily development.
E. Context

The area developed with a mixed of single family and multi family development, commercial and service uses. There is a multi family development to the east of the site, single family residential to the north, a vacant commercial parcel to the south and commercial development to the west. The proposed day care center will add to the mix of the commercial and service uses in the area.

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 Unser Boulevard and McMahon Boulevard as Principal arterials.

The LRRS designates Crown Road as a Major Local street.

G. Comprehensive Plan Corridor Designation

Unser Boulevard and McMahon Boulevard are Commuter Corridors, Unser has a Premium Transit Corridor overlay.

H. Trails/Bikeways

Unser Boulevard and McMahon Boulevard contain bike lanes and paved multi use trails.

I. Transit

Refer to Transit Agency comments

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 currently zoned SU-1 for C-1. According to the Zoning Code, the SU-1 special use zone “provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design” (Zoning Code §14-16-2-22). A site development plan is required when developing in the SU-1 zoning. The applicant has provided a SPBP request to satisfy this requirement.

The C-1 (Neighborhood Commercial) zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas (Zoning Code §14-16-2-19). In 2012, the City Council adopted an ordinance (Ord.
2012-004) allowing multi-family residential development within a C-1 Zone, subject to
certain location and design requirements. The proposed use is allowed under the existing
zone.

B. Albuquerque / Bernalillo County Comprehensive Plan, Note, Bernalillo County has
not adopted the 2017 Comprehensive Plan

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

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

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The request **further** Policy 5.4.2 **because it will allow the development of a new
service use that will provide employment on the west side.**

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers,
Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where
change is encouraged. [A]

b) Encourage development that expands employment opportunities.

The request **further** Policy 5.6.2 and 5.6.2.b) **because it will allow the development of
a new service use, in an Area of Change, that will provide employment on the west side.**

C. The West Side Strategic Plan (Rank 2)

The subject site is within the Seven Bar Ranch Community of the West Side Strategic
Plan (WSSP). It is not within a designated Community or Neighborhood Center. The
Westside Strategic Plan identifies the McMahon Blvd./Unser Blvd. area adjacent to the
west and southwest of the subject site as a Neighborhood Center. Relevant goals/policies
include the following:

Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map
and described individually in this Plan, shall constitute the existing and future urban
form of the West Side. Communities shall develop with areas of higher density (in
Community and Neighborhood Centers), surrounded by areas of lower density.
Bernalillo County and the City of Albuquerque Planning Commissions shall require
that high density and non-residential development occur within Community and
Neighborhood Centers. Low density residential development (typical 3-5 du/acre
subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is within the Seven Bar Ranch Community of the West Side
Strategic Plan (WSSP). The Westside Strategic Plan identifies the McMahon
Blvd./Unser Blvd. area adjacent to the west and southwest of the subject site as a
Neighborhood Center. The proposed day care center adds an additional
neighborhood scale use that will serve the surrounding community. The request
further policy 1.1.

Policy 1.5: Community and Neighborhood Centers shall be required to provide
pedestrian/ bicycle access to key activity areas. Parking lots shall be carefully
designed to facilitate trail access and pedestrian access between buildings (p. 39).

The proposed development has sidewalk access to Pinnacle Peak drive and Crown
Road, these street connect to the sidewalk and bike and pedestrian trails along
Unser Boulevard and McMahon Boulevard. The request further policy 1.5.

Policy 3.4 (Seven Bar Ranch): Several clusters of neighborhoods will develop within
the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood
Center, so neighborhood commercial, public and quasi-public uses and other uses
appropriate for such centers shall be encouraged. The lowest density single-family
residential development shall not occur within these centers, but must have safe
pedestrian and bicycle access to them.

The McMahon/Unser Neighborhood Center contains non-residential uses and
serves many surrounding subdivisions, such as the Tuscany and Skies West
neighborhoods. The request proposes additional commercial uses in a shopping
center along with pedestrian and bicycle access. The request further WSSP Policy
3.4.

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The SPS shows the subject site and proposed new lot line. The site will take access from
Fineland drive and will be served by an internal loop road. The building setbacks will be
feet in the front, 10 feet on the sides and 10 feet in the rear.

Maximum building height will be 26 feet. The applicant proposes an FAR of .186; staff
suggests that this is very low and would recommend at .3 as an appropriate FAR.

The SPS contains the elements required by §14-16-1-5, ingress and egress, allowed
height, setbacks and FAR or dwellings per acre.

The future sidewalks will be 6 feet in width.

The SPS does not change the underlying zoning.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

The applicant proposes an approximately 10,000 square foot building to house a day care
center.
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.

B. Site Plan Layout / Configuration
The proposed building will be L shaped and located at the northwest corner of the site. The entrance faces southeast towards a patio space and connects to a 10 foot wide sidewalk that connects to the adjacent streets.

The applicant proposes a dumpster located to the east of the building, near the playground. Staff recommends that the applicant work with the Solid Waste Department to find a location further from the playground.

