



# Environmental Planning Commission

Agenda Number: 03  
Project Number: 1007776  
Case #: 15EPC-40075, 40076  
February 11, 2016

## Staff Report

<b>Agent</b>	Cherry/See/Reames Architects, PC
<b>Applicant</b>	Albuquerque Christian Children's Home
<b>Request</b>	<b>Zone Map Amendment (Zone Change), Site Development Plan for Building Permit Amendment</b>
<b>Legal Description</b>	Tract A-1 Lands of Albuquerque Christian Children's Home, Tract A-1 Albuquerque Christian Children's Home being a replat of tract A, lands of Albuquerque Christian Children's Home
<b>Location</b>	On Winter Haven Rd, between Montano Plaza Dr. and Montano Rd.
<b>Size</b>	Approximately 5.9 Acres
<b>Existing Zoning</b>	SU-1 for RA-1 and WTF & SU-1 for Children's Home and WTF
<b>Proposed Zoning</b>	SU-1 for Children's Home and WTF

**Staff Recommendation**

**APPROVAL** of Case #15EPC-40075 based on the Findings beginning on Page # 17, and subject to the Conditions of Approval beginning on Page # 22.

**APPROVAL** of Case #15EPC-40076 based on the Findings beginning on Page # 22, and subject to the Conditions of Approval beginning on Page # 26.

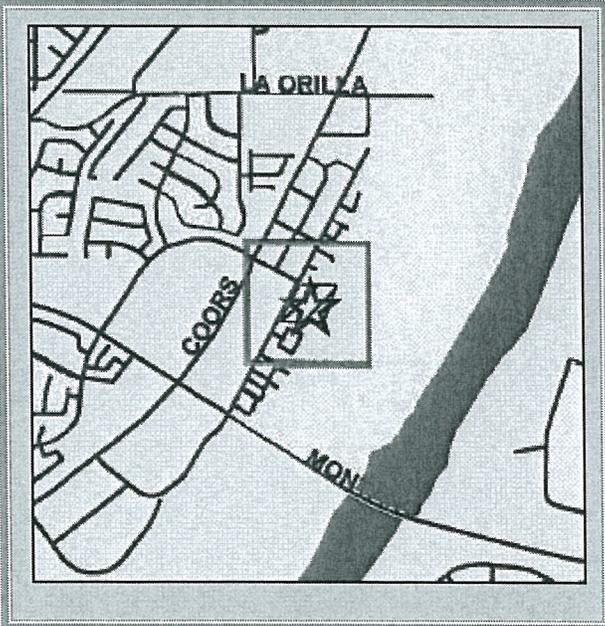
**Staff Planner**  
**Vicente M. Quevedo**

**Summary of Analysis**

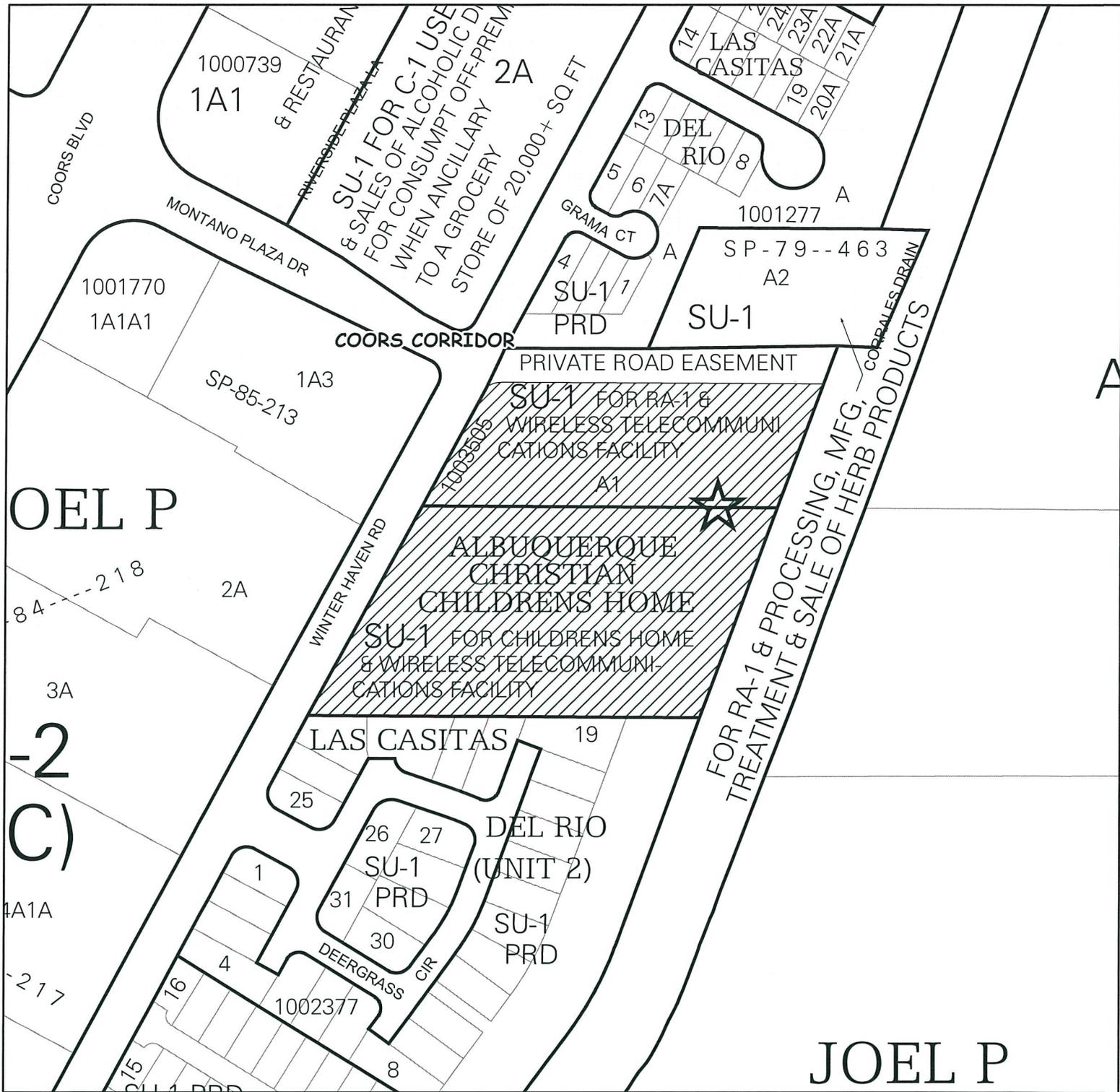
This is a request for a Zone Map Amendment (Zone Change) from SU-1 for RA-1 and Wireless Telecommunication Facility (WTF) to SU-1 for Children's Home and WTF and a Site Development Plan for Building Permit Amendment for an approximately 5.9 acre site located on Winter Haven Rd. between Montano Plaza Dr. and Montano Rd.

The subject site is located within the Developing Urban Area of the Comprehensive Plan as well as within the boundaries of the West Side Strategic Plan and Coors Corridor Plan.

The applicant has adequately justified the zone change request pursuant to the requirements of R270-1980 and submitted a site development plan for building permit in accordance with the requirements of the Zoning Code. There is no known neighborhood opposition to this request as of the writing of this report. Staff is recommending approval of both requests subject to conditions as outlined in the staff report.



City Departments and other interested agencies reviewed this application from 01/04/2016 to 01/15/2016. Agency comments used in the preparation of this report begin on Page # 30.



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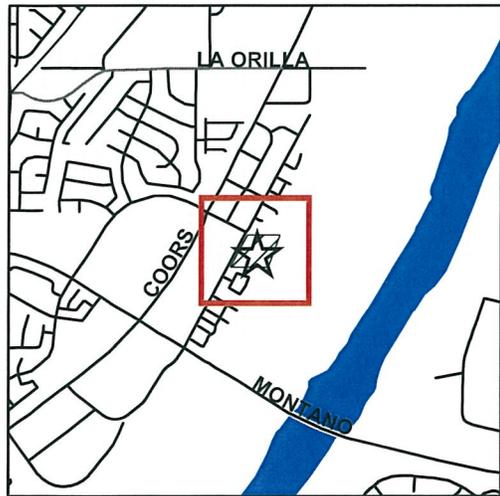
### ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:  
1007776  
Hearing Date:  
02/11/2016  
Zone Map Page: E-12  
Additional Case Numbers:  
15EPC-40075 & 40076



## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

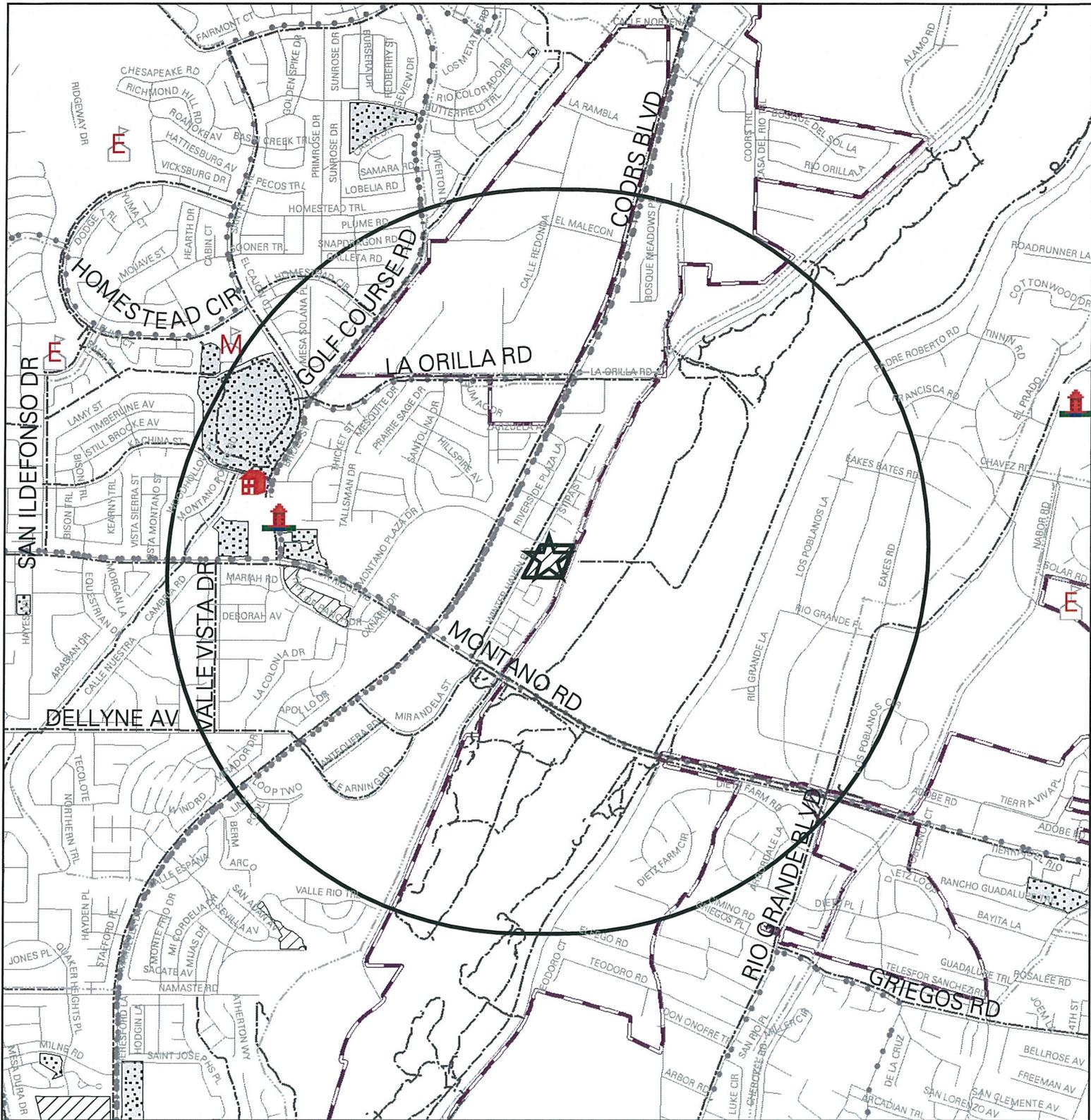
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned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



1 inch = 200 feet

**Project Number:**  
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**Zone Map Page: E-12**  
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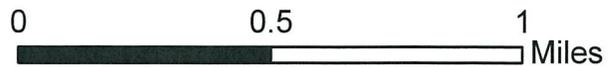


## Public Facilities Map with One-Mile Buffer



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

Project Number: 1007776



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for RA-1 and WTF & SU-1 for Children’s Home and WTF	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Multi-family Residential, Vacant
<b>North</b>	SU-1 for RA-1, SU-1 for PRD	Same	Single Family Residential
<b>South</b>	SU-1 for PDA	Same	Single Family Residential
<b>East</b>	Drainage / Unincorporated A-1	Developing Urban; Coors Corridor Plan	Commercial Retail
<b>West</b>	C-2 (SC), SU-1 for C-1 Uses & Off-Premise Consumption	Same	Drainage / Flood Control, Parks and Recreation

**II. INTRODUCTION**

**Proposal**

This is a request for a Zone Map Amendment (Zone Change) from SU-1 for RA-1 and Wireless Telecommunication Facility (WTF) to SU-1 for Children’s Home and WTF and a Site Development Plan for Building Permit Amendment for an approximately 5.9 acre site located on Winter Haven Rd. between Montano Plaza Dr. and Montano Rd.

An existing zoning line currently bisects the subject site with the northern portion zoned as SU-1 for RA-1 and WTF and the southern portion zoned SU-1 for Children’s Home and WTF. The intent of the requested zone change is to consolidate the zoning for the entire subject to SU-1 for Children’s Home and WTF.

In addition to consolidating the zoning for the subject site, the applicant intends to construct additional cottages on the southern end of the subject site in order to allow for expansion of their current operations as a long-term foster care center ([www.acch4kids.org/about/history/](http://www.acch4kids.org/about/history/)). The additional cottages are proposed to be developed in two separate phases which are reflected on the Site Development Plan for Building Permit Amendment.

**EPC Role**

The EPC is hearing this case because the EPC has the authority to hear all zone map amendments (zone change) and associated site development plans for building permit for SU-1 Special Use zoned sites, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and

14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

### ***History/Background***

Planning Department archival records indicate that the earliest documentation for the subject site is found in the October 1972 Bernalillo County Zoning Atlas Map. The map indicates that as of this date, the county issued a Special Use Permit for a children's home on the subject site. The earliest record indicating that the subject site had been annexed into the City is recorded in the July 10, 2003 City of Albuquerque Zone Atlas.

There are no additional records in the Planning Department archives indicating when the separate zoning designations on the subject site were established. The applicant requested an administrative amendment for the subject site to develop a new storage building in 2009 at which time an as-built site development plan for building permit was submitted and approved on May 8, 2009 (1007776, 09AA-10054). Prior to 2009, no additional site development plan for building permit sets appear in the Planning Department archives.

### ***Context***

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and Coors Corridor Plan. The northern portion of the subject site is currently vacant. The subject site's SU-1 zoning designations are surrounded by single-family and commercial retail uses and is bordered on its east boundary by the Lower Corrales Riverside Drain.

### ***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 Coors Blvd. & Montano Rd. as Regional Principal Arterials.

The LRRS designates Montano Plaza Dr. & Winter Haven Rd. as Local Streets.

### ***Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates Coors Blvd. & Montano Rd. as Major Transit Corridors. The intent of Major Transit Corridors is to optimize public transit and move large numbers of people in a very timely and efficient manner.

### ***Trails/Bikeways***

Coors Blvd., Montano Rd. and Winter Haven Rd. each contain an existing designated bicycle lane. A portion of Winter Haven Rd. north of the subject site is also contains a designated bicycle route. The Pueblo Montañño paved multiple use trail is located along the eastern edge of the Lower Corrales Riverside Drain east of the subject site.

***Transit***

Route #760, Rapid Ride Blue Line, Route # 155 Coors Route and Route # 96 Crosstown commuter pass near the site on Coors. Blvd.

***Public Facilities/Community Services***

There are developed city parks, a community center, fire station and an undeveloped city park within a one mile radius of the subject site. Please refer to the Public Facilities map ahead of this report for more details regarding public facilities and community services.

**III. ANALYSIS**

***APPLICABLE ORDINANCES, PLANS AND POLICIES***

***Albuquerque Comprehensive Zoning Code***

The northern portion of the subject site is currently zoned SU-1 for RA-1 and WTF and the southern portion is zoned SU-1 for Children's Home and WTF. The intent of the requested zone change is to consolidate the zoning for the entire subject to SU-1 for Children's Home and WTF.

Following the consolidation of zoning for the subject site, the applicant intends to construct additional cottages on the northern vacant portion of the subject site in order to allow for expansion of their current operations as a licensed foster care center. The proposed use for the subject site is permissive per the requested zoning designation. An associated amendment to the 2009 approved site development plan for building permit has been submitted by the applicant to fulfill the SU-1 Special Use zoning designation requirements of the Zoning Code.

***Definitions (if applicable)***

***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 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 citing for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

***SU-1 SPECIAL USE ZONE.*** This 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. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan.

***Albuquerque / Bernalillo County Comprehensive Plan (Rank I)***

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

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The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

*Staff agrees that the zoning consolidation and proposed development on the subject site is appropriately located, is of the appropriate intensity, and that the design respects existing neighborhood values as well as existing surrounding scenic resources. The request furthers Policy II.B.5.d.*

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

*Staff agrees that the northern portion of the subject site is vacant, there are existing urban facilities and services on the subject site, and the integrity of nearby existing neighborhoods will be ensured. The request furthers policy II.B.5.e.*

Policy II.B.5.g.: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

*The development has historically been designed to conform to the topographical features of the subject site which is adjacent to the Lower Corrales Riverside Drain. There is a pedestrian bridge on the east side of the subject site which directly connects to the Pueblo Montañño paved multiple use trail along the east side of the Lower Corrales Riverside Drain. The request furthers Policy II.B.5.g.*

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*While the requested use for the zone change is residential in nature and not considered an employment or service use, the requested use will be sited to minimize adverse effects of noise, and traffic on residential environments through the inclusion of appropriate buffers and an existing CMU wall along the southern and western boundary of the subject site. Therefore, the request partially furthers Policy II.B.5.i.*

Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*This policy does not apply to this request as the subject site is not adjacent to an arterial street.*

Water Management: The goal is efficient water management and use.

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Policy II.D.2.b.: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

***The applicant is proposing to construct a new retention pond at the southeast corner of the subject site. Additionally, the subject site does not contain a large amount of impervious surface. Therefore, the request furthers Policy II.D.2.b.***

Transportation & Transit: The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.D.4.d.: The frequency of driveways along principle and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principle arterials, and one or two drives per 200 feet on minor arterials.

***This policy does not apply to the request as the subject site is not adjacent to a principal or minor arterial street.***

***Additional policies that apply to the requested action not addressed by the applicant:***

### ***West Side Strategic Plan (Rank II)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 (Amended 2002) to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The WSSP is based on a "Community Concept" and each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit.

The subject site is located within the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south. Applicable Taylor Ranch Community policies include:

WSSP Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

***Since the requested zone change would facilitate future growth in Taylor Ranch, a location efficient for receiving City services, the request furthers WSSP Policy 3.12.***

WSSP Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

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*The site development for building permit amendment for this submittal is sensitive to the requirements of the view and height restrictions. Therefore, the request furthers WSSP Policy 3.15.*

WSSP Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

*The request will result in modest, low impact expansion of the existing Albuquerque Christian Children's Home operations and will not negatively impact existing open space areas along the Bosque and thus demonstrates sensitivity to the preservation of the surrounding natural environment. The request furthers WSSP Policy 3.18.*

### **Coors Corridor Plan (Rank III)**

The subject site lies within the boundaries of the Coors Corridor Plan (CCP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003. The CCP provides policy and design standards for development within the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 106). The following CCP policies apply to the request:

#### *ISSUE 3-LAND USE AND INTENSITY OF DEVELOPMENT*

Policy 3-Recommended Land Use (p. 67): The CCP recommends land uses which are identified on the following maps. The maps specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide development in the Plan area.

*The CCP recommended land use for the subject site is mixed use. The CCP also recommends requiring that new development comply with design guidelines and requiring that the Bosque, floodplain and open space areas be preserved. The request furthers CCP Policy 3.*

Policy 7- Cluster Design (p. 80): Cluster design for development of residential, commercial and industrial structures shall be encouraged.

*The proposed site layout is clustered. Clustering allows for more open space and better preservation of views throughout the proposed layout. The request furthers CCP Policy 7.*

Policy 8-Buffer Strip (p. 81): A 100 foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

*The site development plan for building permit shows the required CCP 100 ft. buffer from the Corrales Riverside Drain and a note indicating compliance with this CCP requirement. While there is existing development within the identified buffer, this development pre-dates the adoption of the CCP. Therefore, the request partially furthers CCP Policy 8.*

*ISSUE 4-VISUAL IMPRESSIONS AND URBAN DESIGN OVERLAY ZONE*

*4.a. General Policies*

4.a.policy 3 (p. 86): New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

*The additional cottages proposed with this request are compatible with preserving views within regard to the natural landscape as well as the nearby built environment. The request furthers CCP 4.a.policy3.*

*4.b. Site Planning and Architecture*

4.b.policy 2.A.1. (p. 89): There shall be a minimum front yard setback of 35 feet from the right-of-way in Segments 3 & 4.

