



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

June 13, 2019

La Vida Llena
10501 Lagrima De Oro Rd NE
ABQ, NM 87111

Project #2019-002114 (1003807)
SI-2019-00117 – Major Amendment Site Development Plan
VA-2019-00152 – Variance
VA-2019-00179 – Variance

LEGAL DESCRIPTION:

The above action for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Llena, zoned R-ML, located at 10501 Lagrima de Oro Rd. NE, between Morris St. NE, and Juan Tabo Blvd. NE, containing approximately 17 acres. (C-8)
Staff Planner: Cheryl Somerfeldt

PO Box 1093 June 13, 2019 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-002114/SI-2019-00117, a Major Amendment Site Development Plan, VA-2019-00152, a Variance, and VA-2019-00179, a Variance, based on the following Findings.

Albuquerque

FINDINGS, SI-2019-00117, Major Amendment to a Prior Approval, Site Development Plan

1. This is a request for a Major Amendment to a Prior Approval, Site Development Plan for the La Vida Llena Retirement Community complex for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Llena, located at 10501 Lagrima de Oro Road NE, and containing approximately 16.9 acres.
2. The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit. This approved Site Plan-EPC will replace the pre-existing Site Development Plan.
3. The proposed "Assisted Living Facility or Nursing Home" use is Permissive within the existing R-ML zone.
4. The Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) in June of 1981 (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. LVL opened its doors in 1983.
5. In 2012, LVL opened a 4-story building containing 58 Independent Living units at the southwest corner of Lagrima de Oro and Juan Tabo.

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6. In May of 2018, the Integrated Development Ordinance (IDO) converted the property's previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled, to R-ML with an existing Site Plan pursuant to City Council adopted conversion rules: the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
9. The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans. Applicable policies include:
 - 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
 - a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
 - b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.
 - 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
 - 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
 - a) Increase the supply of housing that is affordable for all income levels.
 - c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
 - e) Provide for the development of quality housing for elderly residents.
 - 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.
10. The attached Site Development Plan has been evaluated for conformance with applicable regulations and policies of the City adopted Integrated Development Ordinance (IDO) and the Comprehensive Plan. The Conditions of Approval correspond to the Site Development Plan elements that do not conform to the requirements of applicable IDO regulations.
11. The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019.

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12. The applicant performed outreach with its residents since 2017.
13. In total, staff received two (2) letters in opposition to the request from residents of La Vida Llana including a petition with seven (7) names.
14. In total, staff received seventeen (17) letters in support to the request from residents of La Vida Llana.
15. Staff received a letter of support from CNM (Central New Mexico Community College), the property owner to the north.
16. Staff has not received comments in support or opposition from the District 8 Coalition of Neighborhood Associations or from the property owners to the west of La Vida Llana.

CONDITIONS OF APPROVAL, SI-2019-00117, Major Amendment to a Prior Approval, Site Development Plan

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version after DRB review and approval of technical standards to the staff planner for filing at the Planning Department in the project file.
2. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
3. The Site Plan shall note any Variance–EPC that has been granted/approved.
4. The Site Plan be reviewed and approved by the Development Review Board (DRB) subsequent to EPC approval for review of technical standards.
5. Pursuant to Table 5-1-1, Usable Open Space is required to be 200 square foot per Efficiency unit. The Site Plan shall meet the applicable regulation for Usable Open Space and the applicant shall show this in a calculation on the Site Plan.
6. The Site Plan shall provide, pursuant to IDO Section 5-5(E)(4)(e), where the primary use includes 100 or more dwelling units, 20 percent of required bicycle spaces should be in secured long term storage lockers, approximately 6 lockers.
7. The Site Plan shall illustrate to the satisfaction of the City Engineer, pursuant to 5-7(F)(1)(a), retaining walls limited to 6-feet unless a higher wall is approved by the City Engineer as necessary. Pursuant to 5-7(F)(1)(b), Retaining walls higher than 6-feet tall shall be terraced. Pursuant to 5-7(F)(2), the terraces should be broken by at least 4-foot wide planters/pockets for landscaping unless reduced by approval by the City Engineer.
8. The Site Plan shall provide, pursuant to IDO Section 5-9(E)(2), a minimum 6-foot high opaque wall as required to visually screen the new parking lots bordering Protected Lots, which includes the townhouses to the west. The proposed wall on the west side of the parking lot shall be increased from 42” to 72”.