The building will be 20 feet in height and will be setback 30 feet from Crown Road and 90 feet from Pinnacle Peak drive. The C-1 zone allows buildings up to 20 feet in height and requires a front and corner set back of not less five feet.

C. Public Outdoor Space
The site plan shows a 400 square foot patio at the entrance to the building. There are two playground areas for the children at the day care center.

D. Vehicular Access, Circulation and Parking
The site takes access from Pinnacle Peak Drive via 24 foot wide drive aisle.

Parking is provided pursuant to the zoning code, §14-16-3-1, at two spaces plus one additional space for 500 feet of net leasable space for a total of 22 spaces.

E. Pedestrian and Bicycle Access and Circulation, Transit Access
A 5 space bike rack will be provided at the southwest corner of building, §14-13-3-1 requires 1 bike space for each 20 space for each 20 auto spaces, but at least two spaces.
The proposed bike rack will meet this requirement.

F. Walls/Fences
The site plan shows a 6 foot high picket fence surrounding the playground areas and rear of the site. §14-16-3-19 does not limit height for walls and fences in non-residential zones, except with 5 feet of the public right of way. The fence will be 6 feet from the right of way and will comply with the requirements of the zoning code.

G. Lighting and Security
No lighting features are shown.
H. Landscaping

The applicant proposes a mix of low and medium water use plants that are generally successful in the area except for the Quaking Aspen and Colorado Spruce which will not be good choices for the Albuquerque climate and should be replaced.

The landscaping plan does not show square footage calculations; the applicant will update this prior to final DRB sign off and will provide additional plant material if needed to comply with the zoning Code Requirements. Street trees will be required along Crown Road.

I. Grading, Drainage, Utility Plans

The site is relatively flat with a change in slope of 3 feet from southeast to northwest. The applicant proposes a temporary pond to the south of the site. Storm water will be accommodated in this pond and in the existing street infrastructure.

J. Architecture

The proposed building will not be a specific architectural style, but will have articulation on all sides in the form of windows, doors and changes color, material and plane.

K. Signage

The C-1 zone allows signage to coverage up 25% of the façade for facades that are visible from an arterial street. The applicant proposes two 150 square foot signs on the east and south facades, these signs are within the allowed size.

V. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report.

B. Neighborhood/Public

The Villa de Villagio and Tuscany Neighborhoods and the Westside Coalition of Neighborhoods were notified of the request along with property owners within 100 feet of the site.

A facilitated meeting occurred on November 20, 2017. Attendees supported the project.
VI. CONCLUSION

This is a request for a Site Development Plan for Subdivision to separate the subject site from the rest of the site and Site Development Plan for Building Permit to allow the development of a 10,196 square foot daycare center building. Staff recommends approval with conditions.
FINDINGS, Site Development Plan for Subdivision

Project # 1011435, Case # 17EPC-40058

1. This is a request for a Site Development Plan for Subdivision for Tract-A-1 located on Fineland Drive and containing approximately 4.3 acres.

2. The SPS shows the subject and proposed new lot line. The site will take access from Fineland drive and will be served by an internal loop road. The building setbacks will be feet in the front, 10 feet on the sides and 10 feet in the rear.

3. Maximum building height will be 26 feet. The future sidewalks will be 6 feet in width.

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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

   Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

   The request furthers Policy 5.4.2 because it will allow the development of a new service use that will provide employment on the west side.

   Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

   b) Encourage development that expands employment opportunities.

   The request furthers Policy 5.6.2 and 5.6.2.b) because it will allow the development of a new service use, in an Area of Change, that will provide employment on the west side.

5. The subject site is within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP). It is not within a designated Community or Neighborhood Center. The Westside Strategic Plan identifies the McMahon Blvd./Unser Blvd. area adjacent to the west and southwest of the subject site as a Neighborhood Center. Relevant goals/policies include the following:

   Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.
The subject site is within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP). The Westside Strategic Plan identifies the McMahon Blvd./Unser Blvd. area adjacent to the west and southwest of the subject site as a Neighborhood Center. The proposed day care center adds an additional neighborhood scale use that will serve the surrounding community. The request furthers policy 1.1.

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/ bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings (p. 39).

The proposed development has sidewalk access to Pinnacle Peak drive and Crown Road, these street connect to the sidewalk and bike and pedestrian trails along Unser Boulevard and McMahon Boulevard. The request furthers policy 1.5

Policy 3.4 (Seven Bar Ranch): Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses and other uses appropriate for such centers shall be encouraged. The lowest density single-family residential development shall not occur within these centers, but must have safe pedestrian and bicycle access to them.

The McMahon/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as the Tuscany and Skies West neighborhoods. The request proposes additional commercial uses in a shopping center along with pedestrian and bicycle access. The request furthers WSSP Policy 3.4.

6. The Villa de Villagio and Tuscany Neighborhoods and the Westside Coalition of Neighborhoods were notified of the request along with property owners within 100 feet of the site.

