



**Environmental
Planning
Commission**

**Agenda Number: 08
Project Number: 1011008
Case #: 16EPC- 40057, 40058
November 10, 2016**

Staff Report

Agent	Design Plus, LLC
Applicant	Sequel of New Mexico LLC and AOC New Mexico LLC
Request	Zone Map Amendment (Zone Change), Site Development Plan for Building Permit
Legal Description	Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1
Location	Randolph Rd. SE, between Yale Blvd. SE and University Blvd SE
Size	Approximately 4.8 acres
Existing Zoning	Industrial Park Zone (IP)
Proposed Zoning	SU-1 for IP and Hospital

Staff Recommendation

APPROVAL of Case # 16EPC-40057 based on the Findings beginning on Page # 14, and subject to the Conditions of Approval beginning on Page # 18.

APPROVAL of Case # 16EPC-40058 based on the Findings beginning on Page # 18, and subject to the Conditions of Approval beginning on Page # 20.

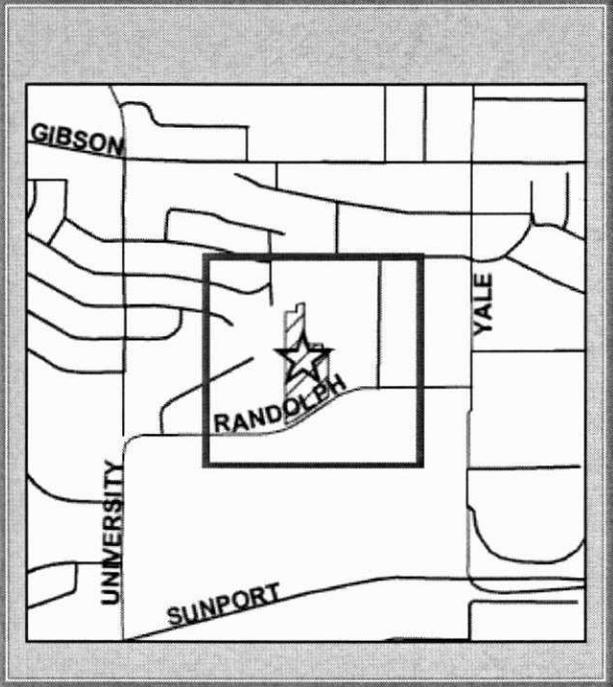
**Staff Planner
Vicente M. Quevedo, Planner**

Summary of Analysis

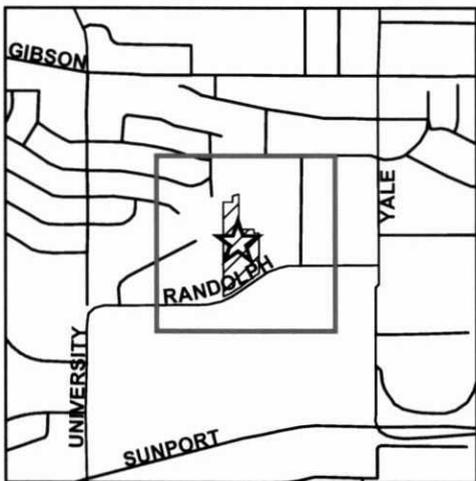
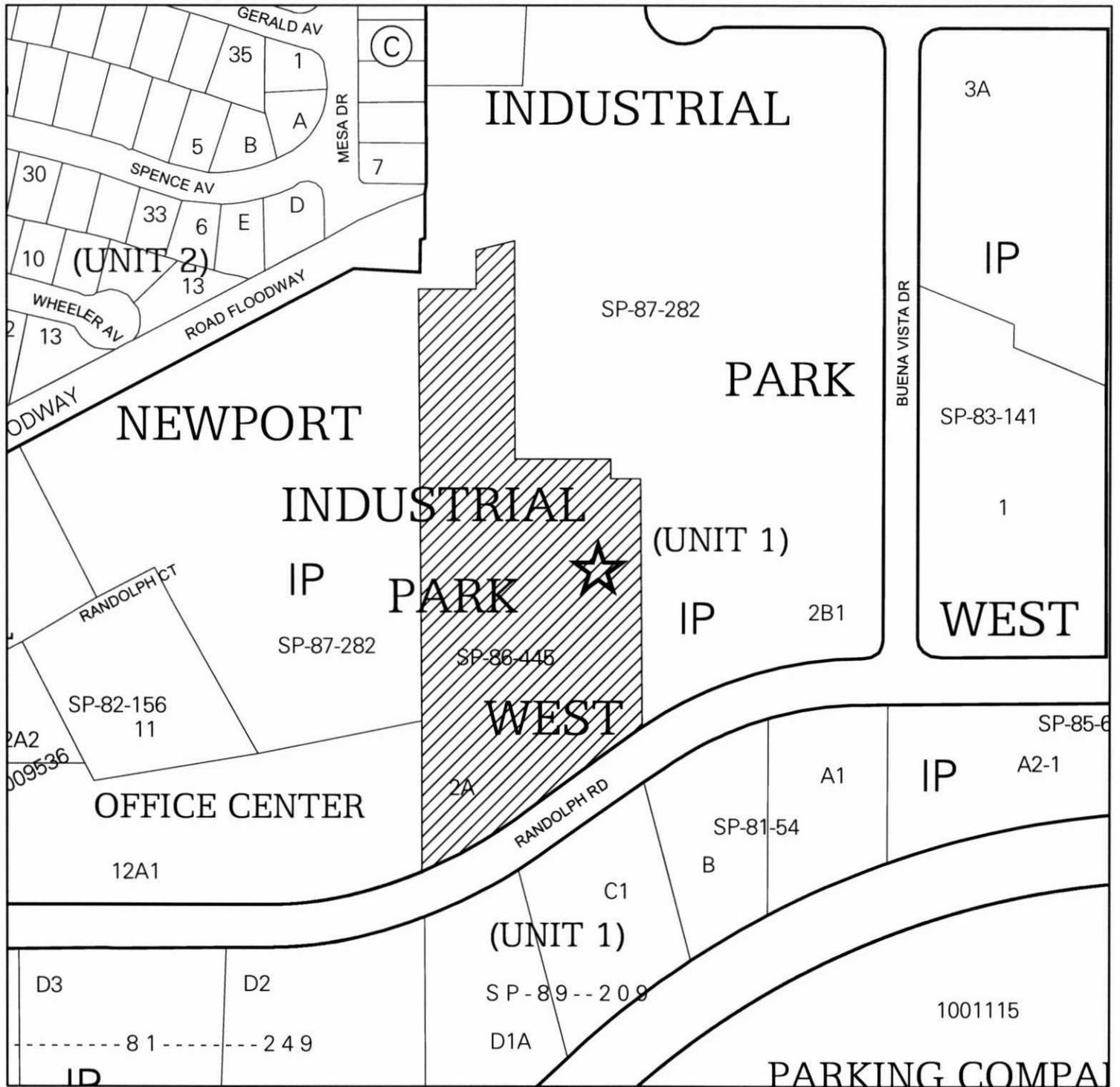
This is a two part request for a Zone Map Amendment (Zone Change) from IP to SU-1 for IP and Hospital, and a Site Development Plan for Building Permit for an approximately 4.8 acre site located on Randolph Rd., between Yale Blvd. and University Blvd. There is an existing vacant building on the subject site that the applicant is proposing to redevelop as a hospital use.

The applicant has justified the zone change request pursuant to the requirements of R270-1980. Staff has also determined that the proposed site development plan generally meets or exceeds the minimum requirements of applicable City plans.

A facilitated meeting was not recommended or held and there is no known neighborhood opposition to the requested actions. Staff is recommending approval subject to the findings and conditions in the staff report.



City Departments and other interested agencies reviewed this application from 10/03/2016 to 10/19/2016. Agency comments used in the preparation of this report begin on Page # 23.



ZONING MAP

Note: Grey shading indicates County.

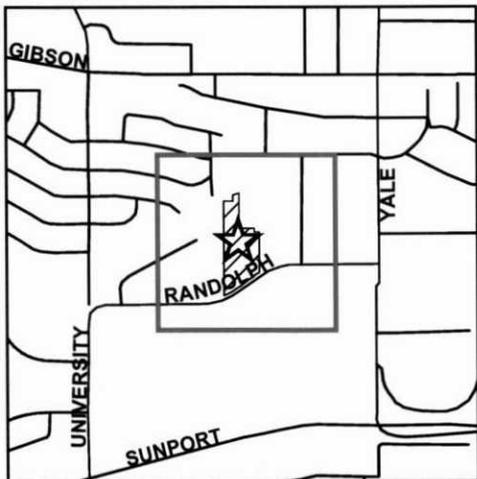


1 inch = 200 feet

Project Number:
1011008

Hearing Date:
11/10/2016

Zone Map Page: M-15
Additional Case Numbers:
16EPC-40057
16EPC-40058



LANDUSE 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

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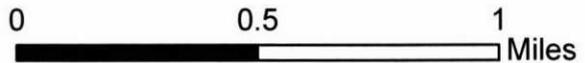


Public Facilities Map with One-Mile Buffer



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

Project Number: 1011008



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	Industrial Park Zone (IP)	Established Urban Area, Sunport / Airport Major Activity Center	Commercial Service
North	Industrial Park Zone (IP), Residential (R-1)	Same	Commercial Service, Residential
South	Industrial Park Zone (IP)	Same	Same
East	Industrial Park Zone (IP)	Same	Same
West	Industrial Park Zone (IP)	Same	Same

II. INTRODUCTION

Proposal

This is a two part request for a Zone Map Amendment (Zone Change) from IP to SU-1 for IP and Hospital, and a Site Development Plan for Building Permit for an approximately 4.8 acre site located on Randolph Rd., between Yale Blvd. and University Blvd. There is an existing vacant building on the subject site. The applicant is proposing to redevelop the property into a facility (hospital) that will provide sub-acute residential treatment to children ages 4 to 18 with severe autism. The treatment center will be run by a local non-profit organization entitled Bernalillo Academy which is accredited by The Joint Commission (TJC) and licensed through the State of New Mexico Children, Youth and Families Department (CYFD).