*All existing and future proposed development on the subject site complies with the 35 foot front yard setback requirement. The request furthers CCP 4.b.policy2.A.1.*

4.b.policy 2.B.1.(p. 89): Buildings and structures shall not exceed the height limitations in the underlying zone.

*The proposed zoning for the entire subject site is SU-1 for Children's Home and WTF. The existing buildings on the subject site are of an approximate maximum building height of 19'. The proposed cottages will be at a maximum building height of 18' 6". Due to the fact that the subject site is site plan controlled and the proposed buildings will not exceed the maximum height of the existing building, the request furthers CCP 4.b.policy2.B.1.*

4.b.policy 4.A.1. (p. 92): Landscape design should be consistent throughout a development. Unrelated and/or random choice or placement of plan materials should be avoided.

*The future proposed landscaping outlined on the landscape plan will be consistent with the existing landscaping on the subject site. The request furthers CCP 4.b.policy4.A.1.*

4.b.policy 5 (p. 94): Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

*The majority of the existing off-street parking facilities are generally located to the rear of each existing buildings where possible, and the street frontages are devoted to building architecture and landscaping along Winter Haven Rd. The request furthers CCP 4.b.policy5.*

4.b.policy.10.A.1. (p. 99): Each phase of a phased development shall attain a visual completeness. Temporary barriers or walls shall be painted and trimmed to complement the permanent construction.

*The future cottages proposed for the subject site will be developed in two phases. The applicant has stated that each cottage will attain a visual completeness by incorporating a similar design and style as the existing cottages on the subject site. No temporary barriers or walls are proposed. Therefore, the request further CCP 4.b.policy10.A.1.*

### **CCP View Preservation Regulations**

#### **Regulations**

The CCP view preservation regulations apply to sites located in Segments 3 and 4 of the Coors Corridor, on the eastern side of the roadway (p. 103-110). The subject site is located in Segment 3 so the view preservation regulations apply.

The CCP views preservation regulations read as follows (Policy 4.c.1.b.1, p. 109).

*“In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from 4 ft. above the east edge of the roadway.”;*

*“Also, in no event will more than one-third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.”*

In order to demonstrate areas of compliance and non-compliance with the view preservation regulations of the CCP, an 8.5 x 11 diagram has been included on page 4 of the applicant’s project narrative that contains elevations and building heights as required by the CCP. Staff recommends that this diagram be included on Sheet # A101, Sheet 5 of the site development plan for building permit amendment set.

The CCP regulations require building pad elevations to be at least 10 feet below the grade of Coors Blvd. within segment 3 (the grade elevation of Coors Blvd. varies as you travel northbound along the roadway). The view plane toward the Sandia Mountains is next established by adding 4 feet to this elevation and a siting line is also established at a 45 degree angle looking toward the mountains. Once this has been established, one third of the building height is then calculated and this becomes the maximum view plane threshold above which a building height is not permitted to penetrate. In addition, not more than 50 percent of the view area for any parcel shall be obscured by the bulk of the buildings placed on the parcel.

In order to demonstrate whether or not the proposed cottages meet the CCP view plane requirements, the applicant has indicated that the view plane for the subject site is 5,013 feet. This means that the maximum height of the proposed building cannot exceed 5,013 feet threshold as established by the CCP requirements.

The pad site elevation for the subject site is 4,981 feet. When the maximum proposed building height of 18.6 feet is added to the pad site elevation of 4,981 feet the total maximum height is 4,999.5 feet which does not exceed the 5,013 foot height threshold established by the CCP requirements.

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

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

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

***Analysis of Applicant's Justification***

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

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

*The proposed zone change is consistent with the health, safety, morals, and welfare of the City and the proposal will make the zoning consistent within a single lot.*

***Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and will be site plan controlled.***

- 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 requested change of zone will allow for expansion of operations for an organization that has been stable for the past 45 years.*

***The intent of the requested change of zone is to consolidate the zoning and land uses for the subject site. Therefore, stability of land use and zoning will be achieved with this request.***

- 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 Applicable Ordinances, Plans and Policies section beginning on page 4 of this report. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.***

- 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.

*Expansion of the existing uses for the southern portion of the site to the northern portion of the site is more advantageous to the community and will create more coherency for the subject site's uses.*

***Staff agrees that the requested zoning designation for the northern portion of the subject site is more advantageous to the community because it furthers a preponderance of Comprehensive Plan and other City plans, and the request fulfills a public need for foster children services.***

- 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 subject site will be site plan controlled. These controls include public input to ensure that the proposed change of zone will not result in a development that is harmful to adjacent property, the neighborhood or the community.*

***The requested residential uses for the northern portion of the subject site will match the existing uses on the southern portion of the subject site. Additionally, the subject site is surrounded on the north and south by single family residential and more intense commercial retail uses to the west. Therefore, the proposed change of zone will not be harmful to adjacent property, the neighborhood or the community.***

- 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 project will not require any major and unprogrammed capital expenditures by the City.*

***Staff agrees that the request would not require major or un-programmed capital expenditures by the City.***

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

*Albuquerque Christian Children's Home already owns the subject site.*

***Staff agrees that the cost of land and other economic considerations are not the sole determining factor for the request.***

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

*Not applicable. Winter Haven Rd. is not a collector or major street.*

***The subject site is not located on a collector or major street. Winter Haven Rd. is designated a local street by the Mid Region Council of Government's Long Range Roadway System map.***

- 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 zoning of the portion of the subject site to the south of the parcel is identical to the zoning requested for the entire site.*

***The request does not constitute a spot zone because the intent of the requested change of zone is to consolidate the zoning and land uses for the entire subject site. The requested uses for the northern portion of the subject site already exist on the southern portion of the site.***

- 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.

*The zoning of the portion of the subject site to the south of the parcel is identical to the zoning requested for the entire site.*

***The request does not constitute strip zoning because the requested zone is not commercial.***

## ***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT***

### ***Request***

The applicant is requesting EPC approval of an amendment to an existing as-built site development plan for building permit for an approximately 5.9 acre site located on Winter Haven Rd. between Montano Plaza Dr. and Montano Rd.

The applicant intends to construct two additional cottages at the southern end of the subject site in order to allow for expansion of their current operations as a licensed foster care center. The additional cottages are proposed to be developed in two separate phases.

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." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of governing city plans and the Comprehensive Zoning Code.

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

The subject site is accessed via a single ingress and egress point off of Winter Haven Rd. A private 20' gravel driveway runs around the center of the subject site. The gravel driveway provides access to three cottage group homes along the west edge of the subject site with outdoor sports courts and play areas centrally located. The Vo-tech Building and Administration Building are located along the eastern edge of the subject site. Two new phased additional cottages style developments are proposed with the Site Development Plan for Building Permit Amendment:

Phase 1: Cottage 4 will be constructed along with adjacent parking and additional landscaping.

Phase 2: Cottage 5 will be constructed along with additional landscaping.

There are also three existing wireless telecommunication facilities on the site that are proposed to remain.

### ***Public Outdoor Space***

The subject site contains several existing public outdoor space areas as detailed on the site development plan for building permit amendment. These include playground areas, a fish pond with a waterfall, turf field, basketball court, tricycle track and grass areas. The subject site also includes an adequate amount of landscaping elements such as cottonwood trees that provide ample shade for the public outdoor spaces.

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

Vehicles can access the site via a single point of ingress and egress off of Winter Haven Rd. Once on the subject site, existing parking areas can be accessed from the private gravel driveway, however no parking calculations were provided with the submittal. The Traffic Engineering Department has submitted agency comments / conditions of approval that will require the applicant to include parking calculations per the Zoning Code that includes Handicap parking spaces and ADA pedestrian walkway to be designated and constructed of a solid surface material.

The 2009 administratively approved as-built site development plan for building permit stated that a minimum of 21 parking spaces would be provided for the site but did not indicate how many motorcycle, handicap accessible or bicycle spaces would be provided.

Per the General Parking Regulations of the Zoning Code, the existing and future uses on the subject site include Community Residential Program (CRP) (14-16-3-1(A)(1)) and Office (14-16-3-1(A)(21)). Per these uses, the applicant would be required to provide 18 spaces for the CRP uses (1 per cottage + 1 space per 4 residents), 23 for the Office uses (4,550 sf / 200), 2 motorcycle spaces, 3 handicap accessible spaces, and 3 bicycle spaces.

The applicant has not included any parking calculations on the currently proposed site development plan for building permit set, however staff has determined from the site development plan that the applicant is proposing 22 parking spaces, 2 handicap accessible spaces, but no motorcycle or bicycle parking spaces.

Due to the fact that the subject site is zoned SU-1 Special Use, the EPC has full discretion over parking for the subject site. Planning Staff recommends that at a minimum, the applicant be required to revise sheet AS101, sheet 1 to keep the 22 spaces proposed but include the required amount of motorcycle and bicycle parking spaces per the Zoning Code.

#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Route #760, Rapid Ride Blue Line, Route # 155 Coors Route and Route # 96 Crosstown commuter pass near the site on Coors Blvd. The nearest bus stop to the subject site is located along Coors Blvd. Pedestrians accessing the site would need to walk approximately a quarter mile from Coors Blvd along Montano Plaza Dr. to access the site. Bicyclists can access the site via an existing bicycle lane along Winter Haven Rd. The subject site contains a walkable gravel drive in order to access the existing buildings.

#### ***Walls/Fences***

There is a series of existing fencing around the subject site that is constructed of a combination of wood fencing, chain link fencing and CMU block walls ranging from 6' to 8' in height. While no additional fencing or walls are proposed for the subject site, it is unclear from the site development plan where each fencing and wall elements will be located as well as the exact dimensions for each item. Staff recommends that the sheet AS101, sheet 1 be revised to include separate symbols for each fencing and wall element as well as the exact dimensions for each item. Additionally, the site development plan should be revised to remove the weighted black line that appears to bisect the property from north to south because it makes it difficult to delineate each separate wall and fencing element.

Finally, following discussions with the applicant's agent, the amended site development plan for building permit will need to be revised to reflect an amendment to increase the height of a portion of the existing CMU wall at the southeast corner of the subject site.

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

There are only two existing light poles identified on the site development plan for building permit near the basketball court. The Albuquerque Police Department's Planning Division reviewed this request and stated that they did not have any adverse comments. There are no additional light poles proposed by the applicant for this request.

### ***Landscaping***

The existing landscaping consists of large cottonwood trees and smaller evergreen shrubs around the existing cottages. The entry drive plantings are colorful xeric shrubs and trees. There are also small patches of grass areas for the children's play yards around the cottages. Additional landscaping is proposed for the site as outlined on the landscaping plan on sheet # L101, sheet 2 and is consistent with the existing landscaping on the subject site.

All required notations regarding maintenance responsibilities and water conservation are included on the landscape plan. However, the landscape plan will need to be revised to include a note regarding the type of existing and proposed irrigation system used. The total required landscape net lot area coverage for the site is 33,835 sf and the applicant has calculated the existing and future coverage to be 53,060 sf which exceeds the requirement. The landscape calculation requires that 75% of the net lot area include vegetative ground cover which the applicant has noted, however no calculation for this requirement has been included on the landscape plan. Therefore, the vegetative ground coverage note will need to be revised to include a square footage calculation.

### ***Grading, Drainage, Utility Plans***

The existing site slopes from west to east at a 1% - 2% change of grade. The proposed drainage for the subject site will direct flows to the east side of the lot where a landscaped depression is proposed. Developed runoff will discharge to the parking area east of the buildings and be conveyed on the surface.

The sewer, water, gas, electrical and telephone service to the subject site are existing and enter the site from Winter Haven Rd. Proposed improvements for the site include the installation of new sanitary sewer, domestic water, and gas service along with a new private and public fire hydrants from the existing public water line on the site in order to accommodate all proposed future development on the subject site.

### ***Architecture***

The overall intent of the architectural style of the proposed buildings is to match the existing cottages on the subject site to the greatest extent possible. The proposed cottage style buildings will be constructed with dark gray asphalt shingle roof, tan stucco, red Wainscot brick, aluminum slider windows, hollow insulated green metal doors, and aluminum / glass sliding patio doors.

### ***Signage***

There is an existing Albuquerque Christian Children's Home sign at the main point of ingress and egress of the subject site. No additional signage is proposed with this request. Planning Staff recommends that additional detail be provided for the existing signage on the subject site and that the elevation sheets be revised to include the signage details.

#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies***

Agencies reviewed the two part request from January 4, 2016 to January 15, 2016. The most detailed comments were received by the Traffic Engineering Department. Traffic Engineering Department comments have been included as conditions of the approval for the request.

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

The Taylor Ranch Neighborhood Association, Las Casitas Del Rio Homeowners Association, Las Casitas Del Rio Unit 2 Subdivision Homeowners Association and the Westside Coalition of Neighborhood Association as well as property owners within 100 feet of the subject site were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.

#### **V. CONCLUSION**

This is a request for a Zone Map Amendment (Zone Change) from SU-1 for RA-1 and Wireless Telecommunication Facility (WTF) to SU-1 for Children's Home and WTF and a Site Development Plan for Building Permit Amendment for an approximately 5.9 acre site located on Winter Haven Rd. between Montano Plaza Dr. and Montano Rd.

An existing zoning line currently bisects the subject site with the northern portion currently zoned as SU-1 for RA-1 and WTF and the southern portion zoned SU-1 for Children's Home and WTF. The intent of the requested zone change is to consolidate the zoning for the entire subject to SU-1 for Children's Home and WTF.

In addition to consolidating the zoning for the subject site, the applicant intends to construct additional cottages on the southern end of the subject site in order to allow for expansion of their current operations as a long-term foster care center. The additional cottages are proposed to be developed in two separate phases which are reflected on the Site Development Plan for Building Permit Amendment.

The requested zone change request is not in significant conflict with the Comprehensive Plan, West Side Strategic Plan or Coors Corridor Plan and will fulfill a public need to expand services for foster children within the City of Albuquerque.

The subject site is accessed via a single ingress and egress point off of Winter Haven Rd. A private 20' gravel driveway runs around the center of the subject site. The gravel driveway provides access to three cottage group homes along the west edge of the subject site with outdoor sports courts and play areas centrally located. The Vo-tech Building and Administration Building are located along the eastern edge of the subject site. Two new phased additional cottages style developments are proposed with the Site Development Plan for Building Permit Amendment:

Phase 1: Cottage 4 will be constructed along with adjacent parking and additional landscaping.

Phase 2: Cottage 5 will be constructed along with additional landscaping.

There are also three existing wireless telecommunication facilities on the site that are proposed to remain.

The proposed site development plan for building permit meets the majority of minimum requirements of applicable plans and the Comprehensive Zoning Code. Staff is recommending approval of both actions subject to conditions as outlined in the staff report.

***FINDINGS - 15EPC-40075 – February 11, 2016 - Zone Map Amendment***

1. This is a request for a Zone Map Amendment from SU-1 for RA-1 and WTF to SU-1 for Children's Home and WTF for Tract A-1 Lands of Albuquerque Christian Children's Home, Tract A-1 Albuquerque Christian Children's Home being a replat of tract A, lands of Albuquerque Christian Children's Home located on Winter Haven Rd. between Montano Plaza Dr. and Montano Rd. and containing approximately 5.9 acres.
2. An existing zoning line currently bisects the subject site with the northern portion currently zoned as SU-1 for RA-1 and WTF and the southern portion zoned SU-1 for Children's Home and WTF. The intent of the requested zone change is to consolidate the zoning for the entire subject to SU-1 for Children's Home and WTF.
3. Planning Department archival records indicate that the earliest documentation for the subject site is found in the October 1972 Bernalillo County Zoning Atlas Map. The map indicates that as of this date, the county issued a Special Use Permit for a children's home on the subject site. The earliest record indicating that the subject site had been annexed into the City is recorded in the July 10, 2003 City of Albuquerque Zone Atlas.

There are no additional records in the Planning Department archives indicating when the separate zoning designations on the subject site were established. The applicant requested an administrative amendment for the subject site to develop a new storage building in 2009 at which time an as-built site development plan for building permit was submitted and approved on May 8, 2009 (1007776, 09AA-10054).

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
  - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

***Staff agrees that the zoning consolidation and proposed development on the subject site is appropriately located, is of the appropriate intensity, and that the design respects existing neighborhood values as well as existing surrounding scenic resources. The request furthers Policy II.B.5.d.***

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

*Staff agrees that the northern portion of the subject site is vacant, there are existing urban facilities and services on the subject site, and the integrity of nearby existing neighborhoods will be ensured. The request furthers policy II.B.5.e.*

- C. Policy II.B.5.g.: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

*The development has historically been designed to conform to the topographical features of the subject site which is adjacent to the Lower Corrales Riverside Drain. There is a pedestrian bridge on the east side of the subject site which directly connects to the Pueblo Montañño paved multiple use trail along the east side of the Lower Corrales Riverside Drain. The request furthers Policy II.B.5.g.*

- D. Policy II.D.2.b.: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

*The applicant is proposing to construct a new retention pond at the southeast corner of the subject site. Additionally, the subject site does not contain a large amount of impervious surface. Therefore, the request furthers Policy II.D.2.b.*

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*While the requested use for the zone change is residential in nature and not considered an employment or service use, the requested use will be sited to minimize adverse effects of noise, and traffic on residential environments through the inclusion of appropriate buffers and an existing CMU wall along the southern and western boundary of the subject site. Therefore, the request partially furthers Policy II.B.5.i.*

7. Additional West Side Strategic Plan goals and policies that apply to the requested action not addressed by the applicant:

- A. WSSP Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

*Since the requested zone change would facilitate future growth in Taylor Ranch, a location efficient for receiving City services, the request furthers WSSP Policy 3.12.*

- B. WSSP Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

*The site development for building permit amendment for this submittal is sensitive to the requirements of the view and height restrictions. Therefore, the request furthers WSSP Policy 3.15.*

- C. WSSP Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

*The request will result in modest, low impact expansion of the existing Albuquerque Christian Children's Home operations and will not negatively impact existing open space areas along the Bosque and thus demonstrates sensitivity to the preservation of the surrounding natural environment. The request furthers WSSP Policy 3.18.*

8. Additional Coors Corridor Plan goals and policies that are furthered and apply to the requested action not addressed by the applicant:

- A. Policy 3-Recommended Land Use (p. 67): The CCP recommends land uses which are identified on the following maps. The maps specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide development in the Plan area.

*The CCP recommended land use for the subject site is mixed use. The CCP also recommends requiring that new development comply with design guidelines and requiring that the Bosque, floodplain and open space areas be preserved. The request furthers CCP Policy 3.*

- B. Policy 7- Cluster Design (p. 80): Cluster design for development of residential, commercial and industrial structures shall be encouraged.

*The proposed site layout is clustered. Clustering allows for more open space and better preservation of views throughout the proposed layout. The request furthers CCP Policy 7.*

- C. 4.a. General Policies

4.a.policy 3 (p. 86): New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

*The additional cottages proposed with this request are compatible with preserving views within regard to the natural landscape as well as the nearby built environment. The request furthers CCP 4.a.policy3.*

D. *4.b. Site Planning and Architecture*

4.b.policy 2.A.1. (p. 89): There shall be a minimum front yard setback of 35 feet from the right-of-way in Segments 3 & 4.

*All existing and future proposed development on the subject site complies with the 35 foot front yard setback requirement. The request furthers CCP 4.b.policy2.A.1.*

E. 4.b.policy 2.B.1.(p. 89): Buildings and structures shall not exceed the height limitations in the underlying zone.

*The proposed zoning for the entire subject site is SU-1 for Children's Home and WTF. The existing buildings on the subject site are of an approximate maximum building height of 19'. The proposed cottages will be at a maximum building height of 18' 6". Due to the fact that the subject site is site plan controlled and the proposed buildings will not exceed the maximum height of the existing building, the request furthers CCP 4.b.policy2.B.1.*

F. 4.b.policy 4.A.1. (p. 92): Landscape design should be consistent throughout a development. Unrelated and/or random choice or placement of plan materials should be avoided.

*The future proposed landscaping outlined on the landscape plan will be consistent with the existing landscaping on the subject site. The request furthers CCP 4.b.policy4.A.1.*

G. 4.b.policy 5 (p. 94): Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

*The majority of the existing off-street parking facilities are generally located to the rear of each existing buildings where possible, and the street frontages are devoted to building architecture and landscaping along Winter Haven Rd. The request furthers CCP 4.b.policy5.*

H. 4.b.policy.10.A.1. (p. 99): Each phase of a phased development shall attain a visual completeness. Temporary barriers or walls shall be painted and trimmed to complement the permanent construction.