   A facilitated meeting occurred on November 20, 2017. Attendees supported the project.

7. The applicant is requesting not delegation of SPBP

RECOMMENDATION

APPROVAL of 17EPC-40058, a request for Site Development Plan for Subdivision for Tract-A-1 located on Fineland Drive and containing approximately 4.3 acres, based on the preceding Findings and subject to the following Conditions of Approval.
CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1011435, Case # 17EPC- 40058

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The applicant proposes an FAR of .186; staff suggests that this is very low and would recommend .3 as an appropriate FAR.

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 # 1011435, Case # 17 EPC40059

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract-A-1 located on and containing approximately 4.3 acres.

2. The request will allow the development of a 10,196 square foot day care building.

3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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

   Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

   The request furthers Policy 5.4.2 because it will allow the development of a new service use that will provide employment on the west side.

   Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

   b) ENCOURAGE development that expands employment opportunities.
The request furthers Policy 5.6.2 and 5.6.2.b) because it will allow the development of a new service use, in an Area of Change, that will provide employment on the west side.

4. The subject site is within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP). It is not within a designated Community or Neighborhood Center. The Westside Strategic Plan identifies the McMahon Blvd./Unser Blvd. area adjacent to the west and southwest of the subject site as a Neighborhood Center. Relevant goals/policies include the following:

Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP). The Westside Strategic Plan identifies the McMahon Blvd./Unser Blvd. area adjacent to the west and southwest of the subject site as a Neighborhood Center. The proposed day care center adds an additional neighborhood scale use that will serve the surrounding community. The request furthers policy 1.1.

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The McMahon/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as the Tuscany and Skies West neighborhoods. The request proposes additional commercial uses in a shopping center along with pedestrian and bicycle access. The request furthers WSSP Policy 3.4.
5. The Villa de Villagio and Tuscany Neighborhoods and the Westside Coalition of Neighborhoods were notified of the request along with property owners within 100 feet of the site.

6. A facilitated meeting occurred on November 20, 2017. Attendees supported the project.

RECOMMENDATION

APPROVAL of 17EPC-40058, a request for Site Development Plan for Subdivision/for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1011435, Case # 17EPC-40059

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. Provide street trees along Crown Road and show these on the SPBP prior to DRB submittal.

4. Replace Quaking Aspen and Blue Spruce with low water species that are appropriate for the Albuquerque climate.

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.

Maggie Gould
Planner
Notice of Decision cc list:
Scott Anderson
Kidz Academy
Affected Neighborhoods
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Long Range Planning

No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Hydrology Development

EPC project # 1011435: Will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.
Hydrology Engineer: Renee Brissette, PE
GENERAL HYDROLOGY CRITERIA:

- Beyond 10’ of a structure, all landscape beds to be depressed below grade. Within 10’, runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on 0.44”-0.1”=0.34” and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpetersen@cabq.gov) or Renee Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
  - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation
• When determining allowable discharge from a site:
  o Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.
  o If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  o If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  o If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  o All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services
1. 17EPC-40058 Site Development Plan for Subdivision
a. No adverse comment pertaining to the proposed subdivision.
2. 17EPC-40059 Site Development Plan for Building Permit
• Identification: UPC – 10110640436110117
a. A utility plan was not supplied with this submittal.
  i. As a condition for approval please submit an Availability Statement request. Requests can be made at the link below:
Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division
Complete/detailed site plan (Pg.A-100) must include all access roadways w/entrance/exit dimensions. Please remove 5’ of West curb at South entrance, for safer back-up clearance for refuse truck. All new/proposed refuse enclosures must be built to COA minimum requirements. 4” sanitary drain noted on “Master Utility Plan”, needs to be indicated on detailed spec. sheet (Pg.A-501)

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor  No
Transit Route  155 from Northwest Transit Center along Coors to a turn around at Gun Club

Current Service/ Stops Nearest stop pair is intersection of Unser and McMahon

Comments  No

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM
facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project.

Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

View of the subject site looking x.
View of the subject site looking Northwest.

Looking east
View of the subject site looking southwest

View looking west along McMahon.
HISTORY
City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 28, 1999

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-98-31

LEGAL DESCRIPTION: SE 1/4 NE 1/4 of Section 2 T11N, R2E NMPM, located on McMahon Boulevard NW between Unser Boulevard and Bandelier Drive, containing approximately 40 acres. (A-11) Russell Brito, Staff Planner

On June 24, 1999 the Environmental Planning Commission voted to approve Z-98-31, a zone map amendment from R-1 to SU-1 for C-1 uses (Parcel A, 11.08 acres), SU-1 for R-2 uses (Parcel B, 15.15 acres), and R-LT (Parcel C, 13.77 acres) for the SE 1/4 NE 1/4 of Section 2 T11N, R2E NMPM based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 to SU-1 for C-1 (11.08 acres), SU-1 for R-2 Uses (15.15 acres), and R-LT (13.77 acres) for the SE 1/4, NE 1/4 of Section 2 T11N, R2E, NMPM. Parcels A, B, and C correspond to the boundaries shown on the map submitted by the applicant with the letter dated March 8, 1999.