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9. Conditions of Approval from other agencies:

Transportation Development Services

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- Please provide referenced detail sheet C-501 for review along with this set.

Police Department/Planning

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
- Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
- Install No Trespassing signs that cite the City Ordinance so that they are visible immediately upon entering the property.

Solid Waste Management Department

- The new/proposed bldg #38/IL Wing on Pg. SP-EPC-1 appears to hinder refuse driver's turnaround/back up access to existing refuse compactor. Adjust per SWM requirements.

Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

- From the proposed Utility Plan, it is understood that several fire lines, sanitary sewer services, and a large meter service are required for the two proposed structures. In addition to the desired infrastructure there is also need for the public waterline (onsite) to be relocated. Prior to these infrastructure improvements being performed, an Availability Statement must first be executed for the site.
- As a condition of approval please request an availability statement here:
http://www.abcwua.org/Availability_Statements.aspx
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Please note that a work order process will be required for the relocation of the existing public onsite waterline.
- Please note that all onsite public waterline shall be within a public waterline easement. Existing waterline easements that will not be utilized should be abandoned.
- All onsite hydrants shall be considered private and painted safety orange.

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Public Service Company of New Mexico (PNM)

- There are numerous electric utility easements on the property serving La Vida Llena. It is the applicant's obligation to abide by any conditions or terms of those easements and required clearances. The applicant will need to coordinate with PNM's New Service Delivery Department regarding proposed building location, proposed tree species and building heights in order to ensure sufficient safety clearances and to avoid interference with the existing overhead and underground distribution facilities. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. PNM's standard is for trees to be planted outside the PNM easement.
- It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.

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FINDINGS, VA-2019-00152, Variance to R-ML Building Height

1. This is a request for a 12-foot 9-inch (ALMC building) and a 29-foot 1.5-inch (IL building) Variance to the 35-foot maximum building height in the R-ML Zone pursuant to IDO Table 2-3-9, for the La Vida Llena Retirement Community complex for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, located at 10501 Lagrima de Oro Road NE, and containing approximately 16.9 acres.
2. The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit.
3. The proposed use of “Assisted Living Facility or Nursing Home” is Permissive within the existing R-ML zone.
4. The Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) in June of 1981 (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. LVL opened its doors in 1983.
5. In 2012, LVL opened a 4-story building containing 58 Independent Living units in very close proximity at the southwest corner of Lagrima de Oro and Juan Tabo.
6. In May of 2018, the Integrated Development Ordinance (IDO) converted the property’s previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled, to R-ML with an existing Site Plan pursuant to City Council adopted conversion rules: the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
9. The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans. Applicable policies include:
 - 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
 - a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
 - b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.
 - 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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- 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
 - a) Increase the supply of housing that is affordable for all income levels.
 - c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
 - e) Provide for the development of quality housing for elderly residents.
- 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

10. Pursuant to IDO Section 6-6(M)(3) Review and Decision Criteria, "an application for a Variance-EPC shall be approved if it meets all of the following criteria":

- 1) 6-6(N)(3)(a) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

The applicant argues and the EPC agrees the existing topography and the shape of the lot as special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity, and which create practical difficulties. Although one of these aspects alone may not pose an extraordinary hardship, the two together limits the area where buildings may be constructed on the subject site. The Site Plan locates the proposed buildings in the configuration shown, adjacent to the front and rear property line in order to limit the effect on surrounding properties while managing difficulties with the topography and lot shape and adding stories.

- 2) 6-6(N)(3)(b) The Variance will not be materially contrary to the public safety, health, or welfare.