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all Zone Map and Sector Development Plan Amendments and Site Development Plans for Building Permits within the City of Albuquerque. 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

The existing building on the subject site was built in 1980 and, most recently, served as administrative offices for Presbyterian Health Services. The existing building was designed for office-type use with private and open office areas around a three-story atrium space, making it suitable for single tenant occupancy. The existing building on the subject site, and the adjacent three buildings have been vacant since 2014.

Context

The majority of the parcels adjacent to the subject site are zoned IP. Adjacent and nearby land uses include industrial, warehouse, commercial and residential (including attached and detached single family and multi-family housing). The subject site is also located within the Sunport / Airport Major Activity Center. The goal of Major Activity Centers is to provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.

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 Yale Blvd. and University Blvd. as Minor Arterials.

The LRRS designates Randolph Rd as a Local Street.

Comprehensive Plan Corridor Designation

Yale Blvd. and University Blvd. are designated Enhanced Transit Corridors. The intent of Enhanced Transit Corridors is to provide transit service competitive with the car, and develop adjacent land uses and intensities that promote the use of transit.

Trails/Bikeways

There is an existing bicycle lane and an existing paved multi-use trail east to west along Gibson Rd. University Blvd. also contains a bicycle lane.

Transit

There is an existing bus stop on Randolph Rd. for Bus route 222 (Rio Bravo – Sunport) that runs along adjacent to the subject site. Bus route 50 (Airport – Downtown) runs along Yale Blvd. and Bus Route 250 (Downtown – Airport Express) runs along Sunport Blvd. and Interstate 25.

Public Facilities/Community Services

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

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is Industrial Park (IP) which provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

The proposed zoning for the subject site is SU-1 for IP and Hospital. The formal zoning designation for the subject site is SU-1 (Special Use) which requires that all development on the subject site occur in conformance with an approved Site Development Plan. The applicant has submitted a Site Development Plan for Building Permit to meet this requirement.

The proposed SU-1 zoning for the subject site will maintain the permissive uses of the IP zone and will add the Hospital use under the zoning designation. Staff notes that Hospital is a permissive use per Section 14-16-2-22(A)(18) (Special Use Zone) of the Zoning Code.

Definitions

HOSPITAL FOR HUMAN BEINGS. An establishment that provides – through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services – diagnosis and treatment, both surgical and nonsurgical, for patients who may have any of a variety of medical conditions, including mental illness. A facility licensed by the state as a general, limited, or special hospital is presumed to be a hospital for human beings.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “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.

The request furthers Policy II.B.5.d. because the proposed zoning will maintain the permissive uses of the IP zone, and will be appropriately located at an appropriate land use intensity within the Sunport / Airport Major Activity Center. Additionally, the applicant is proposing to implement the majority of the redevelopment efforts on the site within the existing building which will ensure that existing neighborhood values and carrying capacities will be respected. The proposed use will also provide for the expansion of important services for children with disabilities.

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.

The request furthers Policy II.B.5.i. because the nearest residentially zoned property is located approximately 500' northwest of the subject property and cannot be accessed through the subject site. Additionally, the applicant is proposing to install a new landscape buffer area along the eastern and southern property lines.

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

Policy II.B.5.p.: Cost-effective redevelopment techniques shall be developed and utilized.

The request furthers Policy II.B.5.o. and Policy II.B.5.p. because the requested action will result in the redevelopment and rehabilitation of an existing vacant building within an older neighborhood within the Established Urban Area of the Comprehensive Plan. The redevelopment of the existing building will also be cost effective because the majority of these efforts will take place within the existing building and will not require the construction of any additional building square footage.

Air Quality

Policy II.C.1.b.: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The request furthers Policy II.C.1.b. because the proposed use will be located along an existing transit route (Bus Route Bus route 222, Rio Bravo – Sunport), and will result in the efficient placement of housing, employment and needed public services on the subject site.

Developed Landscape

Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d. because the request will maintain all of the existing landscaped areas on the subject site that includes landscaping along Randolph Rd., and proposes additional landscape buffers along the eastern and southern property lines.

Energy Management

Policy II.D.3.a: Use of energy management techniques shall be encouraged.

The request partially furthers Policy II.D.3.a. because while the applicant has stated that the HVAC and lighting systems will be replaced / upgraded, these systems will not meet the Comprehensive Plan goal of utilizing alternative or renewable energy sources.

Economic Development

Policy II.D.6.a.: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.a. and Policy II.D.6.b. because Bernalillo Academy is a New Mexico registered business, and the requested action will result in a substantial amount of new employment opportunities representing a wide range of occupational skills such as licensed therapists, medical professionals, nurses, maintenance staff and security positions.

Education

Education Goal: The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

The request furthers the Education goal of the Comprehensive Plan because it will ensure that the clients of Bernalillo Academy (severely autistic children ages 4 – 18) are provided educational and recreational opportunities that may otherwise not be afforded to them.

Human Services

Policy II.D.8.a.: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

The request furthers Policy II.D.8.a. because it will result in maximizing access to needed human services. This will be achieved because approval of the zone change request will allow Bernalillo Academy to expand its operations on a site that is strategically located along an existing transit line.

Policy II.D.8.b.: Establish community-based residential care facilities equitably throughout the City and County.

The request furthers Policy II.D.8.b. because it will result in the establishment of a new community-based residential care facility in an underserved area of the City of Albuquerque and Bernalillo County.

Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request furthers Policy II.D.8.a. because the negative effects of development will be conducted within an existing vacant building. Additionally, the nearest residentially zoned property is located approximately 500' northwest of the subject property.

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 inclusion of IP uses under SU-1 designation will maintain the existing permissive uses on this property and be compatible with current IP zoning on adjacent property. The 'Hospital' use further expands the potential of the site for health, safety, morals and general welfare of the community, in compliance with the policies of the City of Albuquerque Comprehensive Plan and other City of Albuquerque plans and amendments.

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. The response to Section 1.A. is sufficient.

- 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.

This request for a zone change from IP to SU-1 for IP and Hospital will maintain the stability of land use and current zoning because the IP uses under SU-1 zoning are the same as permissive uses under the current IP zone and if Bernalillo Academy relocates their operations from this site, the existing resources of the site and building (with renovations planned under this request, the life expectancy of the building is further extended 30 to 40 years) can be re-purposed for any IP or Hospital uses without any added negative impact on this site or adjacent properties.

The requested Zone Map Amendment does not remove or change the existing permissive uses under the IP zone and will add the Hospital use under the zoning designation. Staff notes that Hospital is a permissive use per Section 14-16-2-22(A)(18) (Special Use Zone) of the Zoning Code. The response to Section 1.B is sufficient.

- 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 policy analysis section of the Staff Report beginning on Page 3.

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- 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.

Since the recovery from our recent "great recession", the city-wide vacancy in commercial office use property has been hovering around 20% for the last four years. However, the vacancy rate in the Airport area remains twice that at around 46%. These vacant properties have adversely impacted the safety, economic activity, opportunities and development as well as stability and vibrancy of the neighborhood.

The applicant has demonstrated that the existing zoning is inappropriate because a changed neighborhood or community conditions justifies the change. More specifically, the applicant has provided data demonstrating that the City of Albuquerque's commercial office use vacancy rate is at approximately 20%, however the Airport area that the subject site is located within has a commercial office use vacancy rate of approximately 46%. This changed neighborhood or community conditions justify the change.

- 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 property in this request abuts other adjacent properties designated as IP zoning on the east, north and west sides as well as on the south side, across Randolph Road. The approval of IP uses under SU-1 designated in this request will not adversely impact or be harmful to any adjacent properties, the neighborhood or the community. These uses are the same as other adjacent property the IP zoning and, as such, will not be harmful.

The requested SU-1 (Special Use) zoning designation will maintain the existing permissive uses of the IP zone. These uses include items such as an auditorium, hospital for animals, laboratory, office, daycare center and health gymnasium which will not be harmful to adjacent IP zoned property. The subject site is also site plan controlled meaning that any change in use would require approval through a public hearing process.

- 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.

This proposed zone change will not require any unprogrammed capital expenditure or improvements by the City.

The proposed zone change will not require any major and unprogrammed capital expenditures by the City.

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

The cost of land or other economic considerations are not the determining factor for the zone change. The zone change is justified under Section 1.D.2 of R270-1980 (above).

While economic considerations are always a factor for a proposed development, they are not the determining factor for this requested action. The applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies, and that changed neighborhood or community conditions exist (see Sections 1.C. and 1.D. above).

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

This Zone Map Amendment Request is not requested because of the property's location on Randolph Road.

The subject site is located on Randolph Rd. which is designated as a local street, not a collector or major street.