*The future cottages proposed for the subject site will be developed in two phases. The applicant has stated that each cottage will attain a visual completeness by incorporating a similar design and style as the existing cottages on the subject site. No temporary barriers or walls are proposed. Therefore, the request furthers CCP 4.b.policy10.A.1.*

9. Additional Coors Corridor Plan goals and policies that are partially furthered and apply to the requested action not addressed by the applicant:

A. Policy 8-Buffer Strip (p. 81): A 100 foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

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*The site development plan for building permit shows the required CCP 100 ft. buffer from the Corrales Riverside Drain and a note indicating compliance with this CCP requirement. While there is existing development within the identified buffer, this development pre-dates the adoption of the CCP. Therefore, the request partially furthers CCP Policy 8.*

10. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and will be site plan controlled.
  - B. The intent of the requested change of zone is to consolidate the zoning and land uses for the subject site. Therefore, stability of land use and zoning will be achieved with this request.
  - C. Refer to Findings 5 – 9 above. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.
  - D. Staff agrees that the requested zoning designation for the northern portion of the subject site is more advantageous to the community because it furthers a preponderance of Comprehensive Plan and other City plans, and the request fulfills a public need for foster children services.
  - E. The requested residential uses for the northern portion of the subject site will match the existing uses on the southern portion of the subject site. Additionally, the subject site is surrounded on the north and south by single family residential and more intense commercial retail uses to the west. Therefore, the proposed change of zone will not be harmful to adjacent property, the neighborhood or the community.
  - F. Staff agrees that the request would not require major or un-programmed capital expenditures by the City.
  - G. Staff agrees that the cost of land and other economic considerations are not the sole determining factor for the request.
  - H. The subject site is not located on a collector or major street. Winter Haven Rd. is designated a local street by the Mid Region Council of Government's Long Range Roadway System map.
  - I. The request does not constitute a spot zone because the intent of the requested change of zone is to consolidate the zoning and land uses for the entire subject site. The requested uses for the northern portion of the subject site already exist on the southern portion of the site.

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J. The request does not constitute strip zoning because the requested zone is not commercial.

11. The Taylor Ranch Neighborhood Association, Las Casitas Del Rio Homeowners Association, Las Casitas Del Rio Unit 2 Subdivision Homeowners Association and the Westside Coalition of Neighborhood Association as well as property owners within 100 feet of the subject site were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.

***RECOMMENDATION - 15EPC-40075 – February 11, 2016***

**APPROVAL of 15EPC-40075, a request for Zone Map Amendment from SU-1 for RA-1 and WTF to SU-1 for Children’s Home and WTF for Tract A-1 Lands of Albuquerque Christian Children’s Home, Tract A-1 Albuquerque Christian Children’s Home being a replat of tract A, lands of Albuquerque Christian Children’s Home, based on the preceding Findings and subject to the following Condition of Approval.**

***CONDITIONS OF APPROVAL – 15EPC-40075 – February 11, 2016 - ZONE MAP AMENDMENT***

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(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.

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***FINDINGS - 15EPC-40076 – February 11, 2016 - Site Development Plan for Building Permit Amendment***

1. This is a request for a Site Development Plan for Building Permit Amendment for Tract A-1 Lands of Albuquerque Christian Children’s Home, Tract A-1 Albuquerque Christian Children’s Home being a replat of tract A, lands of Albuquerque Christian Children’s Home located on Winter Haven Rd. between Montano Plaza Dr. and Montano Rd. and containing approximately 5.9 acres.
2. The applicant intends to construct two additional cottages on the southern end of the subject site in order to allow for expansion of their current operations as a long-term foster care center. The additional cottages are proposed to be developed in two separate phases which are reflected on the Site Development Plan for Building Permit Amendment.

3. Planning Department archival records indicate that the earliest documentation for the subject site is found in the October 1972 Bernalillo County Zoning Atlas Map. The map indicates that as of this date, the county issued a Special Use Permit for a children's home on the subject site. The earliest record indicating that the subject site had been annexed into the City is recorded in the July 10, 2003 City of Albuquerque Zone Atlas.

There are no additional records in the Planning Department archives indicating when the separate zoning designations on the subject site were established. The applicant requested an administrative amendment for the subject site to develop a new storage building in 2009 at which time an as-built site development plan for building permit was submitted and approved on May 8, 2009 (1007776, 09AA-10054). Identify governing plans, overlay zones, special designations, SPS with Design Standards, etc.

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
- A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

*Staff agrees that the zoning consolidation and proposed development on the subject site is appropriately located, is of the appropriate intensity, and that the design respects existing neighborhood values as well as existing surrounding scenic resources. The request furthers Policy II.B.5.d.*

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

*Staff agrees that the northern portion of the subject site is vacant, there are existing urban facilities and services on the subject site, and the integrity of nearby existing neighborhoods will be ensured. The request furthers policy II.B.5.e.*

- C. Policy II.B.5.g.: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

*The development has historically been designed to conform to the topographical features of the subject site which is adjacent to the Lower Corrales Riverside Drain. There is a pedestrian bridge on the east side of the subject site which directly connects to the Pueblo Montañño paved multiple use trail along the east side of the Lower Corrales Riverside Drain. The request furthers Policy II.B.5.g.*

- D. Policy II.D.2.b.: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

***The applicant is proposing to construct a new retention pond at the southeast corner of the subject site. Additionally, the subject site does not contain a large amount of impervious surface. Therefore, the request furthers Policy II.D.2.b.***

6. Additional West Side Strategic Plan goals and policies that apply to the requested action not addressed by the applicant:

- A. WSSP Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

***The site development for building permit amendment for this submittal is sensitive to the requirements of the view and height restrictions. Therefore, the request furthers WSSP Policy 3.15.***

- B. WSSP Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

***The request will result in modest, low impact expansion of the existing Albuquerque Christian Children's Home operations and will not negatively impact existing open space areas along the Bosque and thus demonstrates sensitivity to the preservation of the surrounding natural environment. The request furthers WSSP Policy 3.18.***

7. Additional Coors Corridor Plan goals and policies that are furthered and apply to the requested action not addressed by the applicant:

- A. Policy 3-Recommended Land Use (p. 67): The CCP recommends land uses which are identified on the following maps. The maps specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide development in the Plan area.

***The CCP recommended land use for the subject site is mixed use. The CCP also recommends requiring that new development comply with design guidelines and requiring that the Bosque, floodplain and open space areas be preserved. The request furthers CCP Policy 3.***

- B. Policy 7- Cluster Design (p. 80): Cluster design for development of residential, commercial and industrial structures shall be encouraged.

***The proposed site layout is clustered. Clustering allows for more open space and better preservation of views throughout the proposed layout. The request furthers CCP Policy 7.***

C. *4.a. General Policies*

4.a.policy 3 (p. 86): New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

*The additional cottages proposed with this request are compatible with preserving views within regard to the natural landscape as well as the nearby built environment. The request furthers CCP 4.a.policy3.*

D. *4.b. Site Planning and Architecture*

4.b.policy 2.A.1. (p. 89): There shall be a minimum front yard setback of 35 feet from the right-of-way in Segments 3 & 4.

*All existing and future proposed development on the subject site complies with the 35 foot front yard setback requirement. The request furthers CCP 4.b.policy2.A.1.*

E. 4.b.policy 2.B.1.(p. 89): Buildings and structures shall not exceed the height limitations in the underlying zone.

*The proposed zoning for the entire subject site is SU-1 for Children's Home and WTF. The existing buildings on the subject site are of an approximate maximum building height of 19'. The proposed cottages will be at a maximum building height of 18' 6". Due to the fact that the subject site is site plan controlled and the proposed buildings will not exceed the maximum height of the existing building, the request furthers CCP 4.b.policy2.B.1.*

F. 4.b.policy 4.A.1. (p. 92): Landscape design should be consistent throughout a development. Unrelated and/or random choice or placement of plan materials should be avoided.

*The future proposed landscaping outlined on the landscape plan will be consistent with the existing landscaping on the subject site. The request furthers CCP 4.b.policy4.A.1.*

G. 4.b.policy 5 (p. 94): Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

*The majority of the existing off-street parking facilities are generally located to the rear of each existing buildings where possible, and the street frontages are devoted to building architecture and landscaping along Winter Haven Rd. The request furthers CCP 4.b.policy5.*

H. 4.b.policy.10.A.1. (p. 99): Each phase of a phased development shall attain a visual completeness. Temporary barriers or walls shall be painted and trimmed to complement the permanent construction.

*The future cottages proposed for the subject site will be developed in two phases. The applicant has stated that each cottage will attain a visual completeness by incorporating a similar design and style as the existing cottages on the subject site. No*

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*temporary barriers or walls are proposed. Therefore, the request furthers CCP 4.b.policy10.A.1.*

8. Additional Coors Corridor Plan goals and policies that are partially furthered and apply to the requested action not addressed by the applicant:

A. Policy 8-Buffer Strip (p. 81): A 100 foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

*The site development plan for building permit shows the required CCP 100 ft. buffer from the Corrales Riverside Drain and a note indicating compliance with this CCP requirement. While there is existing development within the identified buffer, this development pre-dates the adoption of the CCP. Therefore, the request partially furthers CCP Policy 8.*

9. The Taylor Ranch Neighborhood Association, Las Casitas Del Rio Homeowners Association, Las Casitas Del Rio Unit 2 Subdivision Homeowners Association and the Westside Coalition of Neighborhood Association as well as property owners within 100 feet of the subject site were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.

***RECOMMENDATION – 15EPC-40076 – February 11, 2016***

**APPROVAL of 15EPC-40076, a request for Site Development Plan for Building Permit Amendment, for Tract A-1 Lands of Albuquerque Christian Children’s Home, Tract A-1 Albuquerque Christian Children’s Home being a replat of tract A, lands of Albuquerque Christian Children’s Home, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 15EPC-40076 – February 11, 2016 Site Development Plan for Building Permit Amendment***

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. A diagram demonstrating that the site development plan for building permit amendment set complies with the view preservation regulations of the Coors Corridor Plan shall be included on Sheet # A101, Sheet 5 of the site development plan for building permit amendment set.
4. Parking calculations shall be provided on the site development plan for building permit amendment set (Sheet AS101, sheet 1) that includes the 22 proposed parking spaces, 2 accessible spaces, 2 motorcycle spaces and 3 bicycle spaces.
5. Sheet AS101, sheet 1 shall be revised to include separate symbols for each fencing and wall element as well as the exact dimensions for each item. The weighted black line that appears to bisect the property from north to south shall be removed.
6. Sheet AS101, sheet 1 shall be revised to reflect an increase in the height of a portion of the CMU wall, running east-west along the southern property line, as required to make the ACCH wall height a minimum of 5'-0" above the ACCH grade for at least 40' from the southwest corner eastward.
7. The landscape plan on sheet L101, sheet 2 shall be revised to include regarding the type of existing and proposed irrigation system used and to include the proposed amount of square footage of vegetative ground cover that will be provided to meet the 75% live ground coverage requirements of the Landscape Regulations of the Zoning Code.
8. Sheet A101, sheet 5 shall be revised to include signage details for the existing signage located at the main point of ingress and egress to and from the site off of Winter Haven Rd.
9. Conditions of approval - City Engineer/Transportation Development:
  - a. The Handicap parking spaces and ADA pedestrian walkway must be constructed of a solid surface material.
  - b. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway from the proposed new parking spaces to the Administration Building and the Vo-Tech Building.

- c. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
  - d. The ADA access 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. (66-1-4.1.B NMSA 1978)
  - e. Please identify and dimension all existing and proposed sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
  - f. Show all drive aisle widths and radii.
  - g. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
  - h. The pedestrian walkway between cottages must be a minimum of 4 ft. wide.
  - i. Directional signs will be required to direct the flow of traffic.
10. Conditions for Approval for Project #1007776 Zone Change and Site Development Plan for Building Permit Amendment (for Albuquerque Christian Children's Home expansion) 15EPC-40075; 15EPC-40076
- a. An existing PNM distribution line bisects the property east-west. At the time of development of the new cottages indicated on the Proposed Site Plan, it will be necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service for this project. Contact:  
  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3425
11. 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.
12. The Taylor Ranch Neighborhood Association, Las Casitas Del Rio Homeowners Association, Las Casitas Del Rio Unit 2 Subdivision Homeowners Association and the Westside Coalition of Neighborhood Association as well as property owners within 100 feet of the subject site were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.



***Vicente M. Quevedo***  
***Planner***

***Notice of Decision cc list:***

Cherry/See/Reames Architects, 220 Gold Ave. SW, Albuquerque, NM 87102  
Jolene Wolfley, 7216 Carson Trl. NW, Albuquerque, NM 87120  
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120  
Mary Zarembo, 6252 Stipa NW, Albuquerque, NM 87120  
Danielle Wierengo, 3608 Panicum NW, Albuquerque, NM 87120  
Mike McKinney, 6199 Deergrass Cir. NW, Albuquerque, NM 87120  
Colette Schobbins, 6155 Deergrass Cir. NW, Albuquerque, NM 87120  
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114

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

### ***PLANNING DEPARTMENT***

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

Reviewed, no adverse comments.

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

Taylor Ranch NA (R), Las Casitas Del Rio HOA, Las Casitas Del Rio Unit 2 Subdivision,  
HOA Westside Coalition of NA's

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

Project # 1007776

Long Range Planning supports the consolidation of zoning and the site development plan that shows existing and future phases of development.

#### ***Metropolitan Redevelopment Agency***

No comments received.

### ***CITY ENGINEER***

15EPC-40063 - Zone Map Amendment (Zone Change)

15EPC-40064 - Site Development Plan for Building Permit Amendment

City Engineer/Transportation Development:

- No objection to Zoning request.

The following comments need to be addressed prior to DRB:

- List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- The Handicap parking spaces and ADA pedestrian walkway must be constructed of a solid surface material.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway from the proposed new parking spaces to the Administration Building and the Vo-Tech Building.
- The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.

- The ADA access 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. (66-1-4.1.B NMSA 1978)
- Please identify and dimension all existing and proposed sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
- Show all drive aisle widths and radii.
- Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
- The pedestrian walkway between cottages must be a minimum of 4 ft. wide.
- Directional signs will be required to direct the flow of traffic.

### **Hydrology Development**

Project number 1010693, Will require a full G&D plan review, meeting the following criteria and other criteria stated in the Development Process Manual Chapter 22 and the design guidelines given in Standard Specifications.. Staff Planner: Vicente Quevedo.

#### **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 90<sup>th</sup> 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 90<sup>th</sup> 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 managed and supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (**in large bold letters at the top**) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a 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
  - 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.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street
  - When determining inlet capacity using the orifice equation, the area for a single grate should be 3.84 sq. ft.
  - 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**

Reviewed, no adverse comments.

***WATER UTILITY AUTHORITY***

**Utility Services**

1. 15EPC-40075 Zone Map Amendment
  - a. No objection.
2. 15EPC-40076 Site Development Plan for Building Permit
  - a. The site already has existing water and sanitary sewer service for 5700 Winter Haven Rd. NW. If additional water is needed for additional cottages, applicant shall coordinate with Utility Development to determine if existing water meter is sufficient in size.

***ENVIRONMENTAL HEALTH DEPARTMENT***

No comments received.

***PARKS AND RECREATION***

**Planning and Design**

Reviewed, no adverse comments.

**Open Space Division**

No comments received.

**City Forester**

No comments received.

***POLICE DEPARTMENT/Planning***

EPC 1010693 – This project is in the Northwest Area Command.

Reviewed, no adverse comments.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Reviewed, no adverse comments.

***FIRE DEPARTMENT/Planning***

No comments received.

***TRANSIT DEPARTMENT***

No comments received.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No comments received.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no impacts on the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

Reviewed, no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

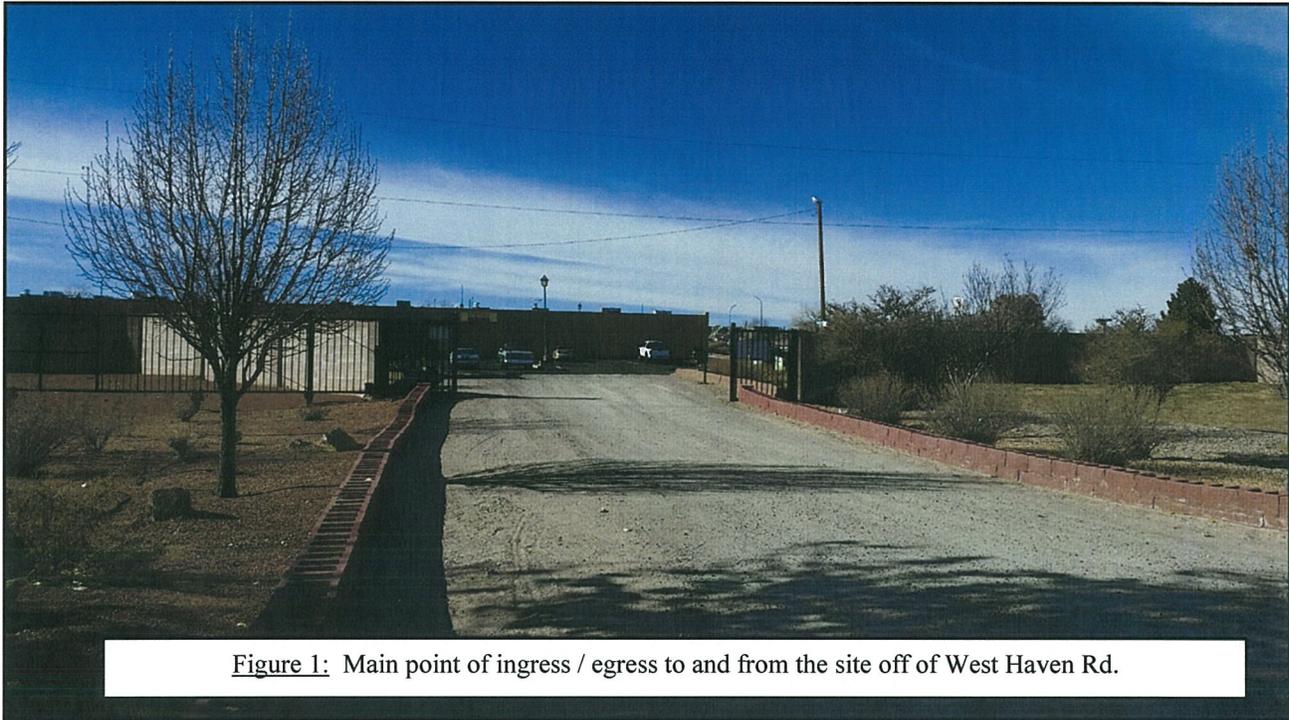
***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Conditions for Approval for Project #1007776 Zone Change and Site Development Plan for Building Permit Amendment (for Albuquerque Christian Children's Home expansion) 15EPC-40075; 15EPC-40076**

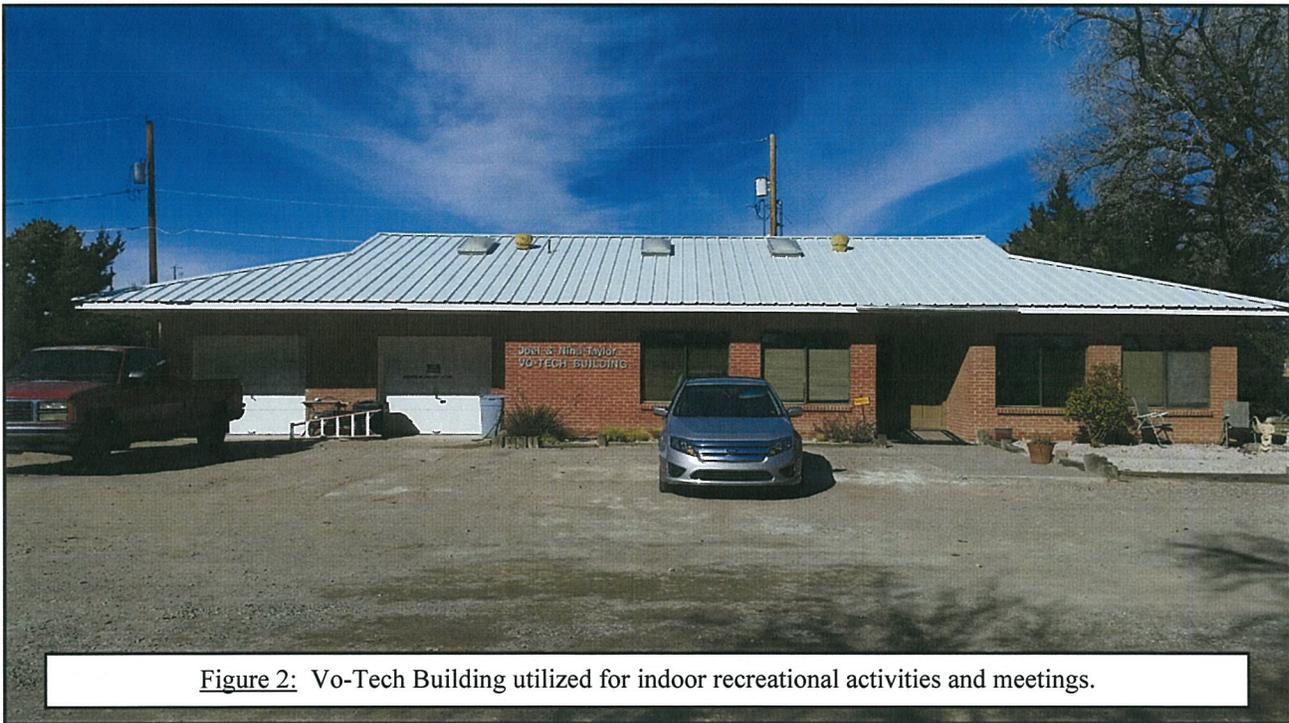
An existing PNM distribution line bisects the property east-west. At the time of development of the new cottages indicated on the Proposed Site Plan, it will be necessary for the developer to

contact PNM's New Service Delivery Department to coordinate electric service for this project.  
Contact:

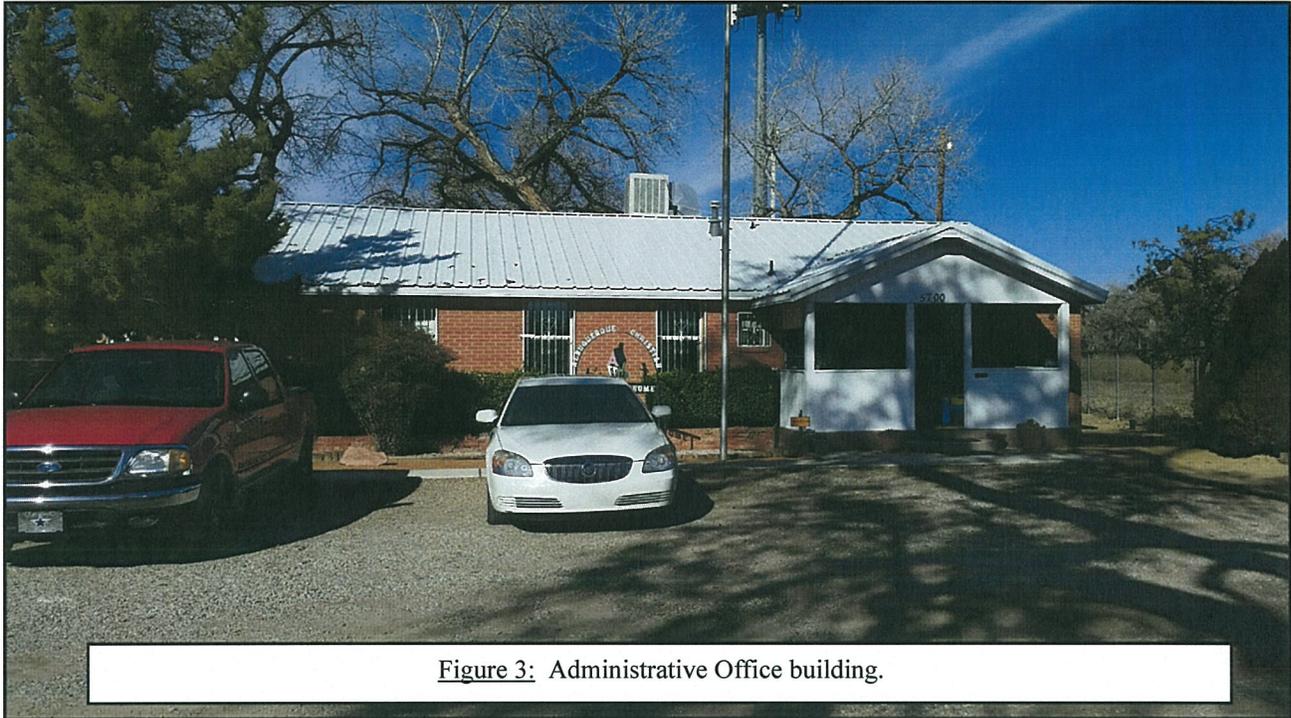
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3425



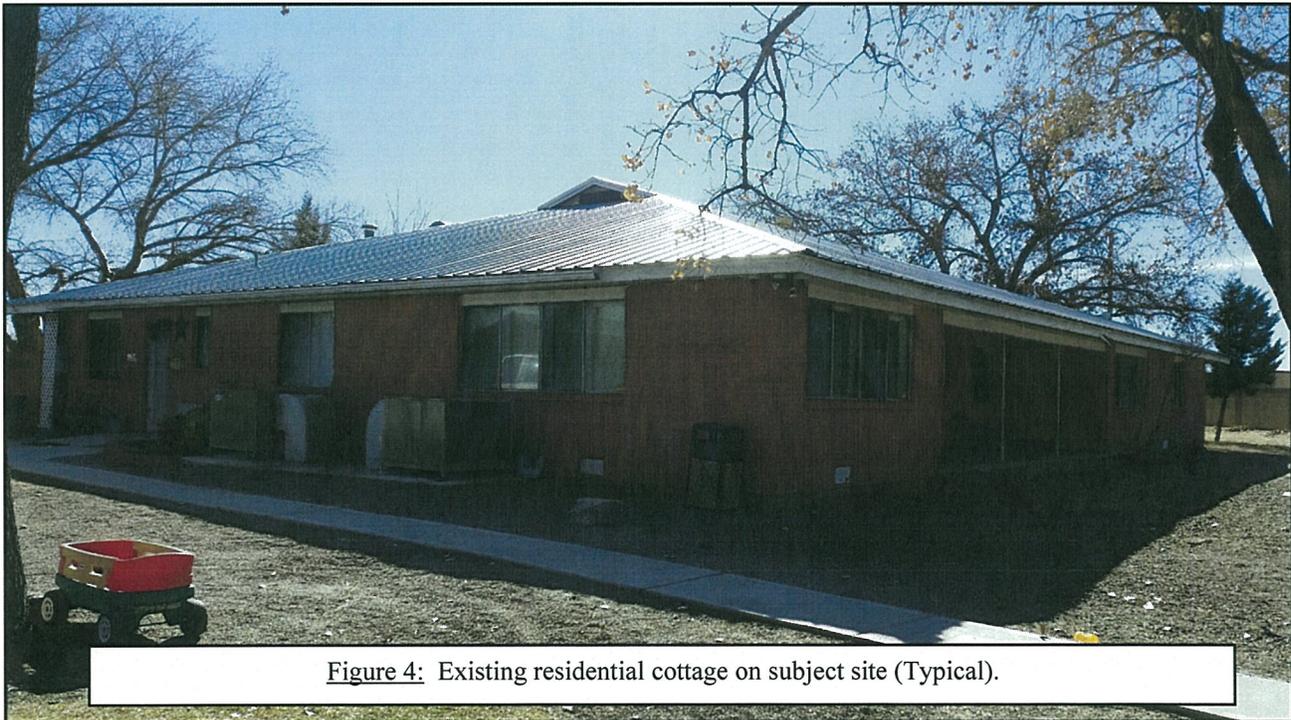
**Figure 1:** Main point of ingress / egress to and from the site off of West Haven Rd.



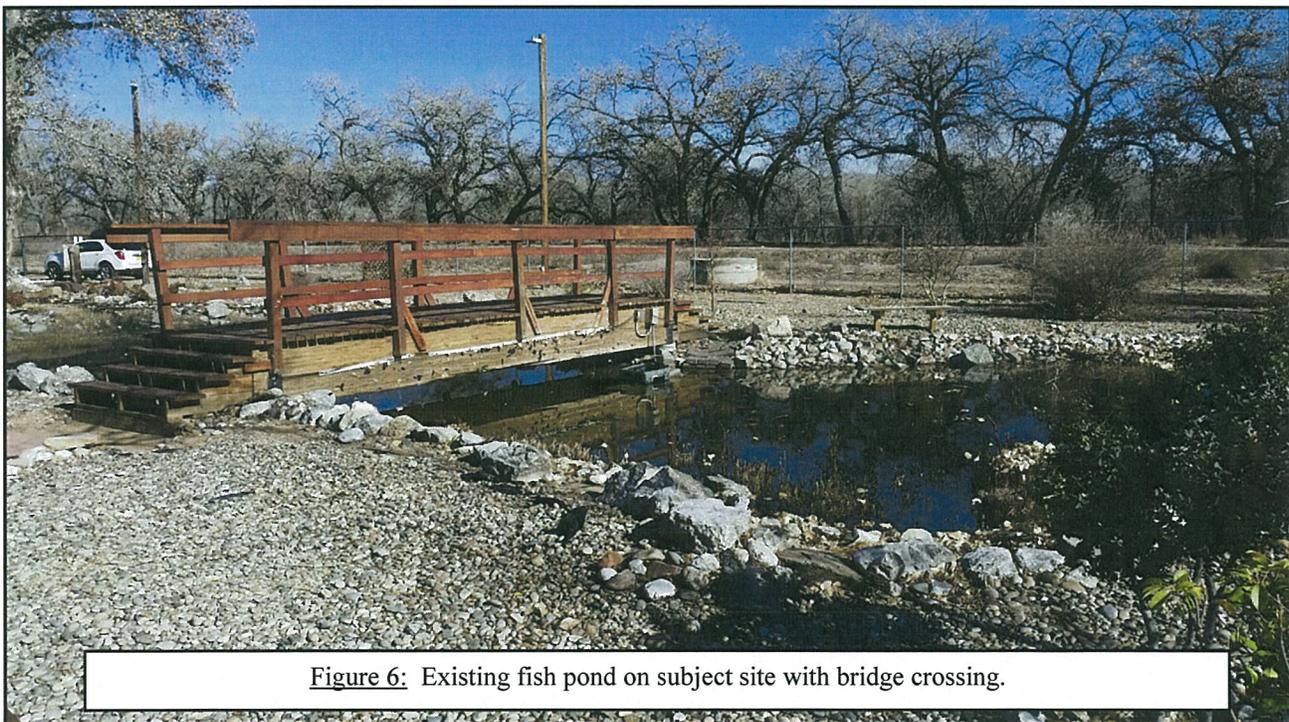
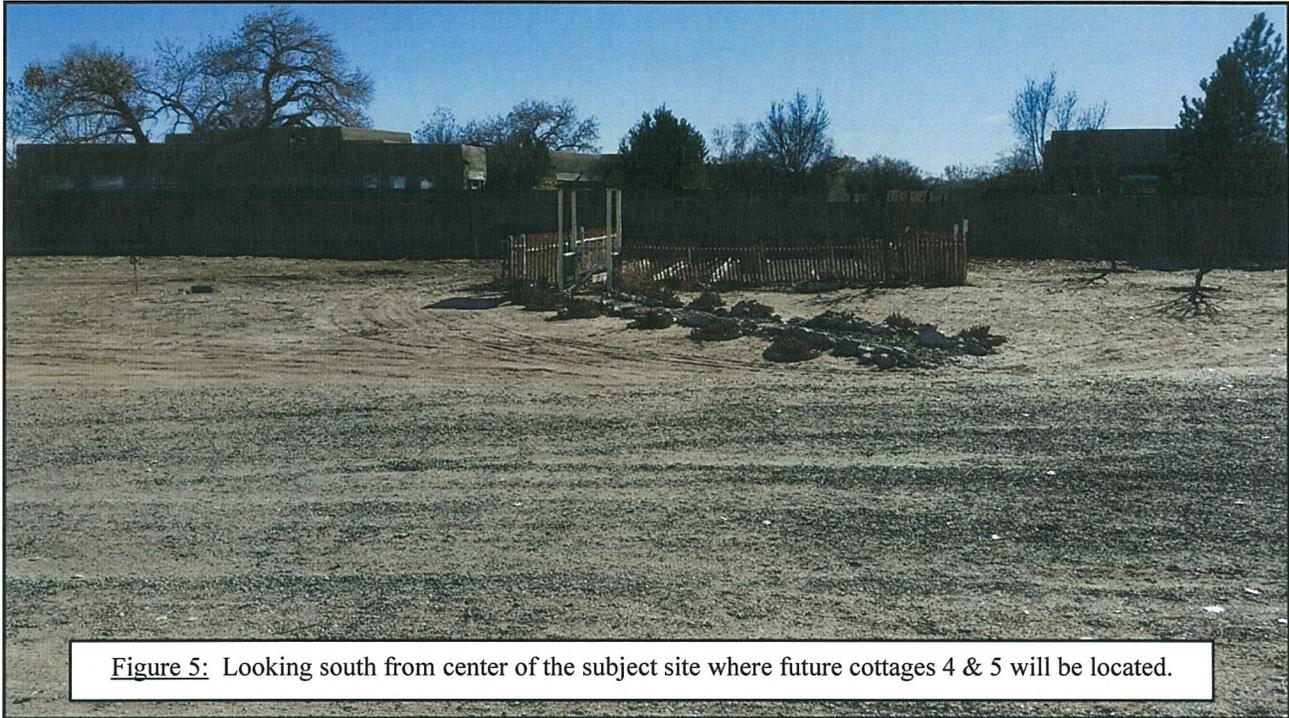
**Figure 2:** Vo-Tech Building utilized for indoor recreational activities and meetings.

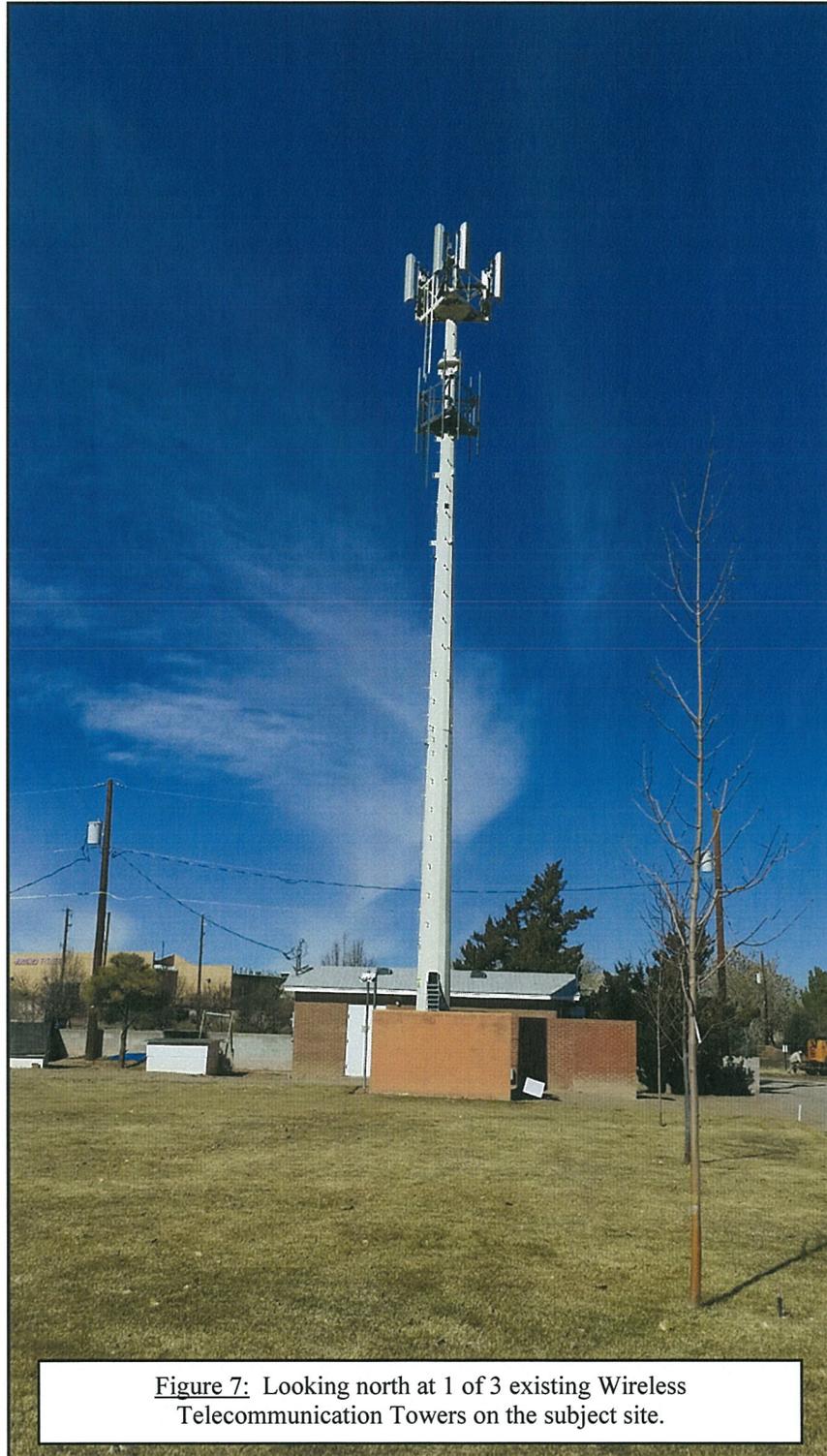


**Figure 3:** Administrative Office building.



**Figure 4:** Existing residential cottage on subject site (Typical).





R-270-1980

Policies for Zone Map Change Applications

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

(A) A proposed zone change must be found to be 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.

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

(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.

(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.

(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.

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

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

(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.

(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.

(Res. 270-1980, approved 12-30-80)

## HISTORY



UNINCORPORATED

A-1

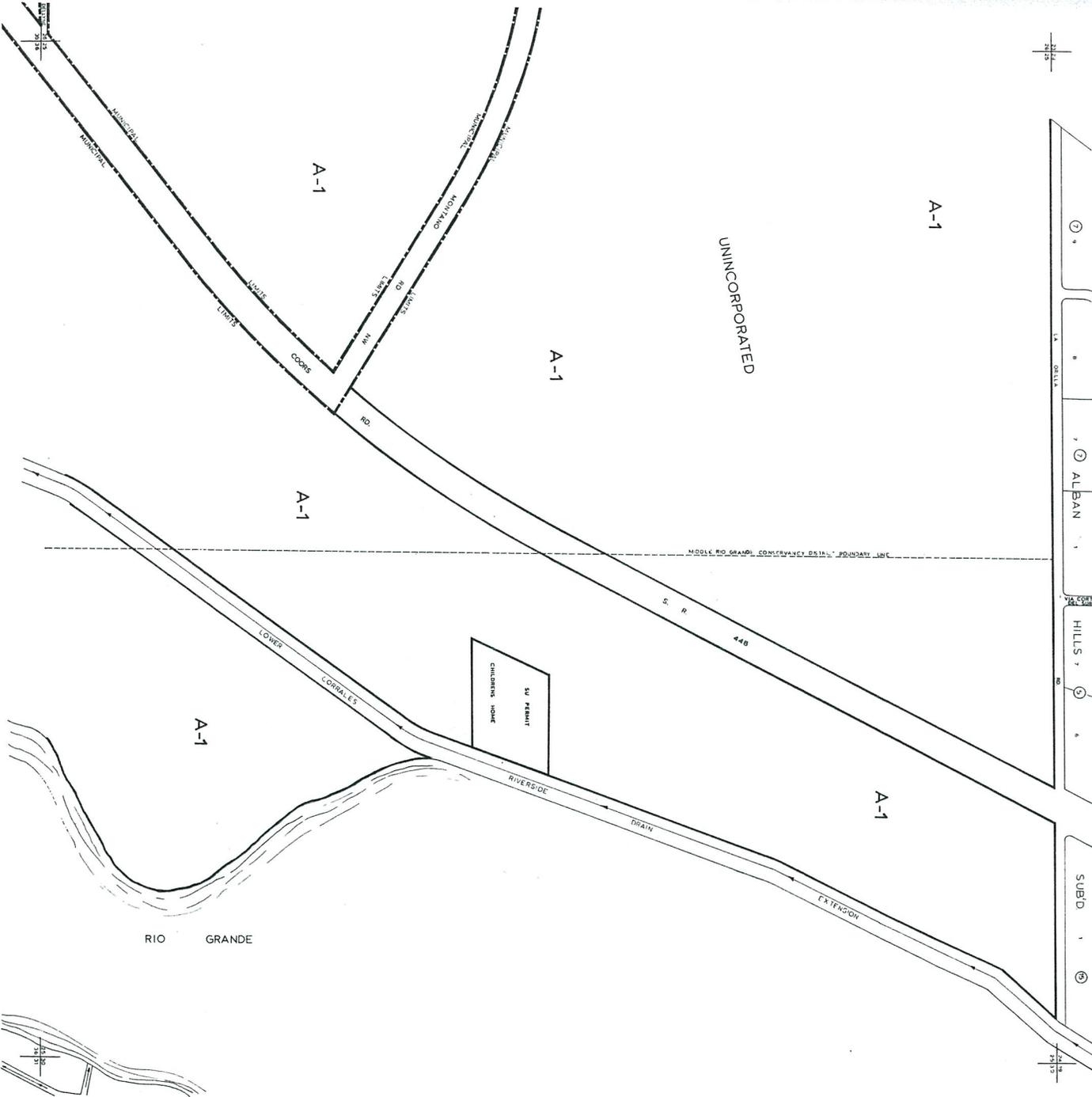
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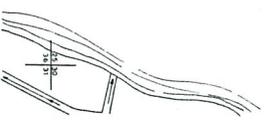
A-1