2. The request furthers the Goals and policies of the Comprehensive Plan by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles.

3. The request site is partially within the boundaries of the West Side Strategic Plan designated Village Center Core at McMahan and Unser Boulevards, which calls for a mix of uses including commercial. The present R-1 zoning is inappropriate for Village Centers.

4. The request meets the policies and requirements of Resolution 270-1980, the City's policies for zone map change applications including: there are changed community conditions in the area in the form of recent zone map amendments around the intersection of McMahon and Unser Boulevards; and the requested zoning is more advantageous to the community as per the intent of the West Side Strategic Plan.
5. Two proposed amendments to the *West Side Strategic Plan* would partially support the applicant's request if they are adopted in their present, speculative form. Until adopted by the City Council, though, these potentially supporting documents are hypothetical.

6. The applicant has agreed to amend the request as described in Finding #1.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.

2. The subject site shall be replatted to create definite zone boundary lines based on the boundaries of Parcels A, B, and C shown on the map submitted by the applicant with the letter dated March 8, 1999.

3. An integrated site development plan for the SU-1 zoned parcels shall be submitted to the EPC for review and approval within six months of the approval date. Pedestrian connections among the different use of the parcels and to adjacent sites shall be part of the submittal.

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 9, 1999 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department 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 45 days of its filing.
OFFICIAL NOTICE OF DECISION
JUNE 28, 1999
Z-98-31
PAGE 3

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,

[Signature]
Robert R. McCabe, AIA, APA
Planning Director

cc:  Dr. Jeffrey Fine, 401 West End Ave., New York, NY 10024
     Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
     Don Cordova, Paradise Heights Neigh. Assoc., 10534 Steward NW, Albuq. NM 87114
     Lynn Southard-Vargas, Paradise Heights N.A., 4604 Benton NW, Albuq. NM 87114
     Lawrence Weaver, 5901 Paradise Blvd. NW, Albuq. NM 87114
City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1000875 *
03EPC-00503 Zone Map Amendment
03EPC-00504 EPC Site Development Plan-
Amendment to Subdivision

LEGAL DESCRIPTION: for all or a portion of
Tract(s) E, Fineland Development, a zone map
amendment from SU-1 for R-2 to SU-1 for C-1,
located on MCMANON BLVD. NW, between
UNSER BLVD. NW and STONEBRIDGE
DRIVE NW, containing approximately 3 acre(s).
(A-11) Makita Hill, Staff Planner

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1000875/
03EPC 00503, a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-1, for Parcel E,
Fineland Development, located on McMahon Boulevard between Unser Boulevard and Stonebridge
Drive, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-1 for Parcel E,
Fineland Development, located on McMahon Boulevard between Unser Boulevard and Stonebridge
Drive. The site contains approximately 2.73 acres and is currently vacant.

2. The request reflects policies in the West Side Strategic Plan (WSSP) in that the subject site is
located adjacent to an area designated for Low Commercial use by Resolution R-249,
Transportation and Land Use Policies for the Westside McMahon Corridor, and the Attachment A
land use policy map in the WSSP. While the subject site is designated for Medium Density
Residential development, the subject site abuts the southeast corner of McMahon and Unser
(zoned SU-1 for C-2 Uses), the request for SU-1 for C-1 Uses zoning reflects the intent in the
WSSP for a commercial development at the McMahon/Unser intersection.
OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2003
PROJECT #1000875
PAGE 2 OF 4

3. The request is consistent with Policy 1.3 of the WSSP which discourages the development of strip commercial areas and encourages new commercial development to occur in designated neighborhood and community centers (WSSP p. 38).

4. The request is consistent with policies in the Comprehensive Plan in that the proposed SU-1 for C-1 uses will not compromise existing residential areas (Policy d), utilizes vacant land (Policy e), and is proposed within or adjacent to an existing commercial center (Policy j). As the request reflects policies in the WSSP R-249 and Attachment A map for the Westside McMahon Corridor, the request is consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.

5. The request meet the requirements of R-270-1980 in that the request is consistent with policies in the WSSP and the Comprehensive Plan (Section 1.C.), changes in zoning for commercial use have occurred to the north of the subject site, and the request will be more advantageous to the community as articulated by policies in the WSSP and the Comprehensive Plan (Section 1.D.).

6. Due to the proximity of future single-family residential development to the east of the subject site as approved under a site development plan for subdivision by the EPC in August 2003 (Project 1002793 03EPC 01095), staff has concerns regarding the allowance of C-1 permissive and conditional uses on the subject site and the potential impacts of these uses on the future single-family residential area.

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1000875/03EPC 00504, a request for an amendment to an existing site development plan, for Parcel E, Fineland Development, located on McMahon Boulevard between Unser Boulevard and Stonebridge Drive, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for subdivision for Parcel E, Fineland Development, located on McMahon Boulevard between Unser Boulevard and Stonebridge Drive. The site contains approximately 2.73 acres and is currently vacant.