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

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

This request for a zone change from IP to SU-1 for IP and Hospital facilitates realization of several goals and policies of the Comprehensive Plan. Therefore, this request for a zone amendment from IP to SU-1 for IP and Hospital does not represent the aberration usually associated with a "spot zone". Instead, this limited and controlled extension of the existing zoning will bring much-needed service, employment and assets to this community.

The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section 1.C. that the proposed change would facilitate realization of the Comprehensive Plan. The response to Section 1.I. is sufficient.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This request for SU-1 for IP and Hospital will not constitute a "strip zoning.

While the requested zone change will give a zone different from surrounding zoning, the request will not result in strip zoning because the subject site is not a strip of land along a street.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for a Site Development Plan for Building Permit for an approximately 4.8 acre site located on Randolph Rd., between Yale Blvd. and University Blvd. There is an existing vacant building on the subject site. The applicant is proposing to redevelop the property into a facility that will provide sub-acute residential treatment to children ages 4 to 18 with severe autism.

SU-1 (Special Use) which requires that all development on the subject site occur in conformance with an approved Site Development Plan. The applicant has submitted a Site Development Plan for Building Permit to meet this requirement. Staff notes that the majority of the proposed redevelopment of the subject site will occur inside the existing building on the subject site, therefore the current site development plan before the EPC is primarily an as-built site development plan.

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

Site Plan Layout / Configuration

The subject site is oriented lengthwise from north to south. There is an existing 83,500 sf vacant building at the northeast corner of the subject site. All existing on-site landscaping is proposed to remain and an additional landscape buffer will be installed at the eastern and southern property lines. The existing building height ranges from 28' 8" to a maximum height of 49' 9". An existing refuse container is located at the northeastern corner of the existing building along the northern building façade. Aside from internal tenant improvements for the subject site, the applicant is proposing to construct a series of new play areas on the subject site.

Private / Public Outdoor Space

The applicant is proposing to construct three new private outdoor recreational areas on the south side of the existing building that will include a 4,050 sf sensory play area with woodchip or recycled rubber tile surface, a 5,400sf active play area with mobile basketball hoop over existing

asphalt, and a 4,500 sf activity area with play equipment over woodchip or recycled rubber tile surface. The applicant will need to add the proposed square footages for these activity areas to the site development plan. In addition to these private outdoor spaces, there is a large existing landscaped private outdoor space at the south end of the subject (adjacent to Randolph Rd.) that will include a new picnic seating area. Public landscaped areas are located along the western building façade and at the south end of the existing parking area. Staff recommends that additional picnic seating areas be included within these existing landscaped areas.

Vehicular Access, Circulation and Parking

Vehicles can access the subject site via an existing approximately 60' two-lane point of ingress and egress off of Randolph Rd. near the southwestern corner of the subject site. Proposed parking areas are located northwest of the main access point. The primary proposed use for the subject site is a hospital (see definition on page 3 of staff report). The minimum required parking for the subject site is 34 spaces, per the Section 14-16-3-1(A)(16) of the Zoning Code (Off-Street Parking Regulations) which states that one space per each two beds is required for a hospital use.

The applicant states that a total of 68 beds are proposed for the subject site. The applicant is proposing a total of 99 parking spaces which exceeds the minimum requirement. Additionally, the applicant is required to provide 2 handicap accessible spaces, 2 motorcycle spaces, and 2 bicycle spaces. The applicant is proposing to provide 5 handicap accessible spaces, 4 motorcycle spaces and 4 bicycle spaces. However, the parking calculations listed on the site development plan for building permit will need to be revised to reflect the correct minimum requirement of 34 spaces per the Zoning Code. Once on the subject site, vehicular traffic can access an existing parking lot area at the west end of the subject site.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians and bicyclists can access the subject site via existing concrete sidewalks along Randolph Rd. along the southern edge of the subject site. There is an existing bus stop on Randolph Rd. for Bus route 222 (Rio Bravo – Sunport) that runs adjacent to the subject site.

Once on the subject site, pedestrians can access the main entrance via an existing concrete sidewalk from Randolph Rd. to the main entrance along the eastern edge of the subject site. Bicycle racks are located along the western side of the building and can also be accessed via the existing concrete sidewalk off of Randolph Rd.

Walls/Fences/Security

The applicant is proposing to install 6' high chain link fence with green coated finish, new ornamental 8' high metal fencing with black metal finish, and a pair of 20' wide by 6' high chain link gates for vehicular access to an existing loading dock area. All of the proposed gates and fences will be located around the existing building in order to secure the hospital facility. The applicant has included drawings / photos on Site Development Plan Sheet on SDP 5.2 in order to depict typical examples of each of these security items. A note shall be added to the site development plan that all walls and fences shall conform to the requirements of the General

Height and Design Regulations for Walls, Fences and Retaining Walls of the Zoning Code (Section 14-16-3-19).

Lighting

There are a series of 15' tall free standing light poles that are proposed to remain. There are no building mounted light fixtures identified on the elevation sheets for the Site Development Plan for Building Permit. Notations shall be added to the site development plan that all on-site lighting shall conform to the requirements of the Area Light Regulations of the Zoning Code (Section 14-16-3-9), as well as the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).

Landscaping

The landscaping plan identifies existing on-site landscaping that contains low to medium water usage tree and plant species; all species are appropriate for the area and an existing plant schedule has been identified. All existing on-site landscaping is proposed to remain and an additional landscape buffer will be added to the eastern and southern property lines. All required notations regarding maintenance responsibilities, water conservation and irrigation system are included on the landscape plan. The applicant has also identified a total of 21 existing parking lot trees which exceeds the minimum requirement of 10 parking lot trees per the Zoning Code.

The total required landscape net lot area coverage for the site is 16,775 sf and the applicant has identified 42,018 sf of existing on-site landscape area which exceeds the minimum requirement. The applicant has also identified 33,058 sf of existing high water use turf that is also proposed to remain and be maintained by the owner. The only updates required for the landscaping plan are the inclusion of an additional notation stating that landscaping plan shall conform to the City's Pollen Ordinance.

Grading, Drainage, Utility Plans

The existing grading and drainage plan for the subject site indicates that the site currently drains in a northwest direction from the existing sidewalk off of Randolph Rd. and runs across a landscaped area and then toward the existing parking area on the south side of the existing building. Additionally, the site is graded to drain on the existing road on the west side of the existing building from south to north, and continues to the northwest of the site across existing landscape and parking areas. An as built utility plan has also been included with the site development plan set.

Architecture

The existing building architecture can be characterized as modern architectural style. The existing building facades contain insulated concrete spandrel panels, a stucco finish, pre-cast concrete sills, and aluminum windows. All of these elements are proposed to remain.

Signage

Signage for the subject site is controlled by the provisions of the IP zone [Section 14-16-2-19(A)(25)(a) – (d)], which states that one free standing on-premises sign is permitted on sites designated by the Comprehensive Plan as Established or Redeveloping. The maximum allowed signage height cannot exceed 26' and the signage area cannot exceed 75 sf. The applicant is proposing a new 3' 3" tall free-standing monument sign is proposed at the main road access point off of Randolph Rd. with a sign area of 91 sf. The proposed signage area exceeds the maximum square footage allowed within the IP zone by 16 sf, and will need to be reduced to conform to the minimum requirements of the IP zone. The applicant will also need to add a notation that all proposed signage for the subject site will meet the requirements of the IP zone and General Sign Regulations (Section 14-16-3-5), and label the item shown above the proposed free standing signage on Sheet SDP 5.2. The applicant has stated that this is item is not additional signage area, but rather part of the backlighting for the signage.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed the requested actions from October 3, 2016 to October 19, 2016. The most significant comments were submitted by the Long Range Planning Department and the City Engineer. Long Range Planning requested that the applicant modify the striped pedestrian area from the southwest corner of the building running to the west to include a 4'-wide cut for a paved, level walking surface that could continue westward across the parking area to the "existing parking" area adjacent to Randolph Ct. The City Engineer required the applicant to add additional ADA compliance notes to the site plan. The applicant has addressed these comments. Any additional minor items that still need to be addressed have been included as conditions of approval.

Neighborhood/Public

The Kirtland Community Association as well as property owners within 100 feet of the subject site were all notified as required. A facilitated meeting was not recommended or held. The Planning Department received a letter of support from the President of the Kirtland Community Association which has been included as part of the EPC packet for this case.

V. CONCLUSION

This is a two part request for a Zone Map Amendment (Zone Change) from IP to SU-1 for IP and Hospital, and a Site Development Plan for Building Permit for an approximately 4.8 acre site located on Randolph Rd., between Yale Blvd. and University Blvd. There is an existing vacant building on the subject site. The applicant is proposing to redevelop the property into a facility (hospital) that will provide sub-acute residential treatment to children ages 4 to 18 with severe autism. The treatment center will be run by a local non-profit organization entitled Bernalillo Academy which is accredited by The Joint Commission (TJC) and licensed through the State of New Mexico Children, Youth and Families Department (CYFD).

The majority of the parcels adjacent to the subject site are zoned IP. Adjacent and nearby land uses include industrial, warehouse, commercial and residential (including attached and detached single family and multi-family housing). The subject site is also located within the Sunport / Airport Major Activity Center. The goal of Major Activity Centers is to provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.