MODEL RD. 56 AND CONVEYANCE DRAIN FOUNDATION LOT

SU. RESIDENT CHILDREN'S HOME

RIO GRANDE



LEGAL DESCRIPTION
T 11 N
R 2 E
SEC 23
NEEDED MAP 310

UNIFORM PROPERTY CODE
1-01-048
ORD. NO. 83 8-13-88
COUNTY ZONING MAP

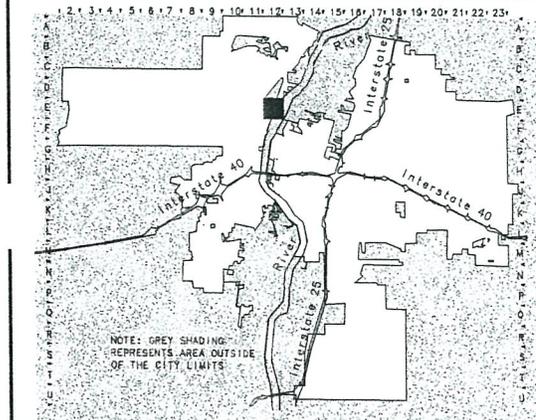
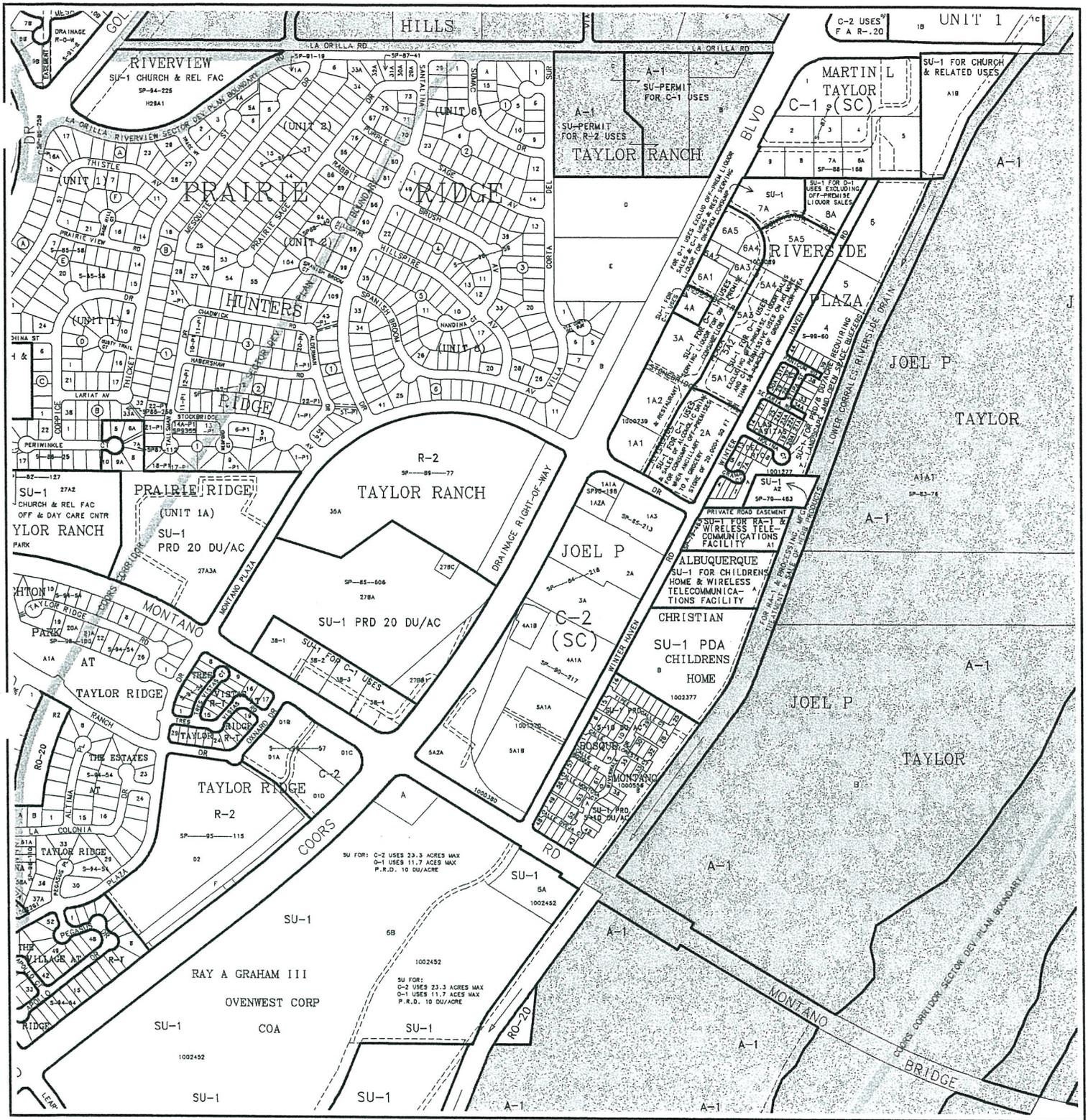
ADOPTED 8-8-88

COUNTY COMMISSIONER STEPHEN

444 EASTWOOD TOWNSHIP

OCTOBER 1972

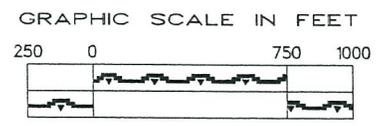
**E-12-Z**



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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# Zone Atlas Page

# E-12-Z

Map Amended through July 10, 2003

## ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the Special Use Zone.

## APPLICATION INFORMATION



**SUBDIVISION**

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

**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 (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z 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

**D L A APPEAL / PROTEST of...**

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): CHERRY/SEE/REAMES, ARCHITECTS PHONE: 842-1278  
 ADDRESS: 220 GOLD SW, FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: echerry@cherryseereames.com  
 APPLICANT: ALBUQUERQUE CHRISTIAN CHILDREN'S HOME PHONE: 898-5520  
 ADDRESS: 5700 WINTER HAVEN ROAD, NW FAX: 899-4341  
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: ewhite@acchekids.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: ALBUQUERQUE CHRISTIAN CHILDREN'S HOME, INC

DESCRIPTION OF REQUEST: ZONE CHANGE FOR 2 ACRE SITE AND AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR 5.87  
 (SEE ATTACHED LETTER + DOCUMENTS) IS THE APPLICANT SEEKING INCENTIVES PURSUANT TO THE FAMILY HOUSING DEVELOPMENT PROGRAM? Yes  No   
 ACRE SITE (INCLUDE: 2 ACRE)

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

Lot or Tract No. TRACT A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: ALBUQUERQUE CHRISTIAN CHILDREN'S HOME  
 Existing Zoning: SU-1 FOR WTF Proposed zoning: SU-1 FOR ACCH MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): E-12 UPC Code: 101206236326540502

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
#1003505 (2001); #09AA-0054 (2004); #1007776 (2004+2009)

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5.87 A  
 LOCATION OF PROPERTY BY STREETS: On or Near: CORRAL, NW AND MONTANO, NW  
 Between: WINTER HAVEN RD and LOWER CORRALES RIVERSIDE TRAIL  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 6/15, 11/17/15 AND 11/24/15

**SIGNATURE**

Edith Cherry DATE 12/28/15  
 (Print Name) EDITH CHERRY, FAIA, ASLA 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>15 EPC - 40075</u>	<u>A2M</u>	—	<u>\$350.00</u>
<input type="checkbox"/> All fees have been collected	<u>- 40076</u>	<u>ASBP</u>	—	<u>\$255.00</u>
<input type="checkbox"/> All case #s are assigned	—	<u>CMF</u>	—	<u>\$50.00</u>
<input type="checkbox"/> AGIS copy has been sent	—	<u>ADV</u>	—	<u>\$75.00</u>
<input type="checkbox"/> Case history #s are listed	—	—	—	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	—	—	—	\$
<input type="checkbox"/> F.H.D.P. density bonus	—	—	—	\$
<input type="checkbox"/> F.H.D.P. fee rebate	—	—	—	\$
	Hearing date <u>Feb. 11, 2016</u>			Total <u>\$730.00</u>

12-29-15 Project # 1007776  
 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 (SEE EXHIBIT C)
  - 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.

\_\_\_\_\_ Applicant name (print)

\_\_\_\_\_ Applicant signature & Date



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

Application case numbers  
15EPC - 40075

Revised: June 2011  
\_\_\_\_\_  
12-29-15  
Staff signature & Date  
Project # 100776

**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:

- \_\_\_ 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"**
  - 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 **(SEE LETTER)**
- 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.

EDITH CHERRY  
Applicant name (print)

Edith Cherry  
Applicant signature / date



Form revised November 2010

<input type="checkbox"/> Checklists complete	Application case numbers	<u>15 - EPC - 40076</u>	<u>12-29-15</u>
<input type="checkbox"/> Fees collected			Planner signature / date
<input type="checkbox"/> Case #s assigned			Project #: <u>1007776</u>
<input type="checkbox"/> Related #s listed			

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

CHERRY/SEE/REAMES, ARCHITECTS  
APPLICANT: AGENT DATE OF REQUEST: 12/22/15 ZONE ATLAS PAGE(S): E-12-2  
OWNER: ALBQ. CHILDREN'S HOME  
CURRENT: NORTH: SU-1 FOR RA-1 + WIRELESS  
ZONING: SOUTH: SU-1 FOR ACCH  
PARCEL SIZE (AC/SQ. FT.) 5870.2 A TOTAL  
SUBDIVISION NAME \_\_\_\_\_  
REQUESTED CITY ACTION(S): FOR ZONE CHANGE: 2A

ANNEXATION [ ] SU-1 FOR RA-1+  
SITE DEVELOPMENT PLAN:  
ZONE CHANGE [X] FROM WIRELESS To SU-1 FOR ACCH  
SUBDIVISION\* [ ] AMENDMENT [X]  
FOR NORTH PORTION TELE- SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 5 COTTAGES + ADMIN, MEETING, STORAGE, + WIRELESS  
BUILDING SIZE: 29,428 (sq. ft.)  
IN 12 BLDGS; INCLUDING 2 PROPOSED COTTAGES OF 5,175 SF EACH.

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

APPLICANT OR REPRESENTATIVE Edith Cherry DATE 12/22/15  
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

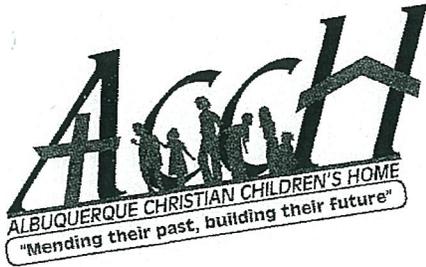
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]  
TRAFFIC ENGINEER

12-22-15  
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 \_\_\_\_\_



Albuquerque Christian Children's Home  
5700 Winter Haven Road NW  
Albuquerque, NM 87120  
Phone (505) 898-5520 Fax (505) 899-4341  
[www.ACCH4Kids.org](http://www.ACCH4Kids.org)

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ACCH is a 501(c)3 Non-profit Organization  
United Way Vendor# 8015, Account# 2998

November 25, 2015

Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

REF: Zone Change Request for the North Portion of the Albuquerque Christian Children's Home at 5700 Winter Haven Rd NW, Albuquerque NM 87120

To whom it may concern,

The Albuquerque Christian Children's Home has designated Cherry/See/Reames Architects, PC to be our agents for two purposes:

1. Request a Zone Change on the north portion of our site from SU-1 for Wireless Telecommunications Facility
2. Preparation of a Site Development Plan for Building for two new cottages.

If you have any questions please contact me.

Thank you,

Everett White  
Executive Director

12/28/15

Environmental Planning Commission and Design Review Board, City of Albuquerque, 600 2<sup>nd</sup> Street NW, Albuquerque, NM, 87102

Re: REQUEST FOR ZONE CHANGE AND AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT for the ALBUQUERQUE CHRISTIAN CHILDREN'S HOME (ACCH)

Dear Members of the EPC and DRB:

**APPLICANT:** Albuquerque Christian Children's Home (ACCH)

**AGENT:** Cherry/See/Reames Architects, PC

**BRIEF DESCRIPTION OF EXISTING CONDITIONS:** Albuquerque Christian Children's Home (ACCH) is celebrating its 45 year of service to the children of Albuquerque. Their site was donated by the Taylor family and is situated near the Rio Grande Bosque. For more information on ACCH one can visit their website at <http://www.acch4kids.org>.

ACCH is licensed to house 10 children per cottage, but normally tries to keep the population at 8 to 9. Currently there are three cottages, Cottage #3 was built c. 1974, and Cottages #1 and #2 were built prior to that. Two cottages have a set of house parents each. These parents are on duty 3 weeks and off one week. The third cottage houses relief parents. When the house parents have their week off, the children move to the relief parents' cottage.

Other structures on the site include an Administration Office, a Meeting Room/Storage Building, various storage sheds and 3 Wireless Communications Towers.

ACCH would like to expand in the near future with a fourth cottage. In the longer range, they would like to add a fifth cottage. To that end Cherry/See/Reames, Architects is acting as their agent.

**ZONE CHANGE REQUEST:** This site was originally two separate portions. The north portion was and is zoned SU-1 for RA-1 and Wireless Communications Facility. The south portion of the site is zoned SU-1 for Children's Home and Wireless Communications Facility.

June 4, 2004, the lot line between the two portions was removed by a replat, the zoning for the north portion was never changed to match the south portion. This application requests that the north portion of the site be zoned the same as the south portion of the site, and that the line be removed on the City's zoning map to reflect that the entire site has the same zoning.

Note: There are currently three wireless communications facilities on the site; two on the north portion and one on the south portion.

Please see **Justification for Zone Change** attached as Exhibit C.

**SITE DEVELOPMENT PLAN HISTORY:** No original site development plan has been located. The ACCH began operation in the 1970s and has continuously been in operation at this site.

- 6/2001 #1003505     Add a generator building for Wireless
- 5/4/2004     File #09AA-00054,  
                  Project #1007776 Add a storage building on the north portion
- 10/2007     not known     Add a sign at the front entry
- 5/2009     #1007776     Add a storage building on the north portion

**SITE SIZE:** 5.8702 Acres (including both original portions of the site. The portion for which the Zone Change is requested is 2 acres.)

**NEW BUILDINGS AND PHASING:** Phase I: Cottage #4 plus adjacent parking and landscaping. The building design is shown in this application. The design intention is to fit in with the existing cottage roof design and scale. Existing cottages are all brick veneer. New cottages will have a brick wainscot on the exterior, but will have a stuccoed upper portion to accommodate the high cost of brick.

Phase II: Cottage #5. The design of Cottage #5 will be identical to Cottage #4 but placed on the site with the plan flipped horizontally so that the two front doors will be side by side.

**UTILITIES / FIRE PROTECTION:** Two new fire hydrants are required as part of this proposal. One new public FH will go on the east side of Winter Haven, just south of the main gate. A new private FH will be installed just southeast of Cottage #1.

**COORS CORRIDOR PLAN:** The site is within the jurisdiction of the Coors Corridor Plan in Segment 3, between Sighting Lines 19 and 20. (Please see attached analysis, Exhibit A)

Coors Corridor Buffer Easement:

There is a 100' Buffer Strip west of the property line with the MRGCC Lower Corrales Riverside Drain Extension required by the Coors Corridor Plan. An Administration Building is located within this easement. This building was built in the 1970s, prior to the Coors Corridor Plan. There are also two existing cell tower support buildings within this buffer. Their date of construction is not known. No new structures are planned within this easement.

**PARKING:** There are currently 3 cottages on the site, and this application requests the addition of 2 more cottages. Each cottage can hold 10 children (up to 18 years of age) and one set of house parents. None of the children have cars. The Office Building has a staff of 2-4 adults. Visitors are instructed to report to the Office Building upon arrival.

Section 14-16-3-1 OFF-STREET PARKING REGULATIONS, paragraph (7) Community residential program, stipulates "one space plus one space per four clients of fraction thereof; however, a different requirement may be applied as part of conditional use approval, based on the needs of the specific operation."

We propose three parking spaces for cottages 3,4,and 5; and 5 shared spaces for cottages 1 and 2. One handicapped accessible space will be included in each bank of parking. At the Office we are proposing 10 spaces with two of those as handicapped accessible.

We are proposing that the parking and internal roadway be surfaced with crusher fines in order to maintain the rural quality of the site and reduce site run-off. The load bearing capacity of the main drives will accommodate fire trucks. The drives are currently crusher fines.

**LANDSCAPING:** There are several very nice landscape features including a pond with large shade trees, a grassed play field (installed by volunteers in 2014), more shade trees near the cottages, small grassed play areas near the cottages, and landscaping along the entry road. Landscape projects fall readily within the capabilities of volunteer groups. Please see attached photos of existing landscapes in Exhibit B. We are requesting that this submittal not be required to provide common and botanical names for all the existing plants on the site.

The calculations of the landscaped or landscapable area shown on Sheet #2, "Landscape Notes", Note C,1.

Landscape Maintenance is managed by the Executive Director of ACCH, staff and volunteers.

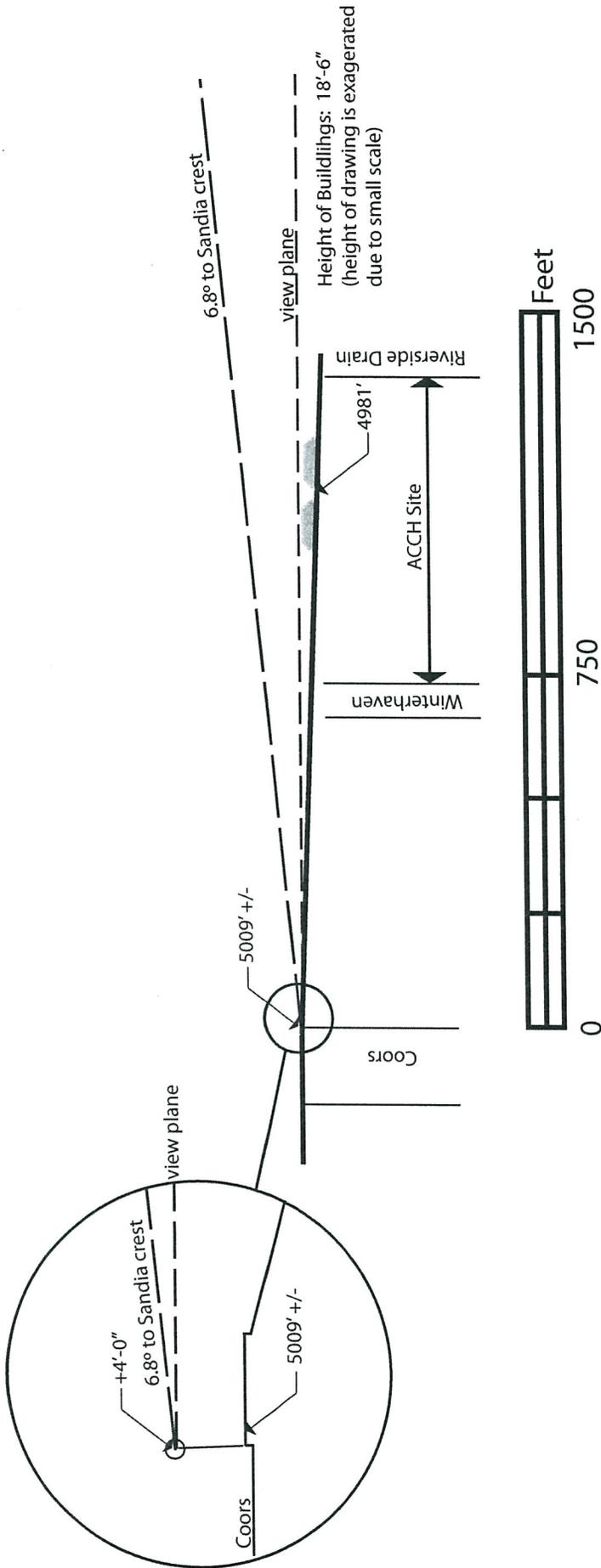
New trees are planned near the future Cottages #4 and #5. Landscaping to be done at the new cottages #4 and #5 will be installed by volunteers.

No street trees along Winterhaven are proposed as part of this submittal. The sidewalk is too narrow and immediately adjacent to the existing block wall.