2. The request is made in conjunction with a request for a zone map amendment for the subject site from SU-1 for R-2 to SU-1 for C-1.
OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2003
PROJECT #1000875
PAGE 3 OF 4

3. The request reflects policies in the West Side Strategic Plan (WSSP) in that the subject site is located adjacent to an area designated for commercial use by Resolution R-249, Transportation and Land Use Policies for the Westside McMahon Corridor, and the Attachment A land use policy map in the WSSP. While the subject site is designated for Medium Density Residential development, the abutting proximity of the subject site to the southeast corner of McMahon and Unser (zoned SU-1 for C-2 Uses), the request for SU-1 for C-1 Uses zoning reflects the intent in the WSSP for a commercial development at the McMahon/Unser intersection.

4. The request is also consistent with Policy 1.3 of the WSSP which discourages the development of strip commercial areas and encourages new commercial development to occur in designated neighborhood and community centers (WSSP p. 38).

5. The request is consistent with policies in the Comprehensive Plan in that the proposed SU-1 for C-1 uses will not compromise existing residential areas (Policy d), and is proposed within or adjacent to an existing commercial center (Policy j). As the request reflects policies in the WSSP R-249 and Attachment A map for the Westside McMahon Corridor, the request is consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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. The building height for the subject site shall be limited to 26 feet to blend with future single-family residential development to occur on Parcel F to the east, zoned SU-1 for R-2.

3. Statements in the Site/Building Lighting section of the Design Guidelines shall be revised to reflect the 16-foot light pole standard within 100 feet of a residential zone as stated in Section 14-16-3-9, Area Lighting Regulations, in the City Zoning Code.

4. The applicant shall submit a site development plan for building permit for review to the Environmental Planning Commission.
OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2003
PROJECT #1000875
PAGE 4OF 4

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 3, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4.4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department 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 45 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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Russell Brot
Victor J. Chavez
Planning Director

VJC/MH/ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
    Julia Wilson, Horizon Hills, 5705 Carmen Rd. NW, Albuq. NM 87114
    Jolinda Balmer, Horizon Hills, 10590 Vista Bella Pl. NW, Albuq. NM 87114
ZONING

Please refer to the Zoning Code or referenced Area or Sector Development Plan for specifics.
APPLICATION INFORMATION
City of Albuquerque
DEVELOPMENT/PLAN REVIEW APPLICATION
Updated 4/16/15

SUBDIVISION
— Major subdivision action
— Minor subdivision action
— Vacation
— Variance (Non-Zoning)

ZONING & PLANNING
— Annexation
— Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
— 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
— Street Name Change (Local & Collector)

SITE DEVELOPMENT PLAN
for Subdivision
— for Building Permit
— Administrative Amendment (AA)
— Administrative Approval (DRT, URT, etc.)
— IP Master Development Plan
— Cert. of Appropriateness (LUCC)

STORM DRAINAGE
— 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) Scott Anderson
ADDRESS 7604 Rio Rancho Blvd.
FAX

CITY: Albuquerque, NM
STATE: NM
ZIP: 87120
PHONE: 401-75-75

APPLICANT: Kidz Academy Preschool LLC
ADDRESS 2485 Violeta CR SE
FAX

PHONE: 505-773-1300
EMAIL: kidzacademystato@gmail.com

DESCRIPTION OF REQUEST: Site Plan for Building Permit 10,144+/- SF

Preschool

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. A-1
Subdivision/STBA: Fineland Development
Existing Zoning: SU-1 for C-1 Proposed zoning: SU-1 for C-1
Zone Atlas page(s): A-11
MRGCD Map No 1011060404G 10011017

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB, AZ-Z, V-, S, etc.):

CASE INFORMATION:
Within city limits? Yes
Within 1000 FT of a landfill?
No. of existing lots: 1
No. of proposed lots: 2
Total site area (acres):
LOCATION OF PROPERTY BY STREETS: On or Near: Grounds Dr and Fineland Dr NW (SW corner)
Between: and
Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT)
Review Date:

SIGNATURE
(Print Name) Scott Anderson
DATE 11/17

(For Official Use Only)
Revised: 11/2014

Application case numbers
DEPC 40008
DEPC 40008G

Action
S.F.
Fees

$355.00
$50.00
$75.00
$355.00
$355.00

Total
$855.00

Hearing date:
December 11, 2017

Staff signature & Date
11-2-17
Project #: 10110343
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"
- 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
  - 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"
- 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.
  - 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:
- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- 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)
- Registered engineer or architect's stamp on the Site Development Plans
- 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"
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
- DBR signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
- DBR 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 denial of action.