Staff has reviewed the R270-1980 justification narrative submitted by the applicant and determined that the applicant has justified the zone change request pursuant to the requirements of R270-1980 by demonstrating that the requested action furthers a preponderance of applicable Comprehensive Plan goals and policies, and that the existing zoning designation is inappropriate due to changed neighborhood or community conditions exist.

The requested SU-1 (Special Use) zoning designation requires that all development on the subject site occur in conformance with an approved Site Development Plan. The applicant has submitted a Site Development Plan for Building Permit to meet this requirement. Staff notes that the majority of the proposed redevelopment of the subject site will occur inside the existing building on the subject site, therefore the current site development plan before the EPC is primarily an as-built site development plan.

Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents and determined that the proposed site development plan generally meets or exceeds the minimum requirements of these documents. Any additional required items have been addressed as conditions of approval.

The Kirtland Community Association as well as property owners within 100 feet of the subject site were all notified as required. A facilitated meeting was not recommended or held. The Planning Department received a letter of support from the President of the Kirtland Community Association which has been included as part of the record for this case.

Staff is recommending approval of the requested Zone Map Amendment and associated Site Development Plan for Building Permit subject to the findings and conditions contained within the staff report.

FINDINGS - 16EPC-40057 – November 10, 2016 - Zone Map Amendment

1. This is a request for a Zone Map Amendment from IP (Industrial Park) to SU-1 for IP and Hospital for Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1 located on Randolph Rd., between Yale Blvd. and University Blvd and containing approximately 4.8 acres.
2. The applicant is proposing to redevelop the property into a facility (hospital) that will provide sub-acute residential treatment to children ages 4 to 18 with severe autism.
3. The majority of the proposed redevelopment of the subject site will occur inside the existing 83,500 sf building on the subject site.
4. The existing building on the subject site was built in 1980 and, most recently, served as administrative offices for Presbyterian Health Services. The existing building on the subject site, and the adjacent three buildings have been vacant since 2014.
5. The existing building was designed for office-type use with private and open office areas around a three-story atrium space, making it suitable for single tenant occupancy.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is designated as a Major Activity Center known as the Sunport / Airport Major Activity Center as designated by the Comprehensive Plan.
8. The goal of Major Activity Centers is to provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.
9. The subject site is within the Established 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.

The request furthers Policy II.B.5.d. because the proposed zoning will maintain the permissive uses of the IP zone, and will be appropriately located at an appropriate land use intensity within the Sunport / Airport Major Activity Center. Additionally, the applicant is proposing to implement the majority of the redevelopment efforts on the site within the existing building which will ensure that existing neighborhood values and carrying capacities will be respected. The proposed use will also provide for the expansion of important services for children with disabilities.

- B. 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.

The request furthers Policy II.B.5.i. because the nearest residentially zoned property is located approximately 500' northwest of the subject property and cannot be accessed through the subject site. Additionally, the applicant is proposing to install a new landscape buffer area along the eastern and southern property lines.

- C. Policy II.B.5.o.: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.
- D. Policy II.B.5.p.: Cost-effective redevelopment techniques shall be developed and utilized.

The request furthers Policy II.B.5.o. and Policy II.B.5.p. because the requested action will result in the redevelopment and rehabilitation of an existing vacant building within an older neighborhood within the Established Urban Area of the Comprehensive Plan. The redevelopment of the existing building will also be cost effective because the majority of these efforts will take place within the existing building and will not require the construction of any additional building square footage.

- E. Policy II.C.1.b.: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The request furthers Policy II.C.1.b. because the proposed use will be located along an existing transit route (Bus Route Bus route 222, Rio Bravo – Sunport), and will result in the efficient placement of housing, employment and needed public services on the subject site.

- F. Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d. because the request will maintain all of the existing landscaped areas on the subject site that includes landscaping along Randolph Rd., and proposes additional landscape buffers along the eastern and southern property lines.

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- G. Policy II.D.6.a.: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- H. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b. and Policy II.D.6.b. because Bernalillo Academy is a New Mexico registered business, and the requested action will result in a substantial amount of new employment opportunities representing a wide range of occupational skills such as licensed therapists, medical professionals, nurses, maintenance staff and security positions.

- I. Education Goal: The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

The request furthers the Education goal of the Comprehensive Plan because it will ensure that the clients of Bernalillo Academy (severely autistic children ages 4 – 18) are provided educational and recreational opportunities that may otherwise not be afforded to them.

- J. Policy II.D.8.a.: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

The request furthers Policy II.D.8.a. because it will result in maximizing access to needed human services. This will be achieved because approval of the zone change request will allow Bernalillo Academy to expand its operations on a site that is strategically located along an existing transit line.

- K. Policy II.D.8.b.: Establish community-based residential care facilities equitably throughout the City and County.

The request furthers Policy II.D.8.b. because it will result in the establishment of a new community-based residential care facility in an underserved area of the City of Albuquerque and Bernalillo County.

- L. Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request furthers Policy II.D.8.a. because the negative effects of development will be conducted within an existing vacant building. Additionally, the nearest residentially zoned property is located approximately 500' northwest of the subject property.

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

- A. Policy II.D.3.a. Use of energy management techniques shall be encouraged.

The request partially furthers Policy II.D.3.a. because while the applicant has stated that the HVAC and lighting systems will be replaced / upgraded, these systems will not meet the Comprehensive Plan goal of utilizing alternative or renewable energy sources.

11. 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. The response to Section 1.A. is sufficient.
 - B. The requested Zone Map Amendment does not remove or change the existing permissive uses under the IP zone and will add the Hospital use under the zoning designation. Staff notes that Hospital is a permissive use per Section 14-16-2-22(A)(18) (Special Use Zone) of the Zoning Code. The response to Section 1.B is sufficient.
 - C. Refer to Findings 9 & 10 above.
 - D. The applicant has demonstrated that the existing zoning is inappropriate because a changed neighborhood or community conditions justifies the change. More specifically, the applicant has provided data demonstrating that the City of Albuquerque's commercial office use vacancy rate is at approximately 20%, however the Airport area that the subject site is located within has a commercial office use vacancy rate of approximately 46%. This changed neighborhood or community conditions justify the change.
 - E. The requested SU-1 (Special Use) zoning designation will maintain the existing permissive uses of the IP zone. These uses include items such as an auditorium, hospital for animals, laboratory, office, daycare center and health gymnasium which will not be harmful to adjacent IP zoned property. The subject site is also site plan controlled meaning that any change in use would require approval through a public hearing process.
 - F. The proposed zone change will not require any major and un-programmed capital expenditures by the City.
 - G. While economic considerations are always a factor for a proposed development, they are not the determining factor for this requested action. The applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies, and that changed neighborhood or community conditions exist (see Sections 1.C. and 1.D. above).
 - H. The subject site is located on Randolph Rd. which is designated as a local street, not a collector or major street.
 - I. The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section 1.C. that the proposed change would facilitate realization of the Comprehensive Plan. The response to Section 1.I. is sufficient.

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- J. While the requested zone change will give a zone different from surrounding zoning, the request will not result in strip zoning because the subject site is not a strip of land along a street.
12. The Kirtland Community Association as well as property owners within 100 feet of the subject site were all notified as required.
13. A facilitated meeting was not recommended or held. The Planning Department received a letter of support from the President of the Kirtland Community Association which has been included as part of the record for this case.

RECOMMENDATION - 16EPC-40057 – November 10, 2016

APPROVAL of 16EPC-40057, a request for Zone Map Amendment from IP (Industrial Park to SU-1 for IP and Hospital for Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40057 – November 10, 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.

FINDINGS - 16EPC-40058 – November 10, 2016 - Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1 located on Randolph Rd., between Yale Blvd. and University Blvd and containing approximately 4.8 acres.
2. The applicant is proposing to redevelop the property into a facility (hospital) that will provide sub-acute residential treatment to children ages 4 to 18 with severe autism.

3. The majority of the proposed redevelopment of the subject site will occur inside the existing 83,500 sf building on the subject site.
4. The existing building on the subject site was built in 1980 and, most recently, served as administrative offices for Presbyterian Health Services. The existing building on the subject site, and the adjacent three buildings have been vacant since 2014.
5. The existing building was designed for office-type use with private and open office areas around a three-story atrium space, making it suitable for single tenant occupancy.
6. The proposed SU-1 zoning for the subject site will maintain the permissive uses of the IP zone and will add the Hospital use under the requested zoning designation.
7. Hospital is a permissive use per Section 14-16-2-22(A)(18) (Special Use Zone) of the Zoning Code.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
9. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and any other applicable Plans.
10. The Kirtland Community Association as well as property owners within 100 feet of the subject site were all notified as required.
11. A facilitated meeting was not recommended or held. The Planning Department received a letter of support from the President of the Kirtland Community Association which has been included as part of the record for this case.

RECOMMENDATION – 16EPC-40058 – November 10, 2016

APPROVAL of 16EPC-40058, a request for Site Development Plan for Building Permit, for Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40058 – November 10, 2016 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The square footages for the proposed activity areas identified as Keyed Note 27, 28 and 29 shall be added to Sheet SDP 1.0.
4. Two additional picnic seating areas shall be added to the existing landscaped areas located within the existing parking lot area southwest of the existing building and along the western building façade (identified as Keyed Note 2).
5. The parking calculations listed on the Site Development Plan for Building Permit shall be reflect the correct minimum requirement of 34 spaces per Section 14-16-3-1(A)(16) (Off-Street Parking Regulations) of the Zoning Code.
6. A note shall be added to Sheet SDP 5.2 stating that all walls and fences shall conform to the requirements of the General Height and Design Regulations for Walls, Fences and Retaining Walls of the Zoning Code (Section 14-16-3-19).
7. Notations shall be added to Sheet SDP 5.2 stating that all on-site lighting shall conform to the requirements of the Area Light Regulations of the Zoning Code (Section 14-16-3-9), as well as the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
8. A note shall be added to Sheet SDP 2.0 stating that the landscape plan shall conform to the City's Pollen Ordinance.