Respectfully submitted,



Edith Cherry, FAIA, ASLA  
Partner Emerita



**SITE SECTION**

The rooftops of the proposed new Cottages at the following elevation:

Site:	4981
Building	<u>18.6</u>
Rooftop	4999.5
Coors	
View Plane	5013 +/-

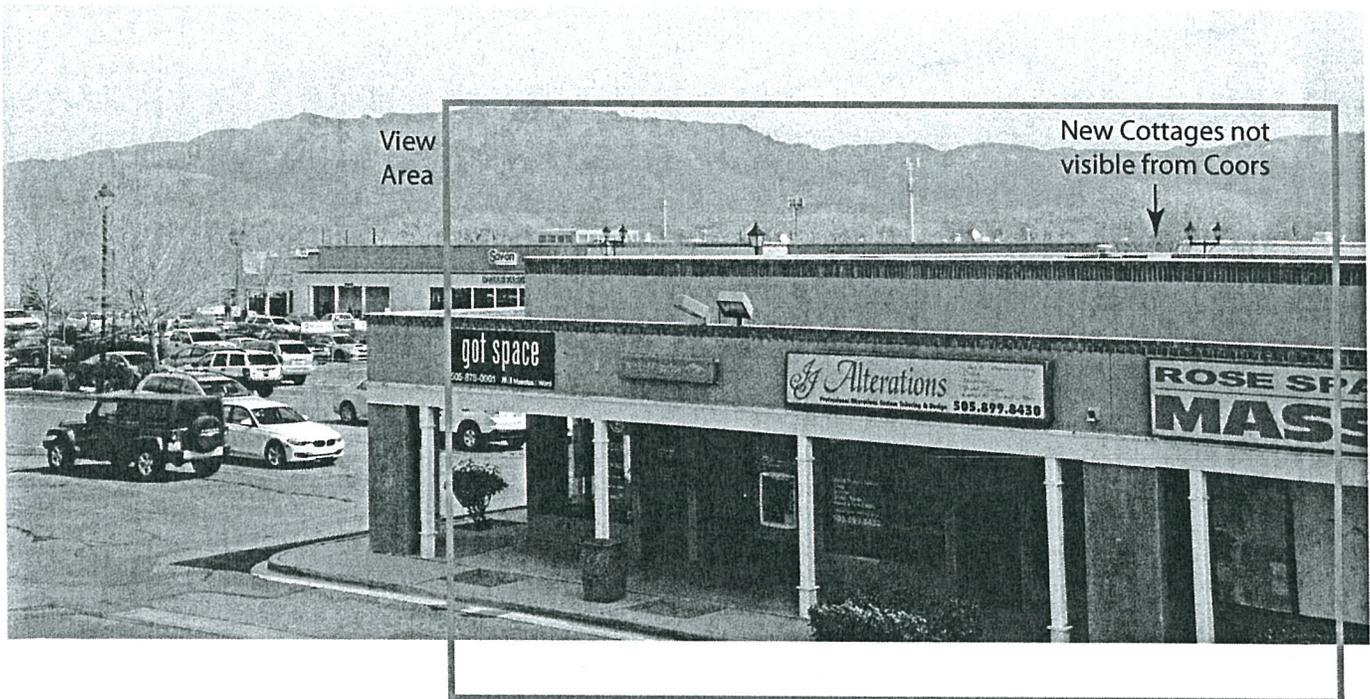
## EXHIBIT A; ALBUQUERQUE CHRISTIAN CHILDREN'S HOME ZONE CHANGE REQUEST AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

### COORS CORRIDOR PLAN:

Please refer to the drawings and photo on the following pages.

The site is within the jurisdiction of the Coors Corridor Plan in Segment 3 South, located almost completely between Sighting Lines 19 and 20. See Site Plan and Section on the following pages.

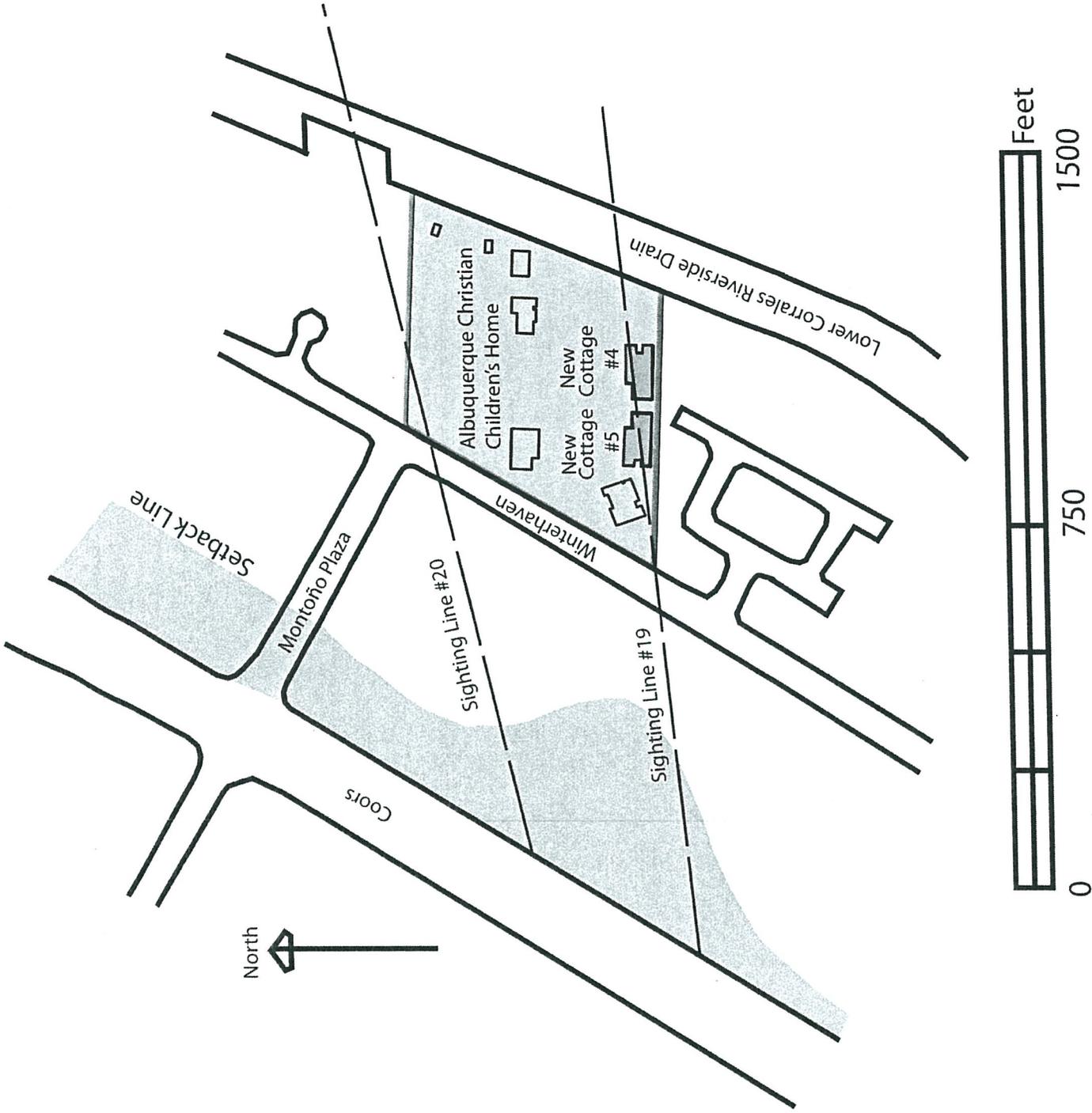
The photo toward the Sandias from Coors, is aimed along the 45 degree angle from the east edge of Coors. The existing Wireless Communication Towers on the site show in View Area. The existing treetops on the site (shown here in winter) are taller than the proposed Cottages #4 and #5. The cottages themselves will not be visible from Coors (see section on following pages) because they are behind and lower than the existing building fronting on Coors.



Design Regulation A, Setback: The east edge of the ACCH site is approximately 714' east of the west edge of the Coors driving lane and is lower than 10' below the east edge of the Coors Blvd driving lane. Therefore the Setback does not apply.

Design Regulation B, Height, Bulk, and Massing: The east property line of ACCH is an average of 4987' above sea level. Coors Blvd. between Sighting Lines 19 and 20 is at approximately 5009' according to the on-line USGS map for this area, making the ground plane for the ACCH approximately 28' below the Coors east driving lane in this area. See Section.

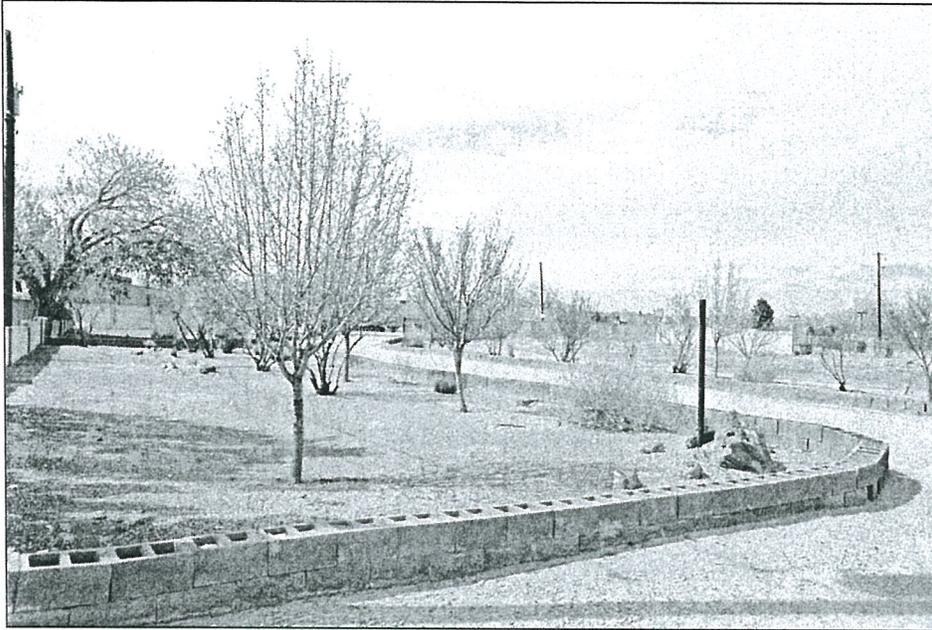
Design Regulation C, Site Landscaping: The site is over 700' from Coors, therefore this regulation is met.



**SITE PLAN**  
 Proposed new Cottages #4 and #5 are shown in dark brown on the Albuquerque Christian Children's Home site.

## **EXHIBIT B: SITE PHOTOS**

The following photographs were taken on the ACCH campus on March 7, 2015



**Entry Drive Looking West Toward Entry Gate.**



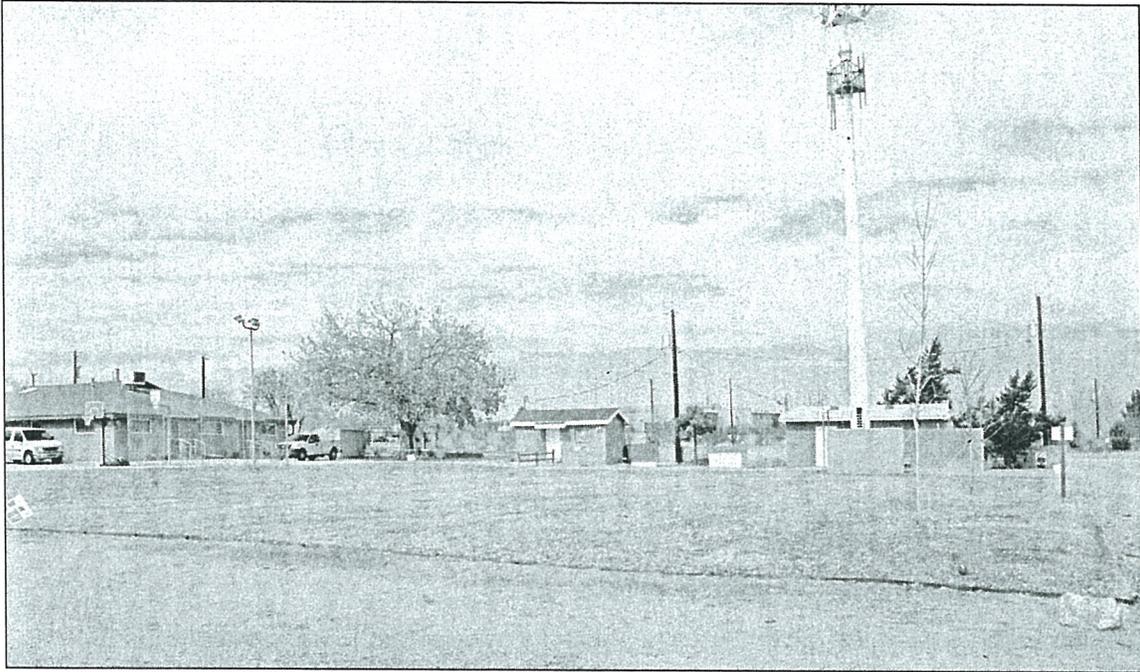
**Bridge Over Fish Pond**



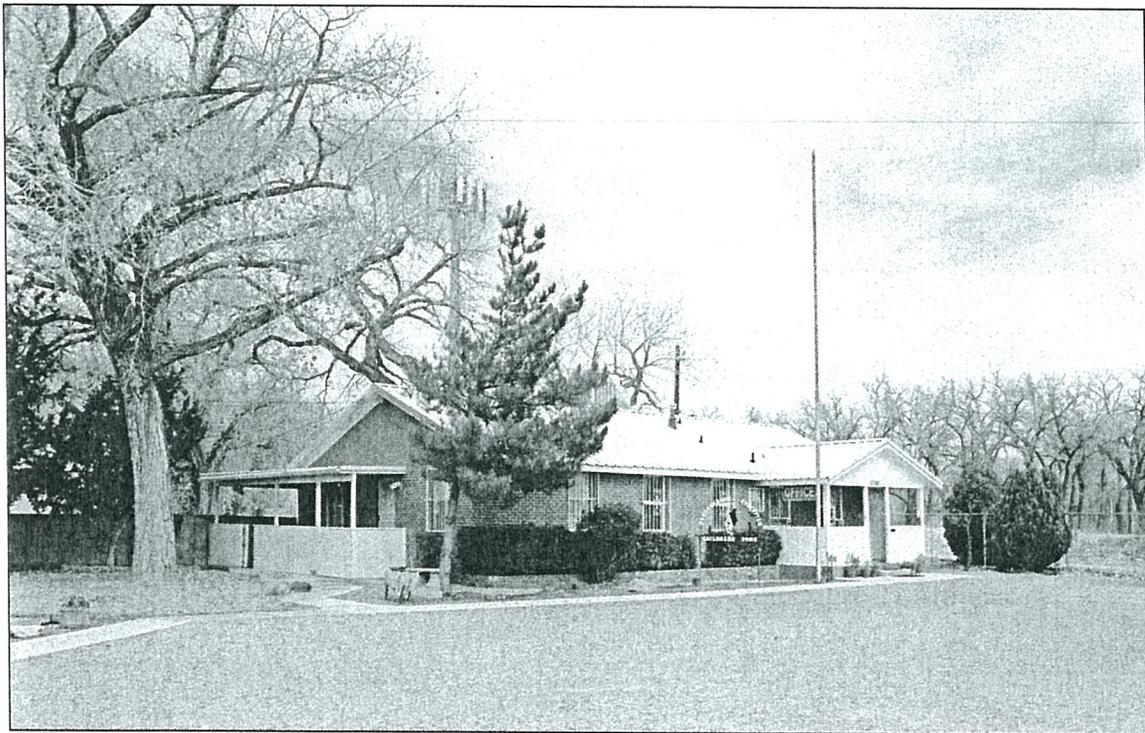
**Looking South from Fish Pond Toward Existing Drainage Basin. Basin to be Deepened to Accommodate Calculated Flow**



**Shade Tree at Fish Pond. Admin Building and Meeting Building (left) in Background**



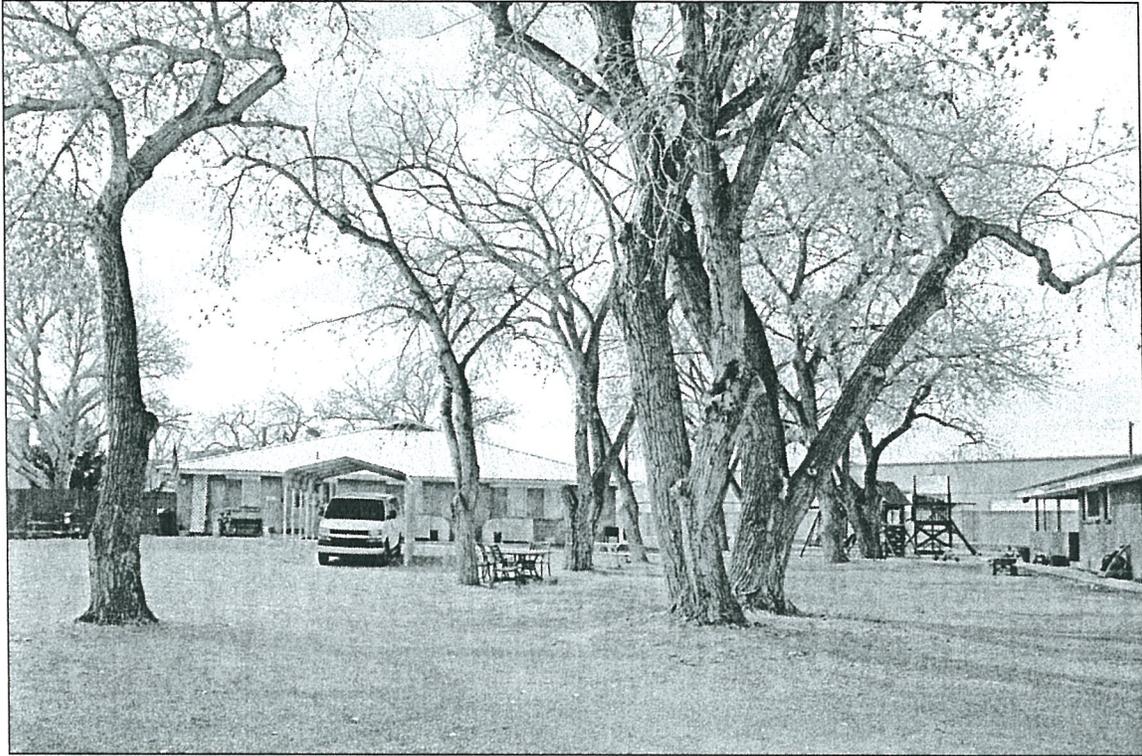
**Looking North to Grass Play Field Installed in September 2014. Behind the Play Field is Cell Tower #1, the Tallest Tower.**



**Administration Building Located on East Edge of Campus**



**East Façade of Cottage #1**



**East Façade of Cottage #3. South Edge of Cottage #2 on Right**



## **EXHIBIT C: JUSTIFICATION FOR ZONE CHANGE**

### **Request**

This request is for a zone map amendment (zone change and removal of south zone boundary) for the 2 acre, north portion of the Albuquerque Christian Children's Home Campus site.

This site was originally two separate portions. The north portion was and is zoned SU-1 for RA-1 and Wireless Communications Facility. The south portion of the site is zoned SU-1 for Children's Home and Wireless Communications Facility. June 4, 2004, the lot line between the two portions was removed by a replat. The zoning for the north portion was never changed to match the south portion. This application requests that the north portion of the site be zoned the same as the south portion of the site, and that the zone line be removed on the City's zoning map to reflect that the entire campus has the same zoning.

### **Environmental Planning Commission (EPC) Role**

The EPC is hearing this case because zone change requests are required to receive approval from the EPC. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: Section 14-16-2-22(A)(1)].

### **Context**

To the north of the site is a Private Road Easement providing access to the easternmost of the two zones to the north of the Private Road. The site to the east is zoned SU-1 for RA-1 and Processing, Mfg., Treatment, and Sales of Herb Products. To the east of the site is the Lower Corrales Riverside Drain and east of that is the Bosque and Rio Grande. The westernmost site north of the Private Road is zoned SU-1 PRD for the Casitas del Rio housing development. South of the site is zoned SU-1 PRD for the Casitas del Rio Unit 2 housing development. West of the ACCH site is Winter Haven Road, and west of that road is zoned C-2 (SC) and is a commercial shopping center with parking and major access off Coors Blvd.

The subject site is located in the Developing Urban of the Comprehensive Plan. The Coors Corridor Plan applies. The site is not a designated Activity Center.

### **Related PRT Meetings**

Three pre-application review team (PRT) meetings were held on 6-2-15, 11-17-15, and 11-24-15 (see attachments) regarding the accommodation of more children at the ACCH site. The approved site development (Project #1007776, dated 5-8-2009 will need to be amended (amendment request included in this submittal) to allow the proposed construction of two new cottages.

### **History**

Albuquerque Christian Children's Home (ACCH) is celebrating its 45th year of service to the children of Albuquerque. The site was donated by the Paul Taylor

family. For more information on ACCH one can visit their website at <http://www.acch4kids.org>.

ACCH is licensed to house 10 children per cottage, but normally tries to keep the population at 8 to 9. Currently there are three cottages, Cottage #3 was built c. 1974, and Cottages #1 and #2 were built prior to that. Two cottages have a set of house parents each. Other structures on the ACCH site include an Administration Office, a Meeting Room/Storage Building, various storage sheds and 3 Wireless Communications Towers.

The Coors Corridor Plan was adopted in 1984. An analysis of how this proposed Zone Map Change and Amendment to Site Development Plan for Building Permit accommodates the Site Requirements of this plan is attached (see Exhibit A).

No original Site Development Plan has been located. The ACCH began operation in the 1970s and has continuously been in operation at this site. There have been amendments to the original site plan.

6/2001	#1003505	Add a generator building for Wireless
5/4/2004	#09AA-00054 #1007776	Add a storage building on the north portion
10/2007	not known	Add a sign at the front entry
5/2009	#1007776	Add a storage building on the north portion

### **Transportation System**

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG, identifies the functional classifications of roadways. Winter Haven Road, NW, is classified as a neighborhood street (classification not verified).

The subject site is not directly accessible by Transit. Routes 790 (Rapid Ride) and 155 have stops on Coors as does Route 157 on Montano.

## **ALBUQUERQUE COMPREHENSIVE ZONING CODE**

### **Zoning**

The subject 2 acre site is currently zoned SU-1 for RA-1 and Wireless Communications Facility. The proposed zoning is SU-1 for Children's Home and Wireless Communications Facility. The SU-1 Special Use Zone (Zoning Code Section 14-16-2-22) 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. Currently, there are 2 wireless communication towers, a storage building, and the entry drive on the site.