[Signature]
Applicant name (print)
Applicant signature / date

Form revised November 2010

[Signature]
Planner signature / date

[Project #]
10/14/35
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Scott Anderson     DATE OF REQUEST: 11/1/17    ZONE ATLAS PAGE(S): A-11

CURRENT:
- ZONING: Su-1 For c1
- PARCEL SIZE (AC/SQ. FT.): 54,996 SF

REQUESTED CITY ACTION(S):
- ANNEXATION [ ]
- ZONE CHANGE [ ]: From ________ To ________
- SECTOR, AREA, FAC, COMP PLAN [ ]
- AMENDMENT (Map/Text) [ ]

PROPOSED DEVELOPMENT:
- NO CONSTRUCTION/DEVELOPMENT [ ]
- NEW CONSTRUCTION [x]
- EXPANSION OF EXISTING DEVELOPMENT [ ]

LEGAL DESCRIPTION:
- LOT OR TRACT #: A1
- BLOCK #: ________
- SUBDIVISION NAME: Fineland

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

GENERAL DESCRIPTION OF ACTION:
- # OF UNITS: 1
- BUILDING SIZE: 10,214 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE: ___________________________ DATE: 11/1/17

(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 [x] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [x] 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.

Traffic Engineer: ___________________________ DATE: 11-02-17

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

Revised January 20, 2011
October 5, 2017

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Kidz Academy with regard to a site plan for building permit Amendment to Lot A1, Fineland Development.

If you have any questions or need additional information, please feel free to contact me at 505-881-0900.

Sincerely,

[Signature]

Jack Clifford, Managing Member
McMahon Tenancy in Common.
October 5, 2017

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Kidz Academy with regards to a site plan for building permit Amendment to Lot A1, Fineland Development Subdivision, and site plan for subdivision.

If you have any questions or need additional information, please feel free to contact me at 505-681-7812.

Sincerely,

[Signature]

Keith Griego, Managing Member
Kidz Academy LLC
November 1, 2017

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Site Development Plan for Permit
Site Development Plan for Subdivision
Kidz Academy daycare center
SW Corner of Fineland Drive NW and Crown Road NW
Zone Atlas page A11

Dear Chairperson Hudson:

Scott Anderson agent for Kidz Academy requests approval of a Site Plan for Building Permit and a Site Development Plan for Subdivision for the above referenced site.

Site location and history
The project site is located at the Southwest corner of Fineland Drive NW and Crown Road NW and consists of approximately 78,978 SF (1.8131 AC). The site is bordered on the north by vacant land zoned SU-1 for mixed uses (townhouse) and SU-1 for mixed uses (commercial), on the east by Fineland Drive NW and a senior housing development, and to the south by McMahon Blvd NW.

Site Orientation and Pedestrian Circulation
The front of the building will face McMahon Blvd NW. New pedestrian accessibility in the form of a sidewalk running along the northern boundary (Crown Rd) and eastern boundary (Fineland Drive) connecting the existing sidewalk to Unser and to McMahon is proposed. Vehicular access to the site will be from two points off of Fineland Drive NW on the east.

Traffic Impact and On-Site Parking
The proposed site plan meets the parking required for the proposed Kidz Academy daycare center. Handicap parking and motorcycle parking are provided in accordance with the Zone Code requirements.

Drainage and Landscaping
The site is currently undeveloped and bound by Unser Boulevard to the west, Pinnacle Peak Court to the east and Crown Road to the north. Topography slopes from northwest to southeast which convey drainage runoff to Pinnacle Peak Road. The site will be graded to accommodate the proposed structure and associated parking facilities with flows from parking areas being conveyed to the landscape areas. A private storm drain inlet in the eastern drive access will feed the first flush to a landscape basin. The discharge then flows to Pinnacle Peak Road in accordance with the Master Drainage Study for the Unser McMahon Area which allows free discharge into the storm drain system.

The landscape plan provides site landscaping that meets the landscape requirements of the City of Albuquerque and Unser / McMahon Village Center North design standards. Landscape buffers are designed to meet the requirements of the City Zoning Code.
Plantings shown on the plan will serve as a landscape buffer for the adjacent neighborhood from the increased intensity on the subject site. Plants shown on the plan are low to medium water use, thereby promoting water conservation while creating an attractively landscaped site.

Elevations and Signage
The proposed elevations for the Kidz Academy have a variety of gabled ends and wall heights, stucco, cultured stone, exposed wood and an exposed aluminum glazing system. The main entry to the building is highlighted with a cultured stone façade and gabled end. A blue metal roof over the whole facility works to further enhance the building’s appearance.

Unser Boulevard Design Overlay Zone
The Unser Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County Line. The Overlay Zone regulations apply to all non-residential zones allowing for off-premise signs. In the case where the underlying zone’s sign restrictions differ from those of the Overlay Zone, the more restrictive shall apply.

The signage on the proposes Site Development Plan for Building Permit was crafted using the guidelines specified in the Unser Boulevard Design Overlay Zone. There is no off-premise signs proposed and the number of signs proposed does not exceed the number allowed, based on specifications in 2.b.1 and 2.b.2. Size and height criteria have also been adhered to and elevations of proposed signs are included with this submittal.