The applicant cites reasons regarding the research into the well-being of seniors why the proposed project will contribute to the health and welfare of the public. There is no evidence to the contrary that extra height and closeness of the parking area, as long as there is the required screening wall and landscaped buffer will be un-safe or unhealthy or contrary to public welfare. The property to the north is occupied by the local community college, CNM. The nursing program coordinates with LVL for student interaction with residents and there is cross access from users of each site, which contributes to public welfare. The property immediately across the street to the south (zoned NR-PO-A) is occupied by little league baseball fields and other properties across Lagrima de Oro are zoned PD and used for office use, which means residences will not be affected.

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- 3) The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

To the north the subject site is adjacent to the CNM campus, which is zoned R-1D low density residential. CNM, a subdivision of the State, is immune from compliance with City zoning, and has developed the campus with buildings of considerably large mass and large parking lots as is needed by a community college. Therefore, because low density residential development does not occur on the lot, it is not a "Protected Lot" pursuant to IDO Section 5-9. In addition, the subject site is below the natural grade of the adjacent CNM property, and therefore, the height impact will be lessened. CNM has submitted a letter in support of the LVL project proposal.

To the south of the subject site, across the street, are little-league baseball fields zoned NR-PO-A. Other properties across Lagrima de Oro are zoned PD and are used for commercial office use. Further to the south is the commercial area along Montgomery Boulevard NE, a Major Transit Corridor. Therefore, because they are non-residential uses, the request will not materially adversely affect these properties.

- 4) The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

The purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses, such as Assisted Living, to serve the surrounding residential areas.

In general, the request will not materially undermine the intent and purpose of applicable zone district because it provides expanded housing options and parking options for senior residents. This Variance is appropriate given the history and context of the subject site and the surrounding area.

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- 5) The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

This Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties for this institutional facility that provides a needed service for seniors at this facility.

11. The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019.
12. The applicant performed outreach with its residents since 2017.
13. In total, staff received two (2) letters in opposition to the request from residents of La Vida Llena including a petition with seven (7) names.
14. In total, staff received seventeen (17) letters in support to the request from residents of La Vida Llena.
15. Staff received a letter of support from CNM (Central New Mexico Community College), the property owner to the north.
16. Staff has not received comments in support or opposition from the District 8 Coalition of Neighborhood Associations or from the property owners to the west of La Vida Llena.

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FINDINGS, VA-2019-00179, Variance to Neighborhood Edges

1. This is a request for a 30-foot Variance from the required 50-foot parking area separation pursuant to Neighborhood Edges IDO Section 5-9(F)(1), for the La Vida Llena Retirement Community complex for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, located at 10501 Lagrima de Oro Road NE, and containing approximately 16.9 acres.
2. The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit.
3. The proposed use of “Assisted Living Facility or Nursing Home” is Permissive within the existing R-ML zone.
4. The Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) in June of 1981 (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. LVL opened its doors in 1983.
5. In 2012, LVL opened a 4-story building containing 58 Independent Living units at the southwest corner of Lagrima de Oro and Juan Tabo.
6. In May of 2018, the Integrated Development Ordinance (IDO) converted the property’s previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled, to R-ML with an existing Site Plan pursuant to City Council adopted conversion rules: the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
9. The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans. Applicable policies include:
 - 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
 - a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
 - b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.
 - 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
 - 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

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- a) Increase the supply of housing that is affordable for all income levels.
 - c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
 - e) Provide for the development of quality housing for elderly residents.
- 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

10. Pursuant to IDO Section 6-6(M)(3) Review and Decision Criteria, "an application for a Variance-EPC shall be approved if it meets all of the following criteria":

- 1) 6-6(N)(3)(a) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

The applicant cites the existing topography and the shape of the lot as special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity, and which create practical difficulties. Staff finds that although one of these aspects alone may not pose an extraordinary hardship, the two together limits the area where elements may be constructed on the subject site.

The applicant also describes the existing development as constructed under the prior SU-1 zone which was controlled by an EPC approved Site Plan and would have permitted expansion per EPC approval. The applicant is constrained by existing development and coordinating new development with the existing, which affects the alignment of the parking area on the west property line, making it not possible to locate this parking area 50-foot from the adjacent lot.

- 2) 6-6(N)(3)(b) The Variance will not be materially contrary to the public safety, health, or welfare.