The site to the south is zoned SU-1 for Children's Home and Wireless Communications Facility. Currently, the southern portion of the ACCH Campus houses 3 cottages licensed for up to 10 children each plus an apartment for house parents. Other structures on the southern portion of the campus include an Administration Office, a Meeting Room/Storage Building, various storage sheds and 1 Wireless Communications Tower. ACCH would like to expand in the near future with a fourth cottage. In the longer range, they would like to add a fifth cottage. The addition of these two cottages is described in the proposed Amendment to Site Development Plan for Building Permit being filed with this Zone Map Change request. ACCH is not applying for any new structures on the north portion of the campus at this time, only the zone change so that the entire campus will have the same zoning.

## **ANALYSIS: APPLICABLE PLANS, POLICIES & REGULATIONS**

### **Albuquerque / Bernalillo County Comprehensive Plan (Rank I)**

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Goal of Developing Urban Areas is to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Applicable policies include:

#### **Land Use- Developing & Established Urban Areas**

Goal: To create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The zone change would facilitate future development of an important residentially scaled institution with a 45-year history of service to Albuquerque and the surrounding metropolitan area. The request is in keeping with the area's increase of slightly higher density development. The request generally furthers the Developing & Established Urban Goal.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The location and intensity of the development that the zone change would respect neighborhood values, natural environmental conditions, scenic resources and recreational concerns. The area is characterized by medium density development, especially to the north and south,

and is known to value the scenic resources of the Rio Grand Bosque. The request furthers Policy II.B.5d.

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

The ACCH Campus is an existing, low-density development that is contiguous to existing urban facilities, infrastructure, and services. The development that the zone change would facilitate would not compromise the integrity of existing neighborhoods. The request furthers Policy II.B.5e.

Water Management Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

The ACCH Campus currently includes an abundance of open space and vegetation typical of the Rio Grande Bosque edge. The proposed Site Development Plan maintains these features of the Campus. The proposed drainage pond (a deepening of an existing pond) accommodated runoff conservation.

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The ACCH Campus is relatively flat. The Drainage Plan in the proposed Amendment to Site Development Plan includes a drainage pond to receive site drainage. It does not include trail corridors because, due to the privacy and security issues of a children's home, any visitors are required to sign in at the Office.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Transportation & Transit Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

The three, above-mentioned policies do not apply to the current request. For II.B.5i, there are no employment or service uses proposed. For II.B.5k, the campus is not adjacent to an arterial street. For II.D.4d there are no additional driveways proposed.

## **ZONE MAP AMENDMENT**

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

#### Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications pursuant to the City Zoning Code. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made, not on the City to show why a change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 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 land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

#### Justification & Analysis

The subject 2 acre site is currently zoned SU-1 for RA-1 and Wireless Communications Facility. The proposed zoning is SU-1 for Children's Home and Wireless Communications Facility.

Pursuant to Section 1.B of R-270-1980, the burden is on the applicant to show why a change should be made, not on the City to show why a change should not be made. The applicant states that the zone map amendment conforms to R270-1980 as elaborated below:

### ***Analysis of Applicant's Justification (Response to Section 1, A-J)***

**Note:** Policy is in regular text; *Applicant's justification is in italics.*

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

*Applicant: The proposed zone change is consistent with the health, safety and welfare of the City. The ACCH organization has contributed to the health and safety and morals, and the general welfare of the city for over 45 years. By providing a home for children who do not have a home or cannot live with their family for various reasons, the organization contributes to the upbringing of future citizens whose talents might*

*otherwise be lost to our City. This proposal will make the zoning consistent within a single lot.*

*The wireless communication facilities are a vital part of the financial support for ACCH, and currently benefit the local community by providing access for cell phone service. While some feel that towers are generally unsightly, these existing towers are largely covered by the large, existing Cottonwood trees.*

- 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: In the ACCH case, the organization has been stable for 45 years and seeks to facilitate a slow, future growth within the framework of a nearly rural setting in the Bosque. While more dense housing has developed north and south of the campus, the ACCH setting provides important, natural, open space for the Bosque Cottonwoods.*

- 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: The proposed change is not in conflict with any adopted City plans. The subject site is in the Developing Urban area and within the limits of the Coors Corridor Plan.*

*Citations: Developing and Established Urban Goal, Land Use policies II.B.5d, 5e, 5g; and Water Management Policy II.D.2b.*

- 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.

*Applicant: The existing zoning is inappropriate because a future, slightly more dense use is more advantageous to the community. SU-1 for ACCH zoning also makes the single lot coherent. In the far future, ACCH may be able to use this site to build additional services to its residents and/or increase the numbers of children accommodated.*

- 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: The proposed change will only allow one specific use (ACCH) in addition to those currently permitted. Site development plan control would be imposed under the SU designation, adding an additional control. This control, through the public hearing process, will ensure that the proposed change will not result in a development that is harmful to adjacent property, the neighborhood or the community.*

- 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.

*Applicant: The project will not require any major and unprogrammed capital expenditures by the City. A public fire hydrant is being proposed on Winter Haven, NW, near the ACCH entry. The maintenance for this hydrant will require a minimum, unprogrammed maintenance expense to the City.*

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

*Applicant: ACCH already owns this land and intends to use it for future needs of the ACCH.*

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

*Applicant: Not applicable. Winter Haven is not a collector or major street.*

- I. A zone change request that 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.

*Applicant: SU-1 for Albuquerque Children's Home zoning, in this case, is consistent with justification #1. The zoning of the portion of the ACCH campus to the south of the parcel is identical to the zoning requested.*

- 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: SU-1 for Albuquerque Children's Home zoning in this case is consistent with justification #1. The zoning of the portion of the ACCH campus to the south of the parcel is identical to the zoning requested.*

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association 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

November 23, 2015

Edie Cherry  
Cherry/See/Reames Architects, P.C.  
220 Gold Avenue SE/87106  
Phone: 505-842-1278/Fax: 505-766-9269

Dear Edie:

Thank you for your inquiry of **November 23, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL FOR CITY PROJECT) TRACT A-1, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME, LOCATED ON 5700 WINTERHAVEN ROAD NW BETWEEN MONTANO ROAD NW AND LA ORILLA ROAD NW map E-12.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.**

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

**Stephani I. Winklepleck**

Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO  
BOTH CONTACTS OF EACH  
NA/HOA FOR THIS PLANNING  
DEPARTMENT SUBMITTAL**

# "Attachment A"

**(EPC SUBMITTAL FOR CITY PROJECT) TRACT A-1, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME, LOCATED ON 5700 WINTERHAVEN ROAD NW BETWEEN MONTANO ROAD NW AND LA ORILLA ROAD NW map E-12 for Edie Cherry, Cherry/See/Reames Architects, P.C.**

## **TAYLOR RANCH N.A. "R"**

✓  
✓  
\***Jolene Wolfley**

7216 Carson Trl. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

## **LAS CASITAS DEL RIO H.O.A.**

✓  
✓  
Mary Zaremba

6252 Stipa NW/87120 266-6196 (h) 459-4000 (c)

Danielle Wierengo

3608 Panicum NW/87120 265-9226 (h)

## **LAS CASITAS DEL RIO UNIT 2 SUBDIVISION H.O.A.**

✓  
✓  
\***Mike McKinney**

6199 Deergrass Cir. NW/87120 553-1607 (h)

Colette Schobbins

6155 Deergrass Cir. NW/87120

## **WESTSIDE COALITION OF N.A.'S**

✓  
✓  
\***Gerald C. (Jerry) Worrall**

1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen

10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

\* Denotes President of association.

December 21, 2015

Westside Coalition of Neighborhood Associations, c/o Harry Hendriksen, 10592 Rio Del Sole Court, NW,  
Albuquerque, NM, 87114-2701

Re: Environmental Planning Commission (EPC) Hearing on Albuquerque Christian Children's Home Zone  
Change Request and Site Development Plan for Building Permit

Dear Neighborhood Association:

Cherry/See/Reames Architects, PC are the agent for Albuquerque Christian Children's Home (ACCH) for the  
actions referenced above. There are two purposes for this application:

1. Zone Change: This site was originally two separate portions. The north portion was and is zoned SU-1 for  
Wireless Communications Facility, A-1. The south portion of the site is zoned SU-1 for Children's Home and  
Wireless Communications Facility.

June 4, 2004, the lot line between the two portions was removed by a replat, but the north portion was never  
rezoned to match the south portion. This application requests that the north portion of the site be zoned the same  
as the south portion of the site, and that the line be removed on the City's zoning map to reflect that the entire site  
has the same zoning, SU-1 for Children's Home and Wireless Communications Facility.

2. ACCH would like to provide a home for more children while maintaining the rural quality of the site. Phase #1  
would be to add a 4<sup>th</sup> Cottage along the south edge of the site (please see attached site plan and illustrations of  
the Cottage). This Cottage would accommodate up to 10 children and a set of house parents. In the future,  
ACCH would like to add a 5<sup>th</sup> Cottage also along the south edge of the site, just to the west of the Phase I  
Cottage.

Perhaps some time in the far future, ACCH would like to develop the north portion of the site, but that planning is  
not included in this Site Development Plan. ACCH will have to return to the City for amendments to the site plan  
for that future work. For the short-range future, ACCH feels that the addition of two cottages is a better, slower  
growth pattern for them. To learn more about this generous, caring organization, please visit their web site at  
<http://www.acch4kids.org>.

If you have questions about the site plan and/or the cottages, please email us at the following addresses:

Edith Cherry: [echerry@cherryseereames.com](mailto:echerry@cherryseereames.com)

Tina Reames: [tmreames@cherryseereames.com](mailto:tmreames@cherryseereames.com) Or call us at 842-1278

You can get information about the organization by contacting Everett White, Director, ACCH, phone 898-5520.  
Your neighborhood should receive notification from the City with an agenda for the EPC Hearing. The earliest it  
will be is February 2016.

Respectfully,



Edith Cherry, FAIA, ASLA  
Partner Emerita

SAMPLE  
- 7 MORE  
SIMILAR

Cc: Everett White

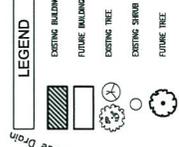
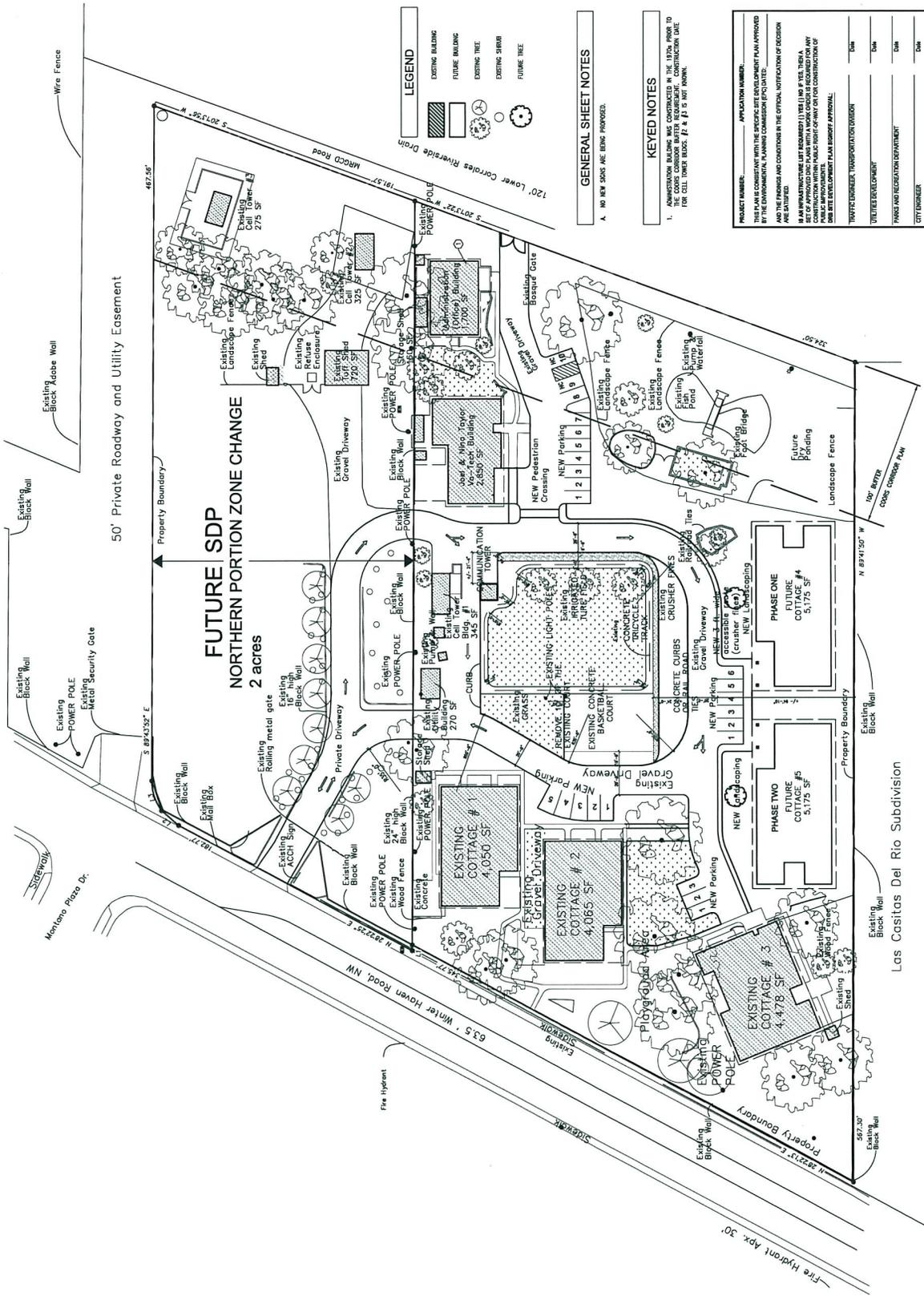
DATE	DESCRIPTION
12/20/2015	REV. E.P.C.
12/20/2015	REV. E.P.C.
12/20/2015	REV. E.P.C.

**MANAGEMENT BLOCK**

PROJECT NO: A021  
 CAD FILE: 15-10-001  
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 CHECKED BY:  
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**TITLE OF SHEET**  
 SITE PLAN

**SHEET NUMBER**  
 AS101  
 SHEET #1



**GENERAL SHEET NOTES**

A. NO NEW SPODS ARE BEING PROPOSED.

**KEYED NOTES**

1. UNSATURATED MATERIALS ARE INDICATED IN THE PLAN, REFER TO THE CROSS SECTION WATER REQUIREMENT, CONSTRUCTION DETAIL FOR CELL TOWER BLOBS. P & F IS NOT KNOWN.

**PROJECT NUMBER:** APPLICATION NUMBER:  
 THIS IS IN COMPLIANCE WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATES:  
 AND THE TERMS AND CONDITIONS IN THE ORIGINAL NOTIFICATION OF DECISION ARE SATISFIED.

**AN IMPROVEMENTS LIST (ITEMS 1) THROUGH 10) IS IN THE AREA OF CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY FOR CONSTRUCTION OF THE SITE DEVELOPMENT PLAN SHEET APPROVAL:**

TRAFFIC ENGINEER:	TRANSPORTATION DIVISION:	Date:
UTILITY DEVELOPMENT:	Date:	
PURSES AND RECREATION DEPARTMENT:	Date:	
CITY ENGINEER:	Date:	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL):	Date:	
SOLID WASTE MANAGEMENT:	Date:	
JOB DEVELOPMENT PLANNING DEPARTMENT:	Date:	

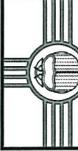


**PROPOSED SITE PLAN**  
 SCALE 1" = 30'0"

Las Casitas Del Rio Subdivision

**KEYED NOTES**

1. ASPHALT SHINGLE ROOF (MARK GRAY)
2. 2" POLYSTYRENE INSULATION
3. BRICK MASONRY TO MATCH EXISTING (RED - EXTERIOR)
4. WINDOW (ALUMINUM SLIP) - (SEE 1)
5. DOOR (ALUMINUM SLIP) - (SEE 1)
6. SLIDING PATIO DOORS (ALUMINUM/GLASS)



**CHERRY/SECKREAMES ARCHITECTS, PC**  
 220 4th Street NW, Albuquerque, NM 87120  
 505 - 842 - 1278 FAX 505 - 744 - 5889

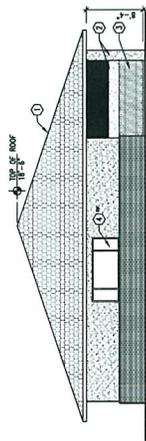
Site Development Plan  
 Albuquerque Children's Home  
 5700 Wirthaven, NW 87120  
 Albuquerque, NM 87120

NO.	DATE	DESCRIPTION

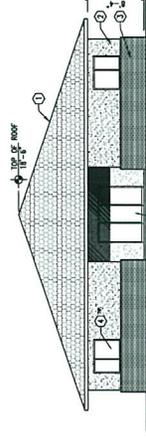
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**TITLE OF SHEET**  
**BUILDING & STRUC ELEVATIONS FLOOR PLAN**

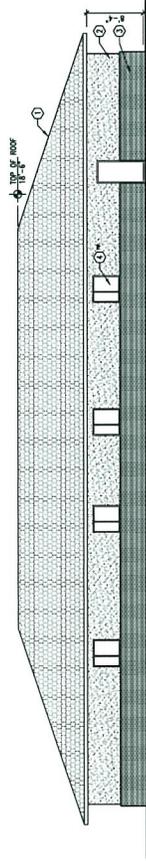
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 A101  
**SHEET #5**



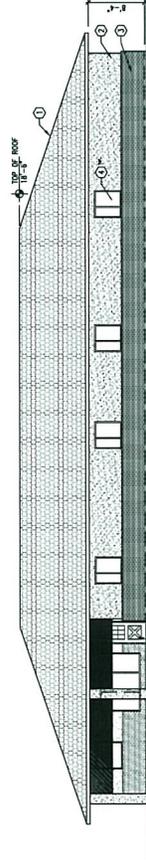
**PROPOSED SOUTH COTTAGE ELEVATION**  
 SCALE 1/8" = 1'-0"



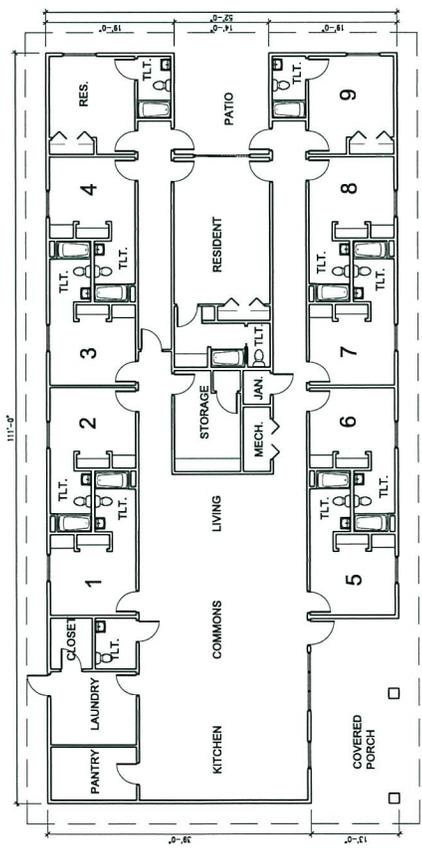
**PROPOSED NORTH COTTAGE ELEVATION**  
 SCALE 1/8" = 1'-0"



**PROPOSED SOUTH COTTAGE ELEVATION**  
 SCALE 1/8" = 1'-0"



**PROPOSED NORTH COTTAGE ELEVATION**  
 SCALE 1/8" = 1'-0"



**PROPOSED COTTAGE FLOOR PLAN**  
 SCALE 3/8" = 1'-0"



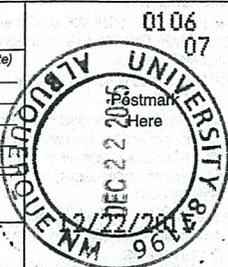
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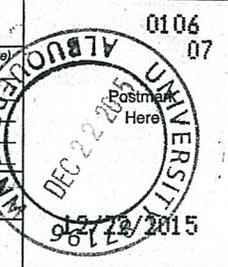
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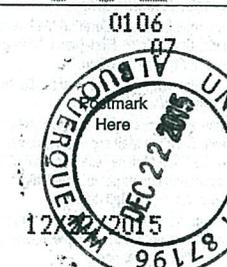
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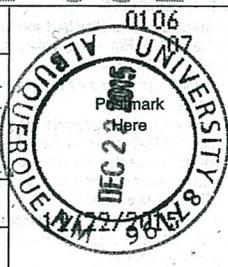
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Total Postage and Fees \$3.94  
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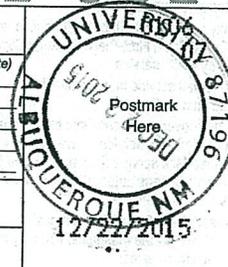
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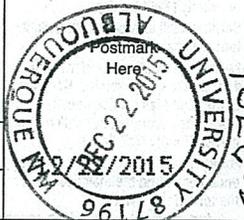
ALBUQUERQUE NM 87114