Summary
We are requesting approval of the proposed Site Development Plan for Building Permit and Site Plan for Subdivision to allow for the construction of Kidz Academy daycare center. The proposed project furthers numerous policies of applicable plans and also provides for an increase in services and employment opportunities for area residents. If you have any questions or need additional information regarding this project, please do not hesitate to contact me.

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects
NOTIFICATION &
NEIGHBORHOOD INFORMATION
Scott,

Good afternoon. See list of affected neighborhood associations and coalition of neighborhood associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuscany NA</td>
<td>Harry</td>
<td>Hendriksen</td>
<td>10592 Rio Del Sole Court NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>5058794995</td>
<td>5058903481</td>
<td><a href="mailto:hihen@comcast.net">hihen@comcast.net</a></td>
</tr>
<tr>
<td>Tuscany NA</td>
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<td>5058390893</td>
<td><a href="mailto:jfworrall@comcast.net">jfworrall@comcast.net</a></td>
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Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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November 1, 2017

RE: Site Development Plan for Permit
    Site Development Plan for Subdivision
    Zone Atlas page A11

To whom it may concern:

This letter is to inform you that application for Site Development Plan for Building Permit and a Site Development Plan for Subdivision will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about October 31, 2017. The City’s review process will take a minimum of 30 days (from the postmarked date of this letter), and a hearing will be held on December 14, 2017 at 8:30AM in the lower level hearing room of 600 2nd St. NW. A copy of the Planning Department’s EPC Information Sheet is enclosed to help you better understand this process.

The specifics of the project are as follows:

- The legal description is Parcel A-1, of the Fineland Development Subdivision.
- A 10,214 SF +/- daycare center is proposed.
- A subdivision of the existing tract is being requested.
- One additional street access points/ drive cuts are being requested.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov or by phone at 505 768-4712 or 505 768-4660. A facilitated meeting request must be received by ADR by November 11, 2017

If you have any questions about this proposal, please feel free to call me at 505 401-7575.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Current Planning Division, at 942-3860. They can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Respectfully,

Scott C. Anderson AIA
Principal
Scott C. Anderson & Associates Architects
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<th>Address</th>
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RAEL ERIC & LAURIE
353 TERRAINE AVE
LONG BEACH CA 90814

REINA LUDMILA
10839 PIZZO DR NW
ALBUQUERQUE NM 87114-5293

TRUSCIO FELICIE
10840 PIZZO DR NW
ALBUQUERQUE NM 87114

CAPITAL ADVANTAGE LLC
8220 SAN PEDRO NE SUITE 500
ALBUQUERQUE NM 87113-2476

MAK REALTYMEDTECH HOLDINGS LLC
C/O WALGREEN CO ATTN: TAX DEPT
P O BOX 901
DEERFIELD IL 60015-0901

STUART ANDERSON PROPERTIES LLC
140 LAKESIDE AVE SUITE A
SEATTLE WA 98122-6538

ALEXANDER SAMUELS REALTY GROUP
LLC
92 MARK DR
HAWTHORN IL 60047

JMD-MCMAHON LLC
2325 SAN PEDRO DR NE SUITE 2-A
ALBUQUERQUE NM 87110-4121

JMD-MCMAHON LLC
2325 SAN PEDRO NE SUITE 2-A
ALBUQUERQUE NM 87110

CVS PHARMACY INC
1 CVS DR
WOONSOCKET RI 02895

GUARDIAN STORAGE II LLC
7501 HOLLY AVE NE
ALBUQUERQUE NM 87113-1991

JMD MCMAHON LLC
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ALBUQUERQUE NM 87110
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Sent To: KOPPENHAUER, RITA R, NM 87114

Albuquerque, NM 87114

PS Form 3800, April 2015
See Reverse for Instructions
### U.S. Postal Service CERTIFIED MAIL® RECEIPT

#### Domestic Mail Only

For delivery information, visit our website at www.usps.com*

**ALBUQUERQUE, NM 87114**

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**Total Postage and Fees** $3.84

*PS Form 3600, April 2015 PSN 7503-02-000-9047 See Reverse for Instructions*

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#### Domestic Mail Only

For delivery information, visit our website at www.usps.com*

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- [Name and Address]

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November 1, 2017

RE: Site Development Plan for Permit
    Site Development Plan for Subdivision
    Zone Atlas page A11

Gerald Worrall
Westside Coalition of Neighborhood Associations
1039 Pinatubo Place NW
Albuquerque, NM 87120

This letter is to inform you that application for Site Development Plan for Building Permit and a Site Development Plan for Subdivision will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about October 31, 2017. The City’s review process will take a minimum of 30 days (from the postmarked date of this letter), and a hearing will be held on December 14, 2017 at 8:30AM in the lower level hearing room of 600 2nd St. NW. A copy of the Planning Department’s EPC Information Sheet is enclosed to help you better understand this process.