9. The proposed 91 sf free standing signage area exceeds the maximum 75 sf signage area allowed by the IP zone by 16 sf. The free standing sign area shall be reduced to 75 sf.
10. The 7' 7" signage element shown above the proposed free standing signage on Sheet SDP 5.2. shall be identified and labeled (applicant has stated that this item is not additional signage area, but rather part of the backlighting for the signage).
11. A notation shall be added to Sheet SDP 5.2 that all proposed signage for the subject site will meet the requirements of the IP zone and General Sign Regulations of the Zoning Code (Section 14-16-3-5).
12. Conditions of Approval from City Engineer:
 - a. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
13. Conditions of Approval from Albuquerque / Bernalillo County Water Utility Authority:
 - a. The utility plan incorrectly reference waterline in the legend.
 - b. The water meter symbols seem to be used for valves along Randolph Rd. Please confirm.
 - c. Provide updated utility plan indicating existing public waterline and public sanitary sewer line, as well as existing and proposed water services, sanitary sewer services, fire lines, fire hydrants, etc.
14. Conditions of Approval from Public Service Company of New Mexico:
 - a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107

Phone: (505) 241-3697

- c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
15. 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.
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Vicente M. Quevedo
Planner

Notice of Decision cc list:

Sequel Youth and Family Services, 1131 Eagletree Ln, Hunterville, AL 35801
Design Plus, LLC, 2415 Princeton Dr. NE, Suite G-2, Albuquerque NM 87107
Kimberly Brown, P.O. Box 9731, Albuquerque, NM 87119
Elizabeth Aikin, 1524 Alamo SE, Albuquerque, NM 87106

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received.

Office of Neighborhood Coordination

No comments received.

Long Range Planning

Project# 1011008

The striped pedestrian area from the southwest corner of the building running to the west runs into a landscape island area that pedestrians would have to walk over. Could the landscape island have a 4'-wide cut for a paved, level walking surface that could continue westward across the parking area to the "existing parking" area adjacent to Randolph Ct? An alternative design strategy to create a continuous, safe pedestrian walkway from the "existing parking" areas to the entrance of the building is appreciated.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

16EPC-40057 Zone Map Amendment (Zone Change)

- No objection to the request.

16EPC-40058 Site Development Plan for Subdivision

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. All work within the public ROW must be constructed under a COA Work Order.

The following comments need to be addressed prior to DRB:

1. The ADA access aisles 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)

2. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.

Hydrology Development

No comments received.

**DEPARTMENT of MUNICIPAL DEVELOPMENT
Transportation Planning**

No comments received.

Traffic Engineering Operations

No comments received.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

1. 16EPC-40057 Zone Map Amendment (Zone Change)
 - a. No adverse comments.
- 16EPC-40058 Site Development plan for Subdivision [Vicente Quevedo (2 of 2)]
 - b. Property is currently being served. For additional service or if expansion to the building is planned, an availability statement is required.
 - c. The utility plan incorrectly reference waterline in the legend.
 - d. The water meter symbols seem to be used for valves along Randolph Rd. Please confirm.
 - e. Provide updated utility plan indicating existing public waterline and public sanitary sewer line, as well as existing and proposed water services, sanitary sewer services, fire lines, fire hydrants, etc.

ENVIRONMENTAL HEALTH DEPARTMENT

This project is outside the Landfill Buffer zone for South Yale Landfill. I have no comments for the project for landfill issues.

PARKS AND RECREATION

Planning and Design

Reviewed. No adverse comments.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Need site plan with new/proposed refuse enclosures/area clearly indicated, to verify refuse truck access. Any new/proposed refuse enclosures must be built to COA minimum spec. requirements.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

Reviewed, no adverse comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

NM Department of Transportation

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Project# 1011008

- a. EPC Description: (1) 16EPC-40057 Zone Map Amendment (Zone Change); (2) 16EPC-40058 Site Development Plan for Subdivision
- b. Site Information: Tract 2-A, Newport Industrial Park West, zoned IP to SU-1 for IP and Hospital, located on Randolph Rd. SE, between Yale Blvd. SE and University Blvd SE, containing approximately 3.2634 acres.
- c. Property Address: 1801 Randolph Road SE
- d. Request Description: Zone change from IP to SU-1 for IP and Hospital tract 2-A as to accommodate the intended use of the existing facility as a community residential program for Bernalillo Academy. If approved, the zone change will allow Bernalillo Academy to expand its capacity from 40 to 63 residents for 24 hour a day nursing, clinical, and medical services for children ages 4 to 18 with neurobehavioral and neurodevelopment disorders.
 - a. APS Comments: This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

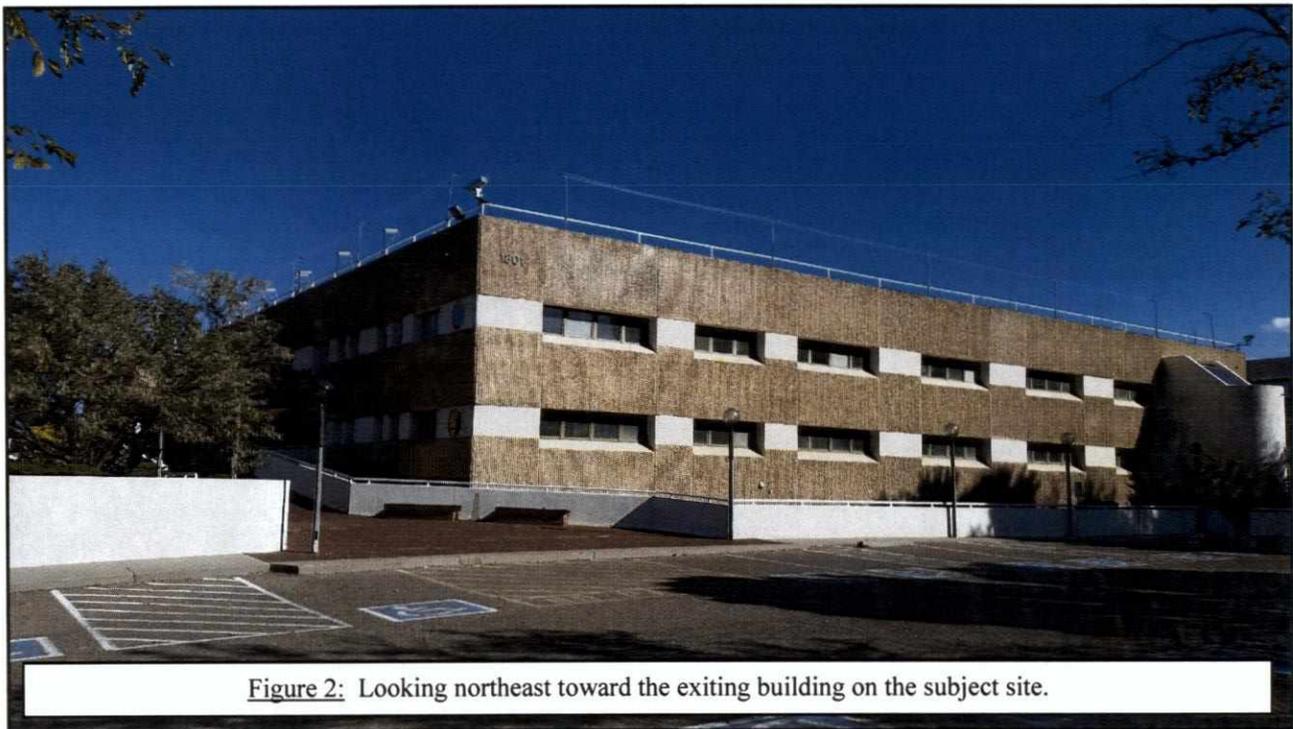
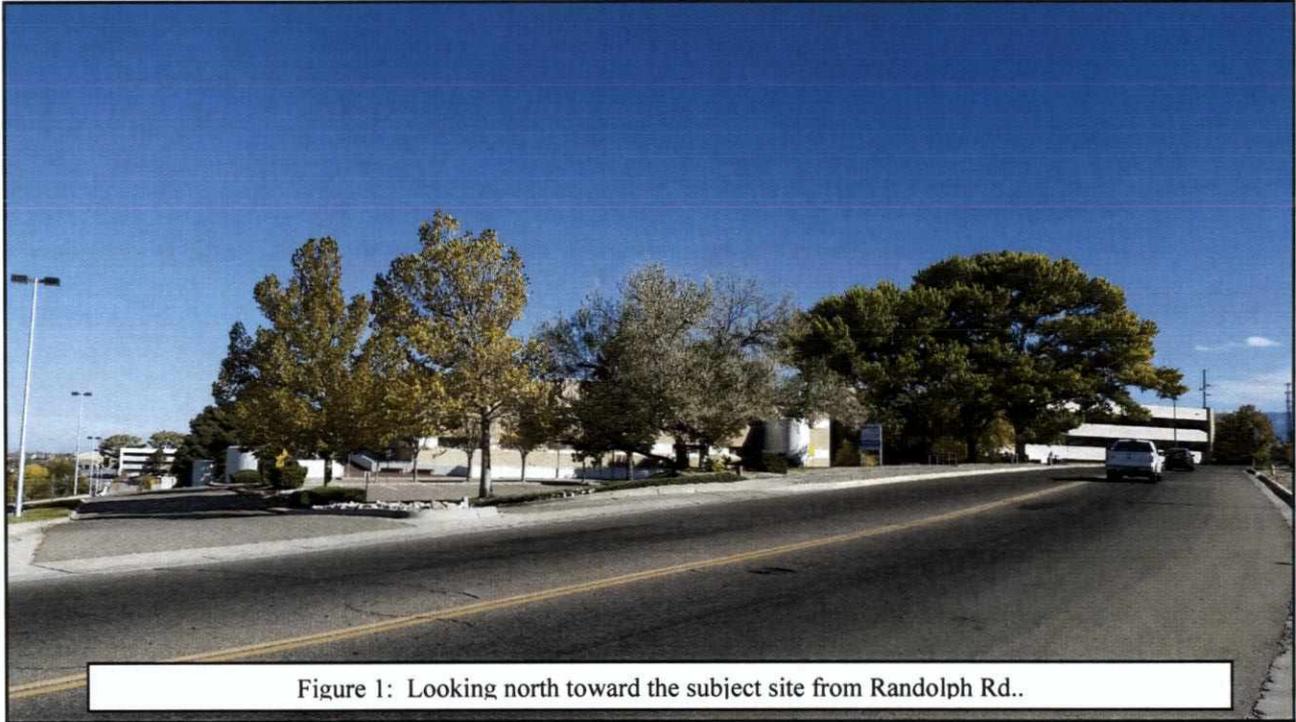
No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1011008 Zone Change and Site Development Plan for Subdivision (on Randolph SE between Yale and University SE) 16EPC-40057; 16EPC-40058