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Postage \$0.71  
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 \$

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 Street and Apt. No., or PO Box No.  
**10592 RIO DEL SOL E CT NW**  
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**ALBUQUERQUE NM 87114**

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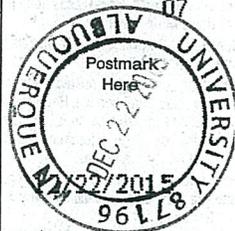
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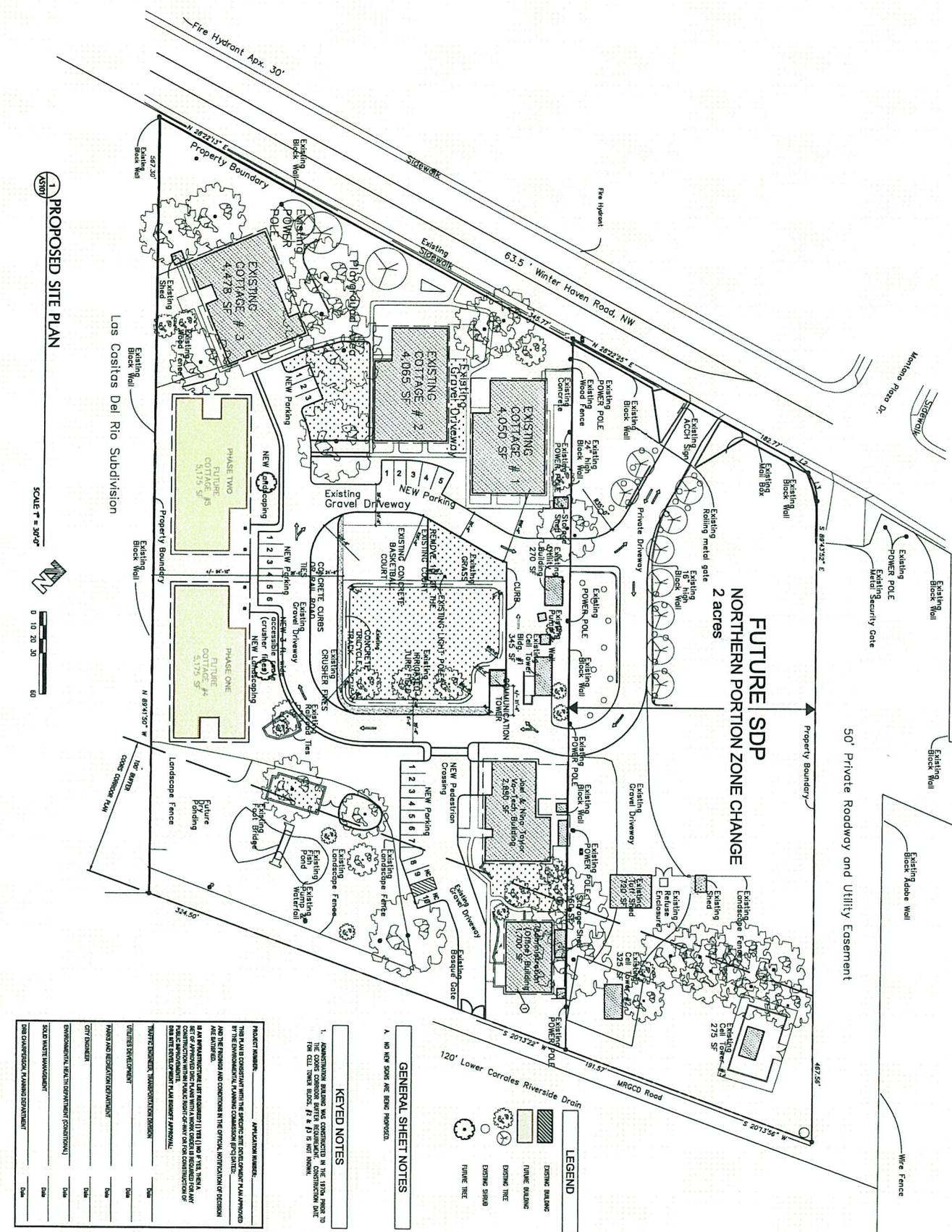
Postage \$0.71  
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Sent To **JOLENE WOLFLEY**  
 Street and Apt. No., or PO Box No.  
**7216 CARSON TRAIL NW**  
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## SITE PLAN REDUCTIONS



**1 PROPOSED SITE PLAN**

SCALE = 3/8" = 1'-0"

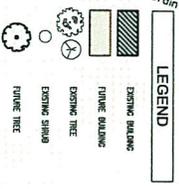


**GENERAL SHEET NOTES**

1. NO NEW SOIL ARE BEING PROPOSED.

**KEYED NOTES**

1. ADJUSTMENTS MADE TO THE EXISTING SITE PLAN TO ACCOMMODATE THE 2008 CONCRETE WATER REQUIREMENT. CONSTRUCTION DATE TO BE DETERMINED BY THE OWNER.



PROJECT NUMBER	APPLICATION NUMBER
CITY/PLANNING DEPARTMENT	CITY/PLANNING DEPARTMENT
DATE	DATE
DESIGNER	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NUMBER	AS101
SHEET NUMBER	SHEET #1

Site Development Plan  
 Albuquerque Christian Children's Home  
 5700 Winterhaven Road NW  
 Albuquerque, NM 87120

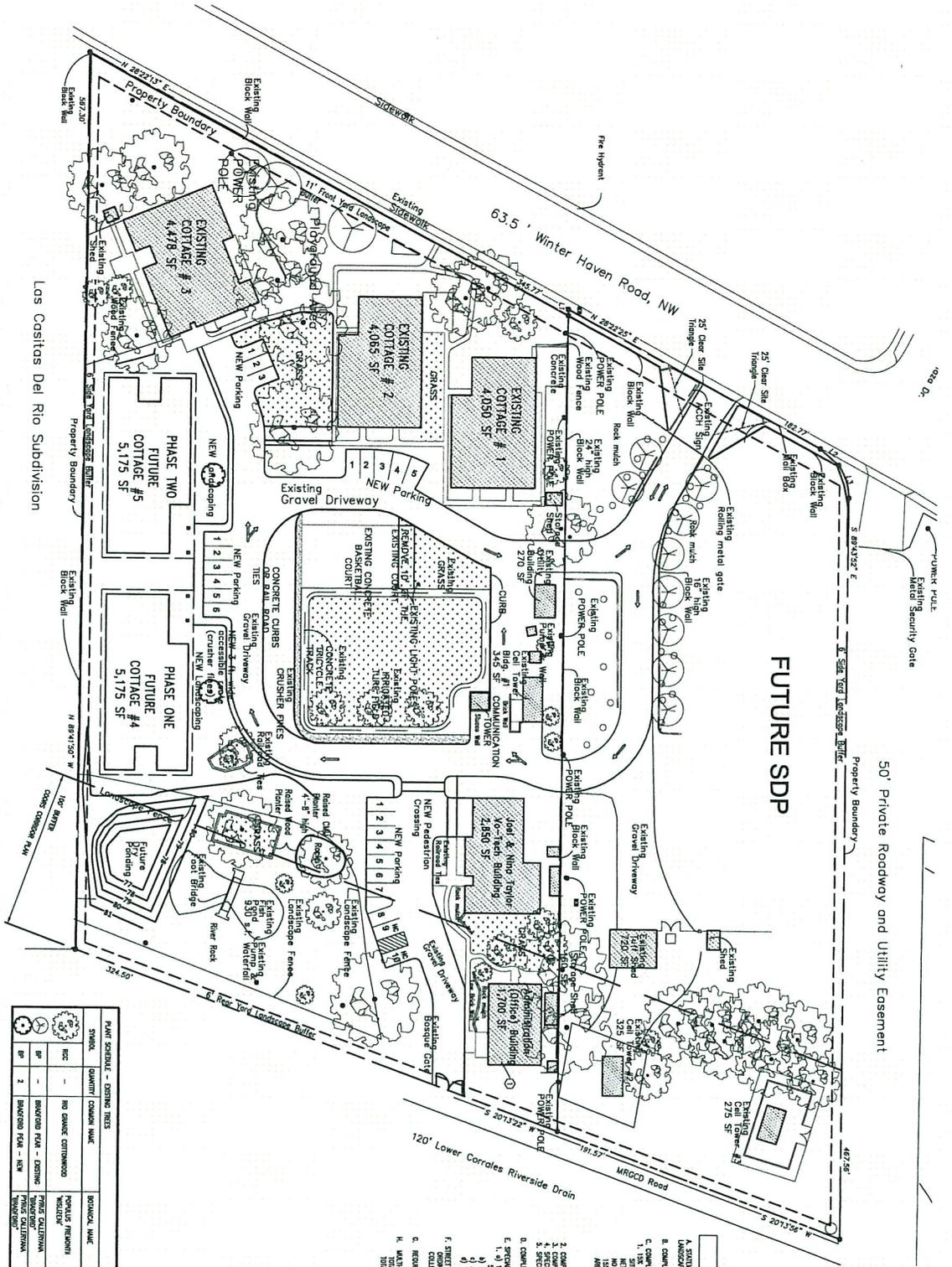
**CERRY/SEBEM**  
 ARCHITECTS, PC  
 2025 1st Avenue NE, Albuquerque, NM 87106  
 505.241.0100  
 505.241.0101

LANDSCAPING PLAN

SCALE T = 3/8" = 1'-0"



0 10 20 30 60



LANDSCAPE NOTES

- A. SCHEDULE OF LANDSCAPING RESPONSIBILITY FOR MAINTENANCE. ALL NEW LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER.
- B. COMPLETION WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.
- C. COMPLETION WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.
- D. COMPLETION WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.
- E. COMPLETION WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.
- F. SCHEDULED MAINTENANCE REQUIREMENTS SHALL BE AS FOLLOWS:
  - 1. 180 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 2. 360 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 3. 540 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 4. 720 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 5. 900 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 6. 1080 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 7. 1260 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 8. 1440 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 9. 1620 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
  - 10. 1800 DAYS AFTER COMMENCEMENT OF CONSTRUCTION.
- G. MAINTENANCE REQUIREMENTS SHALL BE AS FOLLOWS:
  - 1. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS.
  - 2. MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED MAINTENANCE PERSONNEL.
  - 3. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULED MAINTENANCE REQUIREMENTS.
  - 4. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULED MAINTENANCE REQUIREMENTS.
  - 5. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULED MAINTENANCE REQUIREMENTS.
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  - 6. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULED MAINTENANCE REQUIREMENTS.
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  - 9. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULED MAINTENANCE REQUIREMENTS.
  - 10. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULED MAINTENANCE REQUIREMENTS.

SYMBOL	QUANTITY	COMMON NAME	SYMBOL	SIZE	PLANTING	SPACING
(Symbol)	1	NO DAMAGE CONTINGENT	(Symbol)	1-1/2" O.D.	50'-60'	30'-30'
(Symbol)	2	SHRUBS PLANT - EXISTING	(Symbol)	2" O.D.	30'-35'	10'-25'
(Symbol)	2	SHRUBS PLANT - NEW	(Symbol)	2" O.D.	30'-35'	10'-25'

**CHERRY/SEE/REAMES ARCHITECTS, PC**  
300 West 11th Street  
Albuquerque, NM 87102

Site Development Plan  
Albuquerque Christian Children's Home  
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Albuquerque, NM 87120

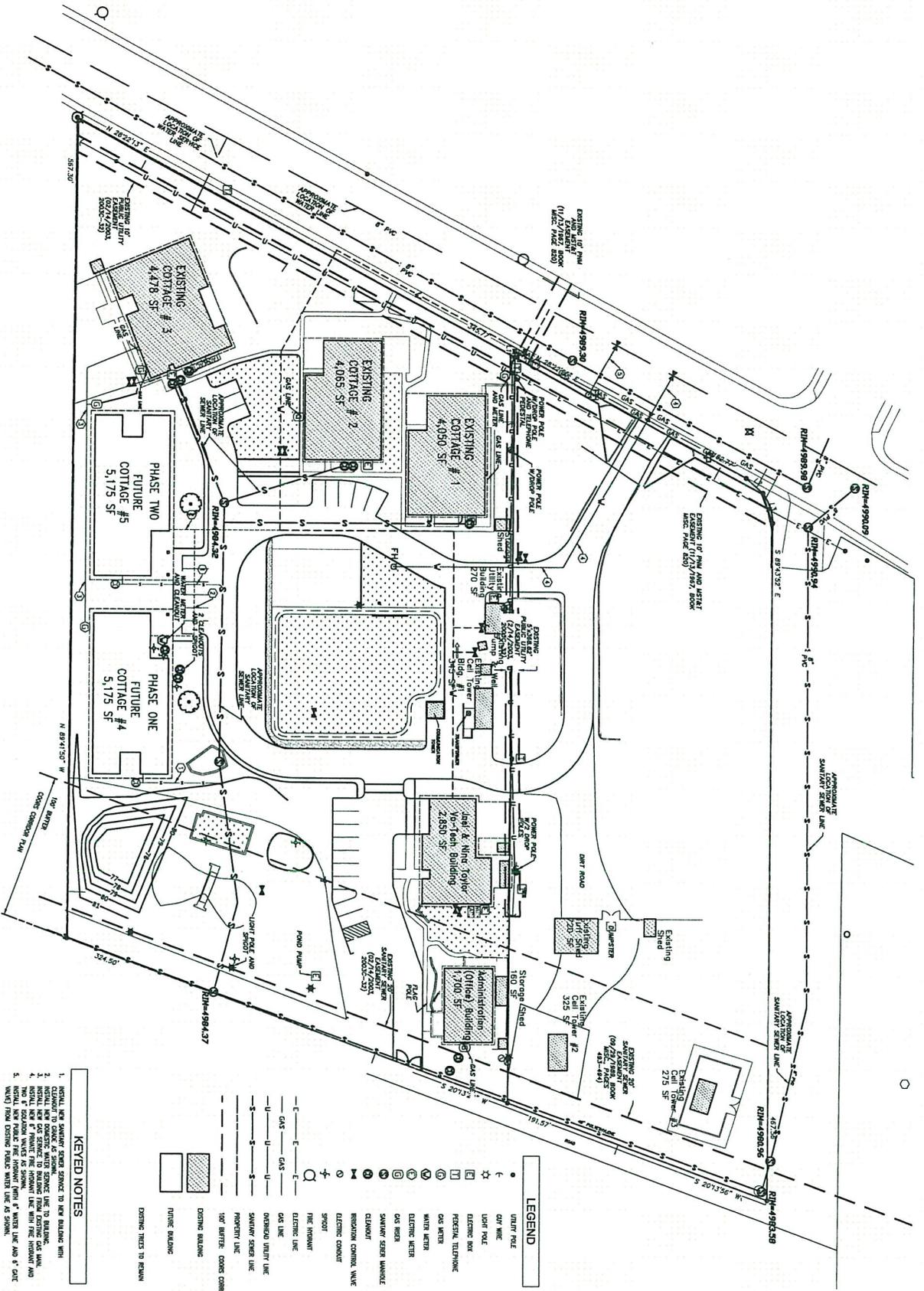
PROJECT NO. 2021  
JOB NO. 2021-001-1-01  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

TITLE OF SHEET  
**LANDSCAPE PLAN**

SHEET NUMBER  
**L101**

SHEET #2



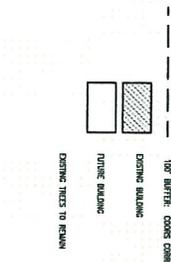


**UTILITY SITE PLAN**

SCALE = 1" = 30'-0"

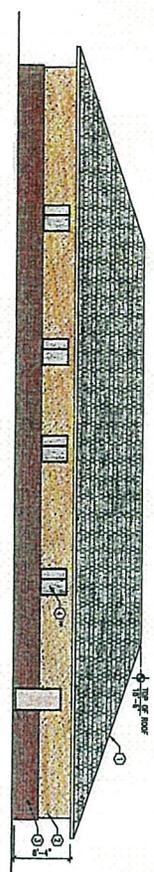


- KEYED NOTES**
1. INSTALL NEW SEWER SERVICE TO NEW BUILDING WITH 12" DIA. PIPE
  2. INSTALL NEW SEWER SERVICE TO NEW BUILDING WITH 12" DIA. PIPE
  3. INSTALL NEW SEWER SERVICE TO NEW BUILDING WITH 12" DIA. PIPE
  4. INSTALL NEW SEWER SERVICE TO NEW BUILDING WITH 12" DIA. PIPE
  5. INSTALL NEW SEWER SERVICE TO NEW BUILDING WITH 12" DIA. PIPE

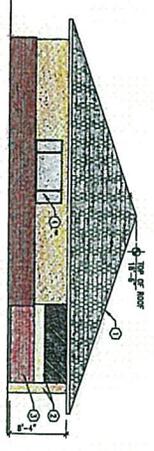


<p>CHERRY/SEE/AMIES ARCHITECTS, PC 250 2nd Avenue NW, Albuquerque, NM 87102 505.243.1071 www.cherrysee.com</p>		<p>Site Development Plan Albuquerque Christian Children's Home 5700 Winterhaven Road NW Albuquerque, NM 87120</p>	
<p><b>TITLE OF SHEET</b> UTILITY PLAN</p>		<p><b>SHEET NUMBER</b> U101 SHEET #4</p>	
<p><b>MANAGEMENT BLOCK</b></p> <p>PROJECT NO. A201 CDD DWG. ILS DWG DRAWN BY: NAME CHECKED BY: NAME COMPILED: Cherry/See/Amies, PC 2015</p>		<p><b>DATE</b></p> <p>DATE: 11/11/15 DATE: 11/11/15 DATE: 11/11/15</p>	

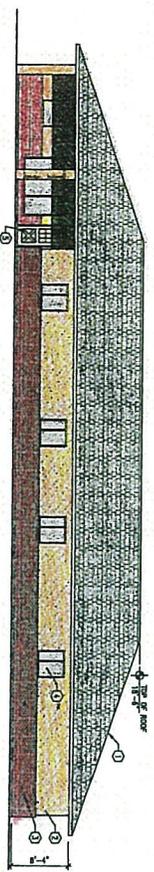
- KEYED NOTES**
- 1. STAINLESS STEEL ROOF (DARK GRAY)
  - 2. STUCCO (TAN)
  - 3. BRICK (RED)
  - 4. BRICK (WHITE)
  - 5. HALF-GLASS DOORS (ALUMINUM/GLASS)
  - 6. SLATE FLOOR (DARK GRAY)



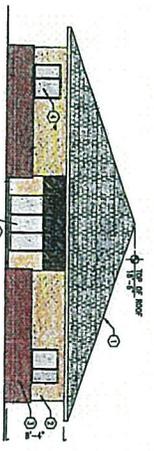
CD PROPOSED SOUTH COTTAGE ELEVATION  
SCALE: 1/8" = 1'-0"



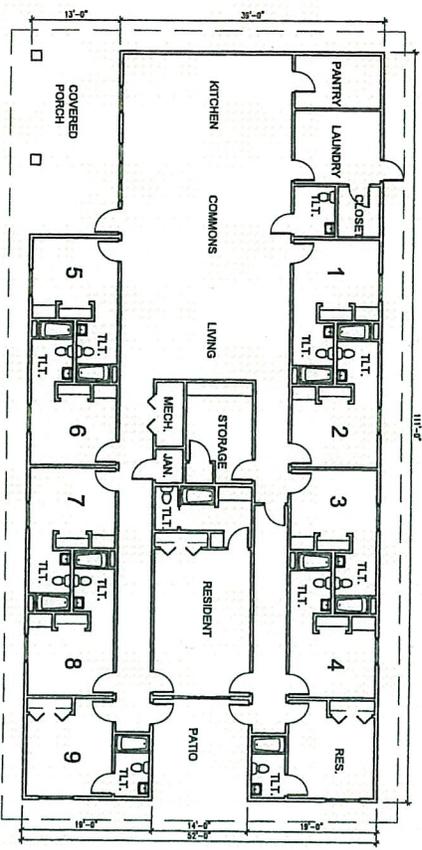
DE PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



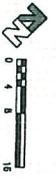
CE PROPOSED NORTH COTTAGE ELEVATION  
SCALE: 1/8" = 1'-0"



CE PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



AE PROPOSED COTTAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**CHERRYSEER/REAMES ARCHITECTS, P.C.**  
200 1st Street NW, Albuquerque, NM 87102  
505-424-1221 | Fax: 505-754-1220

Site Development Plan  
Albuquerque Christian Children's Home  
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Albuquerque, NM 87120

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS
2			ISSUED FOR PERMITS
3			ISSUED FOR PERMITS
4			ISSUED FOR PERMITS
5			ISSUED FOR PERMITS
6			ISSUED FOR PERMITS
7			ISSUED FOR PERMITS
8			ISSUED FOR PERMITS
9			ISSUED FOR PERMITS
10			ISSUED FOR PERMITS

PROJECT NO. A101  
DRAWN BY: LAH  
CHECKED BY:  
COMPILED BY: CHERRYSEER/REAMES ARCHITECTS, P.C.

**TITLE OF SHEET**  
BUILDING & STRUCTURAL ELEVATIONS FLOOR PLAN

SHEET NUMBER  
A101  
SHEET #5