The specifics of the project are as follows:

- The legal description is Parcel A-1, of the Fineland Development Subdivision.
- A 10,214 SF +/- daycare center is proposed.
- A subdivision of the existing tract is being requested.
- One additional street access points/ drive cuts are being requested.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stiplett@cabq.gov or by phone at 505 768-4712 or 505 768-4660. A facilitated meeting request must be received by ADR by November 11, 2017.

If you have any questions about this proposal, please feel free to call me at 505 401-7575.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Current Planning Division, at 942-3860. They can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Respectfully,

Scott C. Anderson AIA
Principal
Scott C. Anderson & Associates Architects

Kidz Academy daycare center, Site Plan for Building Permit
CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

Project #: 1011435 17EPC40058/59
Property Description/Address: SW Corner of Fineland Dr. NW and Crown Rd. NW

Date Submitted: November 22, 2017
Submitted By: David Gold

Meeting Date/Time: November 20, 2017, 6:05-6:30 PM
Meeting Location: NW Area Substation
Facilitator: Philip Crump
Co-facilitator: David Gold

Parties:
   Applicant
   o Kidz Academy

Neighborhood Associations/Interested Parties:
   o Tuscany NA (TNA)
   o West Side Coalition of NA’s (WSCONA)

Meeting Summary:
The Applicant seeks approvals for a Site Development Plan and Site Development Plan for Subdivision. The project is a before and after school program for pre-k and older children.

The tone of the meeting was very positive and the project was supported by attendees and representative associations.

Outcome:
- Areas of Agreement
  o Attendees, the Tuscany NH and WSCONA support the project.
- Unresolved Issues & Concerns
  o None
- Suggested Alternatives
  o None

Meeting Specifics – Overview of Project

1) General
   a) The Applicant seeks approvals for a Site Development Plan and Site Development Plan for Subdivision.
   b) The project is a before and after school program for pre-k and older children.
   c) The project is located at the SW Corner of Fineland Dr. NW and Crown Rd. NW.

2) Operation
   a) The site is ~55,000 sq ft.
b) The building will be 10,000 sq ft.
c) Landscaping will be another 21,000 sq ft.
d) There will be two playgrounds:
   1. A 2000 sq ft one on the west side for Pre-K.
   2. An 1800 sq ft one on the east side for older children.
e) The access will be from Fineland on the east.
f) The school will have up to 150 children.
g) The school will have two 14 passenger buses to drop children off.
h) Projected opening will be Fall of 2019.

Meeting Specifics – Questions from Neighbors

3) **Traffic Light**
   a) Attendees discussed the traffic light that will be active on McMahon and Fineland in early December.

4) **Proximity to Walgreen’s**
   a) An attendee was concerned that the school was within 500’ of alcohol sales at Walgreen’s.
   b) The Applicant stated they thought the issue was only if alcohol sales wanted to move within 500’ of a school, not the reverse.
   c) They do not view it as an issue.

5) **Intended Hours of Operation**
   a) The Applicant was asked about hours of operation.
   b) The current plan is 6:30AM-6PM, Monday-Friday. The Applicant is also considering later hours for nurse and others who work later shifts.

6) **Traffic Impact**
   a) The Applicant was asked about traffic congestion due to drop-offs/pickups.
   b) He replied that he owned another school in Oregon. Typically parents drop off children at different times, so it shouldn’t be an issue. He expects no more than eight drop-offs/pickups at one time.

7) **Support for the Project**
   a) The attendees at the meeting supported the project.
   b) TNA and WSCONA also support the project.

Next Steps: None
Action Plan: None
Action Items: None
Application Hearing Details:
CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

1. A hearing is scheduled for Thursday December 14, 2017 before the Environmental Planning Commission.

2. Hearing Time:
   a. The Commission will begin hearing applications at 8:30 a.m.
   b. The actual time this application will be heard by the Commission will depend on the Applicant’s position on the Commission’s schedule

3. Hearing Process:
   a. Comments from facilitated meetings will go into a report, which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.

4. Resident Participation at Hearing:
   Written comments must be received by 9:00 am Monday December 4th to be included in the planner’s report, and may be sent to:
   Maggie Gould  mgould@cabq.gov
   600 2nd St., 3rd floor, Albuquerque, NM, 87102
   OR
   Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Neighbors
Cherylk Hamel  Crestview NA
Angela Arviso  Tuscany NA
Anne Nelson   Tuscany NA
Harry & Frankie Hendriksen  Tuscany NA
Janelle Johnson  Tuscany NA
Janice Bauer   Tuscany NA
Mary Lou Lopez  Tuscany NA
Melissa Heacock  Tuscany NA
Ropbert Wayne  Tuscany NA
Ruben Hernandez  Tuscany NA
Sheila Pope    Tuscany NA
William Patterson  Tuscany NA

Applicant and Representatives
Scott Anderson  Kidz Academy
Juan Quezada   Kidz Academy
Keith Griego    Kidz Academy
SITE PLAN REDUCTIONS