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



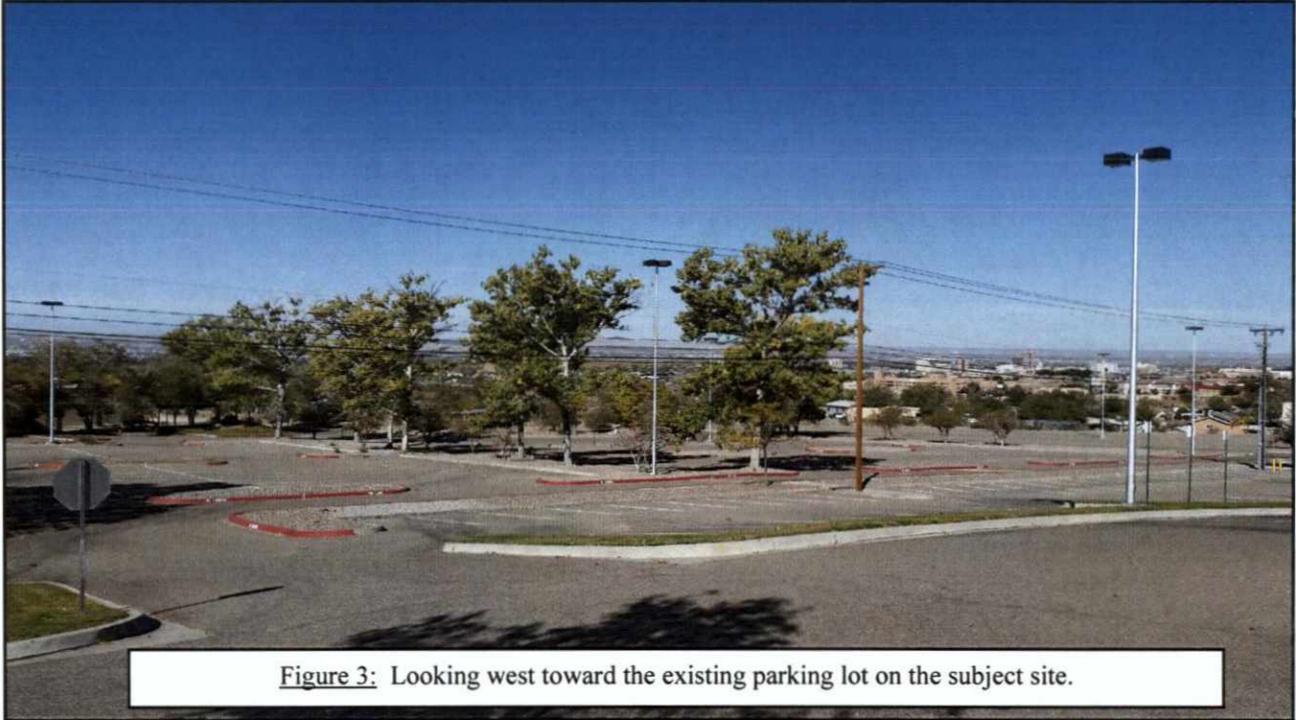


Figure 3: Looking west toward the existing parking lot on the subject site.

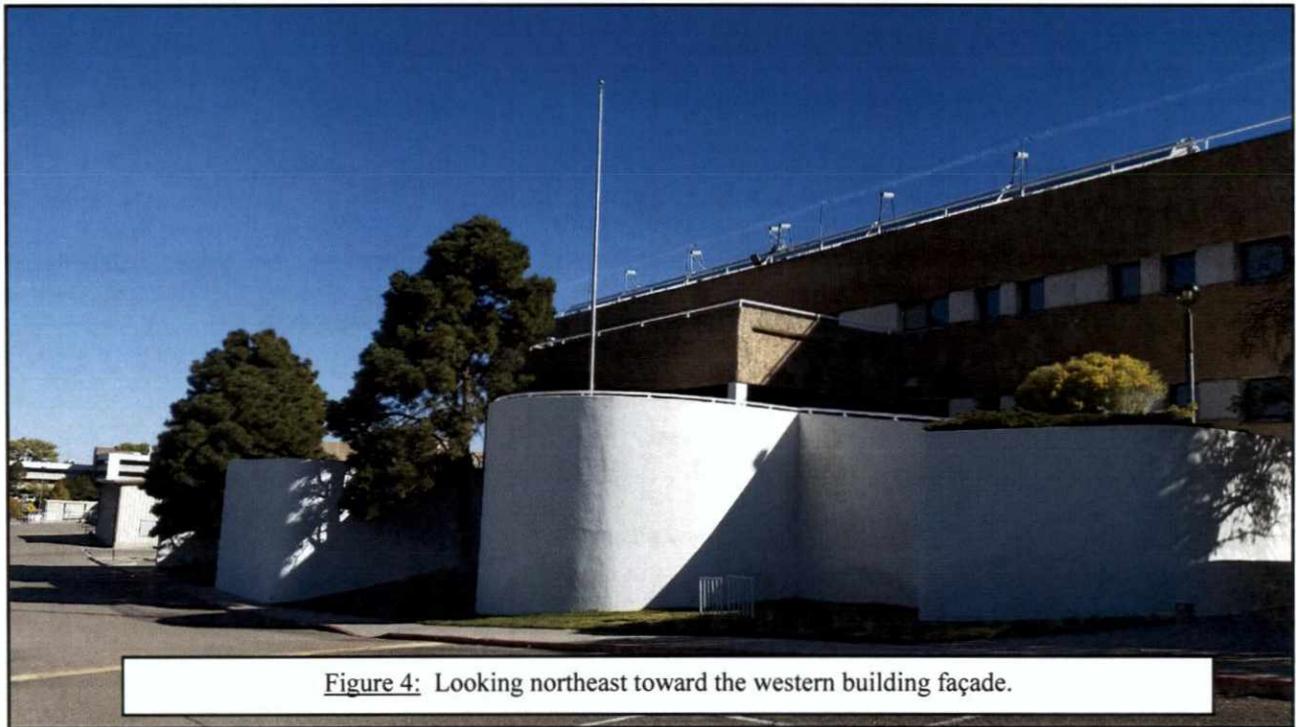


Figure 4: Looking northeast toward the western building façade.

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)

ZONING

Refer to Section 14-16-2-19 of the Comprehensive Zoning Code for specifics regarding the IP Zone and 14-16-2-22 for specifics regarding the SU-1 Special Use Zone.

APPLICATION INFORMATION



Supplemental Form (SF)

<p>SUBDIVISION</p> <p>_____ Major subdivision action</p> <p>_____ Minor subdivision action</p> <p>_____ Vacation</p> <p>_____ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>_____ for Subdivision</p> <p><u>XX</u> for Building Permit</p> <p>_____ Administrative Amendment (AA)</p> <p>_____ Administrative Approval (DRT, URT, etc.)</p> <p>_____ IP Master Development Plan</p> <p>_____ Cert of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>_____ Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p>_____ Annexation</p> <p>V <u>XX</u> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P _____ Adoption of Rank 2 or 3 Plan or similar</p> <p>_____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Change, or Subd. Regulations</p> <p>D _____ Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST OF...</p> <p>_____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION

Professional/Agent (if any): DESIGN PLUS, LLC (Rupal S. Engineer, R.A.) PHONE: 505 843-7587

ADDRESS: 2415 Princeton Drive NE Suite G-2 FAX: None

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: Rupal@designplusabq.com

APPLICANTS: Sequel of New Mexico, L.L.C. -and- AOC New Mexico, L.L.C.