The applicant states the Variance requests will not be materially contrary to public safety, health, or welfare. There is no evidence that extra height and closeness of the parking area, as long as there is the required screening wall and landscaped buffer will be un-safe or unhealthy or contrary to public welfare. The applicant cites reasons regarding the research into the well-being of seniors why the proposed project will contribute to the health and welfare of the public.

The property to the north is occupied by the local community college, CNM. The nursing program coordinates with LVL for student interaction with residents and there is cross access from users of each site, which contributes to public welfare. The property to the west is occupied by townhouses and a 6-foot screening wall will mitigate potential issues.

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- 3) The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The applicant states the Variances will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

To the west, the subject site is bordered by a low-density residential use which has protected status. Planning staff has not received any comments from these property owners, and even if there is not a full 50-foot separation of new parking spaces, it will be required that the applicant meet the other Neighborhood Edges provisions, including a 6-foot opaque wall and a minimum 15-foot wide landscape buffer. The subject site is at a higher elevation than the townhouses, and the required 6-foot opaque wall and the proposed 15-25 foot landscape buffer will effectively screen parked cars from view.

- 4) The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

The purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses, such as Assisted Living, to serve the surrounding residential areas.

In general, the request will not materially undermine the intent and purpose of applicable zone district because it provides expanded housing options and parking options for senior residents.

- 5) The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The site hardship supports the Variance to Neighborhood Edges 50-foot separation, which is the minimum necessary.

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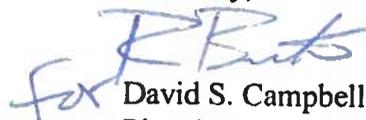
11. The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019.
12. The applicant performed outreach with its residents since 2017.
13. In total, staff received two (2) letters in opposition to the request from residents of La Vida Llena including a petition with seven (7) names.
14. In total, staff received seventeen (17) letters in support to the request from residents of La Vida Llena.
15. Staff received a letter of support from CNM (Central New Mexico Community College), the property owner to the north.
16. Staff has not received comments in support or opposition from the District 8 Coalition of Neighborhood Associations or from the property owners to the west of La Vida Llena.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 28, 2019**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6 of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,


David S. Campbell
Planning Director

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DSC/CS

cc: La Vida Llana, 10501 Lagrima De Oro Rd., NE, ABQ, NM 87111
Consensus Planning, Inc., Jackie Fishman, 302 8th St., NW, ABQ, NM 87102
Donald Couchman, Dist. 8 Coalition of NA's 6441 Concordia Rd NE, ABQ, NM 87111
Mary Kurkjian, Dist. 8 Coalition of NA's, 13709 Canada del Oso Pl., NE, ABQ, NM 87111
Marge Meyer, 10501 Lagrima de Oro NE, #874, ABQ, NM 87111
Richard Pettit, 10501 Lagrima de Oro NE, ABQ, NM 87111
Don & Glyndon Hossink, 10501 Lagrima de Oro NE, ABQ, NM 87111
Mary Ellen Simms, 1100 Lagrima de Oro Rd NE, ABQ, NM 87111
Chris Enke, 10501 Lagrima de Oro NE #38D, ABQ, NM 87111
Milo Myers, 10501 Lagrima de Oro, ABQ, NM 87111
Len Boscarine, 11100 Lagrima de Oro NE, ABQ, NM 87111
Pat Kneen, 10501 Lagrima de Oro NE #159, ABQ, NM 87111
Linda Plein, 11100 Lagrima de Oro NE, ABQ, NM 87111
Olen Thompson, 10501 Lagrima de Oro NE #248, ABQ, NM 87111
Dr. M. Krasnow, 10501 Lagrima de Oro NE, ABQ, NM 87111
Alan Varela, avarela@cabq.gov
Sue Norton, sndlvr860@comcast.net
Zoe Rae, zhrae@aol.com
Kay Grant, kkkkaty6@comcast.net
Don Norton, sndlvr860@comcast.net
DeAnn Eaton, deaton@haverlandcarter.com
Linda Givens, lgivens@lavidallena.com