PHONE: (703) 777-7616 (949) 280-2300

FAX: (703) 547-0254 (949) 335-6425

ADDRESS: 1131 Eagletree Lane 99 S. Raymond Avenue

CITY: Huntsville Pasadena

STATE and ZIP: Alabama 35801 California 91105

E-MAIL: christine.aron@sequelyouthservices.com qherbert@ortondevelopment.com

Proprietary interest in site: Sequel of New Mexico: Possible Purchaser; AOC of New Mexico: Owner

List all owners: AOC New Mexico LLC, Gregg Herbert, J.R. Orton

DESCRIPTION OF REQUEST: Zone change from IP to SU-1 for IP and Hospital Tract 2-A, as to accommodate the intended use of the existing facility as a community residential program for Bernalillo Academy; Site Plan Development for Building Permit

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

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

Lot or Tract No. Tract 2-A of Tracts 2-A and 2-B Block: _____ Unit: 1

Subdiv/Addn/TBKA: Newport Industrial Park - West

Existing Zoning: IP Proposed Zoning: SU-1 for IP and Hospital MRGCD Map No. _____

Zone Atlas page(s): M-15-Z UPC Code: 1 015 055 400374 10407

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX__, Z__, V__, S__, etc.):
DRB93-360 ZA86-442 Z75-131 Z75-131-3 Z75-131-5 Z72-71 Z72-50 Z

CASE INFORMATION:

Within city limits? XX Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.2634

LOCATION OF PROPERTY BY STREETS: On or Near: On Randolph Road SE

Between: Yale Blvd SE and University Blvd SE

Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team (PRT) . Review Date: 6-16-16 & 7-26-16

SIGNATURE [Signature] DATE 09-28-2016
(Print Name) Rupal S. Engineer Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Revised:11/2014 Fees
<input type="checkbox"/>	All checklists are complete	<u>116EPC - 400057</u>	<u>AZM</u>		\$ <u>405.00</u>
<input type="checkbox"/>	All fees have been collected	<u>116EPC - 400058</u>	<u>SBP</u>		\$ <u>355.00</u>
<input type="checkbox"/>	All case #s are assigned	_____	<u>ADV</u>		\$ <u>75.00</u>
<input type="checkbox"/>	AGIS copy has been sent	_____	<u>CME</u>		\$ <u>50.00</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				Total
<input type="checkbox"/>	F.H.D.P. fee rebate				\$ <u>915.00</u>

Hearing date November 10, 2016

[Signature]

9-28-16
Staff Signature & Date

Project# 1011008

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

ANNEXATION (EPC08)

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

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

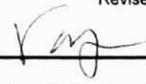
- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
 - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
 - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
 - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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


 Rupal Engineer (Design Plus, LLC)
 Applicant name (print)
 09-28-2016
 Applicant signature & Date
 Revised: June 2011



<ul style="list-style-type: none"> <input type="checkbox"/> Checklists complete <input type="checkbox"/> Fees collected <input type="checkbox"/> Case #s assigned <input type="checkbox"/> Related #s listed 	<p>Application case numbers</p> <p>165PC - 40057</p> <p>_____</p> <p>_____</p>	<p style="text-align: right;">  9-28-16 Staff signature & Date Project # 101008 </p>
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- 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 (EPC16) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - N/A 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**
 - N/A 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

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.

Rupal Engineer (Design Plus, LLC)
 Applicant name (print)
[Signature]
 Applicant signature / date



Form Revised: November 2010

- Checklists complete
 - Fees Collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 11/EPC-40056
 Planner signature / date
 [Signature] 9-28-16
 Project #: 1011005

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DESIGN PLUS DATE OF REQUEST: 08/17/16 ZONE ATLAS PAGE(S): M-15-Z

CURRENT: ZONING IP PARCEL SIZE (AC/SQ. FT.) _____
LEGAL DESCRIPTION: LOT OR TRACT # 2-A BLOCK # _____ PLAT OF TRACTS 2-A & 2-B
SUBDIVISION NAME NEWPORT INDUSTRIAL PARK - WEST

REQUESTED CITY ACTION(S):
ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE [X]: From IP To SU-1 for IP AND HOSPITAL SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] HOSPITAL BUILDING PERMIT [X] ACCESS PERMIT []
AMENDMENT (Map/Text) [] (CRP FOR DEVELOPMENTALLY DISABLED CHILDREN) BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [X]* # OF UNITS: 1
NEW CONSTRUCTION [] BUILDING SIZE: 83,323 (sq. ft.) EXISTING
EXPANSION OF EXISTING DEVELOPMENT []

*INTERIOR TI ONLY. CONVERTING 30 PARKING SPACES TO PLAYGROUND.

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 8/17/16

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

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

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

8-17-16
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

August 15, 2016

Karen Hudson, Chairwoman
City of Albuquerque
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Proposed Zone Change from IP to SU-1 for IP and Hospital for
Tract 2-A (only) of the Plat of Tracts 2-A and 2-B, Newport Industrial Park – West, Unit 1
and for Site Development Plan for Building Permit for
1801 Randolph Road SE, Albuquerque, New Mexico 87106-4230

Dear Ms. Hudson:

As the Vice President of Business Development for Sequel Youth and Family Services, L.L.C. and Sequel of New Mexico, L.L.C. (Sequel), Christine Aron authorizes Design Plus, L.L.C. to act as our agent for this request for the proposed Zone Change and for application for the Site Development Plan for Building Permit as detailed above.

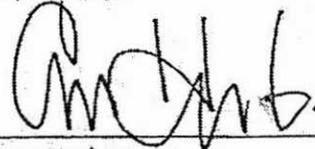
The land owner, AOC New Mexico, L.L.C., and the buyer, Sequel of New Mexico, L.L.C., have entered into a purchase agreement for the 1801 Randolph Road SE property. As the Principal of AOC New Mexico, L.L.C., Gregg Herbert authorizes Sequel to proceed with the proposed Zone Change and for application for the Site Development Plan for Building Permit as detailed above.

Respectfully,



Christine Aron
Vice President of Business Development
Sequel Youth and Family Services, L.L.C.
Sequel of New Mexico, L.L.C.

Respectfully,



Gregg Herbert
Principal
AOC New Mexico, L.L.C.

cc: Rupal S. Engineer, Design Plus, L.L.C.

Zone Map Amendment Request and Site Development Plan for Building Permit

for

Proposed Tract 2-A-1, Newport Industrial Park - West, Unit 1,
Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian,
City of Albuquerque, Bernalillo County, New Mexico

From: IP (Industrial Park)
To: SU-1 (Special Use - 1) for
Industrial Park and Hospital

Located at 1801 Randolph Road SE in Albuquerque, New Mexico

Application to:

City of Albuquerque
Environmental Planning Commission
November 10, 2016

Applicant:

Sequel of New Mexico LLC
1131 Eagletree Lane
Huntsville, Alabama 35801

Applicant:

AOC of New Mexico, LLC
99 S. Raymond Avenue
Pasadena, California 91105

Agent:

Design Plus, LLC
2415 Princeton Drive NE
Albuquerque, NM 87107
(505) 843-7587 or (505) 228-7418



2415 Princeton Dr. NE G2
Albuquerque, NM 87107
voice 505.843.7587
www.designplusabq.com

Introduction and Project Description:

Design Plus, LLC, as an agent for Sequel of New Mexico, LLC (potential property purchaser) and for AOC New Mexico, LLC (current property owner) requests approval for a zone change from IP (Industrial Park) to SU-1 for IP and Hospital concurrently with approval of a Site Development Plan for Building Permit for the property located at 1801 Randolph Road SE in Albuquerque, New Mexico.

The request includes a total of 4.7328 acres (more or less) on one parcel, described as:

Proposed Tract 2-A-1, Newport Industrial Park - West, Unit 1, Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico

(Refer to Revised Plat Boundary, attached as Exhibit A.)

If approved, the property and existing 83,500 sq. ft. vacant building will house "Bernalillo Academy" - a private organization providing critical treatment services to the most vulnerable children (ages 4 to 19) of New Mexico. The facility will provide a residential treatment center, diagnostic services, comprehensive treatment, therapy and day programs to children with severe Autism Spectrum Disorder, Developmental Disabilities, significant neuro-cognitive or developmental impairments and provide family programs and other wrap-around services to their families.

I. Site and Location Characteristics

The property and the existing 83,500 sq. ft. three-story building was a part of a larger campus of approximately 22.6 acres with four buildings totaling approximately 345,000 sq.ft. The four buildings were constructed in various phases between 1980 and 1988. Most of these buildings were used for offices and information technology-type functions.

1801 Randolph Road S.E. was built in 1980 and, most recently, served as administrative offices for Presbyterian Health Services. The existing building was designed for office-type use with private and open office areas around a three-story atrium space, making it suitable for single tenant occupancy. This building and the adjacent three buildings have been vacant since 2014.

The adjacent land uses include industrial, warehouse, commercial (including hotels) and residential uses (including attached and detached single family and multi-family housing).

(Refer to Google® Satellite Image [with building highlighted], attached as Exhibit B.)

(Refer to photograph of south entry to 1801 Randolph Road SE, attached as Exhibit C.)

II. Proposed Re-use by Bernalillo Academy

The proposed improvements to accommodate the Bernalillo Academy facility will include interior renovation of approximately 50% of the spaces on all floors and upgrades to building HVAC, electrical and fire protection systems along with other ADA improvements. No modifications to the exterior façade of the building are anticipated.

The sitework will include converting a majority of the existing parking lot south of the building into a fenced play area for the children, and the addition of a new fence and landscape buffer along the south and east property lines and along the west entry driveway. A new access driveway connection to the loading dock will connect from the main accessway into the property on the west side.

Exterior area light fixtures in the playground area will be replaced with new, energy-efficient fixtures meeting New Mexico Night Sky Ordinance.

New signage will be limited to:

1. Low-level monument sign at the northeast corner of Randolph and west entryway onto the property.
2. Wall-mounted architectural signage at the existing planter wall at the southwest corner of the existing south parking lot and the pedestrian ramp.

(Refer to Sheet SDP 5.2 in the accompanying Drawings.)

III. Response to Resolution 270-1980

This Zone Map Amendment Request to change the zone designation from IP to SU-1 for IP and Hospital is in compliance with Resolution 270-1980 of the City of Albuquerque Code of Resolutions as follows:

- (A) *"A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City."*

This request includes a zone amendment from current IP (Industrial Park) to SU-1 zoning with IP and Hospital uses. The inclusion of IP uses under SU-1 designation will maintain the existing permissive uses on this property and be compatible with current IP zoning on adjacent property. (Refer to Zoning Map, attached as Exhibit D.)

Both the IP use and Hospital use under the requested SU-1 designation are compatible with current IP zoning designation. The 'Hospital' use further expands the potential of the site for health, safety, morals and general welfare of the community, in compliance with the policies of the City of Albuquerque Comprehensive Plan and other City of Albuquerque plans and amendments.

Project / Enduser Description

Bernalillo Academy is currently located at 5400 Gibson Blvd SE, Suite A (in the Gibson Medical Center). It is the only organization and facility of its kind in both the City of Albuquerque and the State of New Mexico that provides sub-acute residential treatment to children ages 4 through 18 who have severe Autism Spectrum Disorder (ASD), Developmental Delays (DD), neurobehavioral disorders and neurodevelopmental disorders. Bernalillo Academy is accredited by The Joint Commission (TJC) and licensed through the State of New Mexico Children, Youth and Families Department (CYFD). (For more information: www.bernalilloacademy.org)

The type of challenges faced by children and their families include:

- Aggressive behavior toward self and others
- Non-verbal and/or no functional communication
- Inability for daily self-care, including feeding and hygiene
- Not able to self-regulate bodily functions
- Deficits in social skills
- Complex medical problems
- Severe developmental delays
- Cognitive and neurological impairment

In many cases, these families are struggling to provide daily care, keep themselves and all their children safe, and trying to work to support the family. These children require intensive 24 hour a day structure, therapies and supervision in order to address their many complex issues.

In most cases, early intervention is key to success with this population. Bernalillo Academy aspires to have these children stable and at a level of functioning so they can transition safely to adult services when they age out of our program. It is very difficult to find placement and programs for children who turn 18 and continue to have aggressive behaviors that make them a risk to have in our community.

A typical length of stay for a higher functioning child with functional communication is 6-12 months. For our more significantly impaired children, we typically see a 12 month to 2 year length of stay.

Bernalillo Academy provides 24 hour a day supervision with direct care staff; it also provides 24 hour a day nursing and both medical and clinical on-call services. Many types of therapies and programs are available to the children and their families, including Applied Behavior Analysis, Cognitive Behavioral Therapy, Play Therapy, Equine Assisted Therapy, Pet Therapy, Trauma-Informed Therapy, movement programs and more. Educational services are provided by Albuquerque Public Schools Homebound program. Bernalillo Academy uses an evidence-based, strengths based approach to working with children and families.

Nationally and in the State of New Mexico, the number of children with Autism Spectrum Disorder, Developmental Disabilities and other neuro-cognitive disabilities is rapidly rising:

		United States	New Mexico
Population: Children from ages 3–18 (as of 2015)		64,284,000	441,000
Autism Spectrum Disorder (ASD):			
Population with ASD (ages 3–18)	1 in 45	1,430,000	9,800
Population with severe ASD	37%	528,000	3,625
Developmentally Disabled (DD):			
Population with DD	1 in 6	10,714,000	73,500
Population with severe DD	20%	18,375	14,700

Source: Centers for Disease Control and Prevention

Albuquerque is the major metropolitan hub in New Mexico, with the highest concentration of population in the state. Therefore, most of the medical, therapeutic and support services and staff serving this population are located in the Albuquerque

Metropolitan Area. As Bernalillo Academy is the only entity of its kind, their services are critical for both the City of Albuquerque and the State of New Mexico. Typically, their average waiting list is 25% of their current capacity, with approximately 3 months of waiting time.

There are no other sub-acute RTCs in the state that treat children with severe Autism Spectrum Disorder, significant neuro-cognitive/developmental impairments with IQs below 60, and violent/aggressive behaviors.

At recent meetings with the New Mexico Children Youth and Families Department, Human Services Department and all four Centennial Care Managed Care Organizations, Bernalillo Academy was asked to expand their services due to the lack of RTC beds in New Mexico that specialize in the population Bernalillo Academy treats. When Bernalillo Academy is at capacity, and with a consistently long Wait List, they are forced to send New Mexican children out of the state. All the above entities wish to serve our children within the State of New Mexico. It is very difficult to do therapy and training with families when their children are in out-of-state placements.

Also, with the current limited bed space and only three units, Bernalillo Academy is unable to admit some children whom they could serve if they had an expanded RTC - one that would provide the ability to separate out populations, genders and age groups. Bernalillo Academy had to deny 68 New Mexico children in 2016 due to this space issue and a lengthy waiting list. Many of these children were, unfortunately, sent out-of-state for services. Out-of-state placement results in tremendous hardship to the families and additional cost to the State of New Mexico.

Further, there is a severe lack of diagnostic services available to identify issues early so that children and their families can be provided with appropriate treatments and services for a better quality of life and independence. There are few providers in the state who are able to perform autism assessments. The Center for Developmental Disabilities (CCD) at UNM is the largest provider of these assessments and the wait time is now over 12 months. Families and children are not able to receive appropriate support and services without these required assessments. Bernalillo Academy's goal is to expand their continuum of care to include Out Patient Assessments.

There is no Day Treatment Program in New Mexico serving this population. This is a critical need to provide this service in this community, as many of these children are unable to maintain safe behavior during the day and require the high level of intervention and structure that the facility can provide. Adding a Day Treatment Program to Bernalillo Academy's current services will enable children to stay in the community and not be placed in higher levels of care elsewhere. A day treatment program will provide individual, group and family therapy, as well as educational services. This will help maintain stability for those children who are stepping down into this program from the RTC. Bernalillo Academy's goal is to expand their continuum of care to include a Day Treatment Program.

If approved, this zone change at 1801 Randolph Road SE will allow Bernalillo Academy to expand their resident capacity from 40 to 63, as well as expand other critical services such as diagnostic, day treatment programs and other comprehensive wrap-around services. This will contribute greatly towards the health, safety, welfare and quality of life of our most vulnerable children and their families across the City of Albuquerque and the State of New Mexico.

- (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."*

This request for a zone change from IP to SU-1 for IP and Hospital will maintain the stability of land use and current zoning because:

1. The IP uses under SU-1 zoning are the same as permissive uses under the current IP zone on the property in this request as well as the adjacent properties. (Refer to Zoning Map, attached Exhibit D.)
2. The addition of 'Hospital' use under SU-1 will allow for a sustainable re-purposing of an existing 83,500 sq. ft. building which will provide critical services to children and families in Albuquerque and statewide. The justification for the request for change is discussed under Item (A) above.
3. Should Bernalillo Academy with its hospital use stop operating or relocate their operations from this site, the existing resources of the site and building (with renovations planned under this request, the life expectancy of the building is further extended 30 to 40 years) can be re-purposed for any IP or Hospital uses without any added negative impact on this site or adjacent properties. This will greatly further the City of Albuquerque's sustainable urban development goals in Established Urban Areas.

- (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."*

The proposed change will not entail significant conflicts with adopted elements of the Comprehensive Plan, or other City masterplans or amendments, including any privately developed area plans which have been adopted by the City of Albuquerque.

Compliance with and enhancement of certain goals of the Comprehensive Plan with respect to this request is discussed further under Section IV on page 11 of this request.

- (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*

Not applicable

(2.) *Changed neighborhood or community conditions justify the change; or*

The property at 1801 Randolph Road SE (Proposed Tract 2-A-1, Newport Industrial Park - West, Unit 1, Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico), currently zoned IP, was part of a larger campus consisting of 22.66 acres and four existing buildings totaling 345,000 sq. ft. This complex was primarily used for office-type functions. The last tenant at 1801 Randolph Road SE, Presbyterian Health Services, used the property for their administrative functions.

The entire complex has been vacant for more than two years.

This property is in an Established Urban Area as well as in the Sunport/Airport Major Activity Center per the *City of Albuquerque Comprehensive Plan* and is located and accessed from Randolph Road SE, west of Yale Blvd, and is adjacent to IP zones along all property lines.

(The larger zoning context is shown on Zoning Map, attached as Exhibit D.)
However, a recent field survey of this area indicates a diverse use pattern which includes general commercial uses, educational, medical, hotels and mixed-use properties - all within the large contiguous areas of IP, C and SU-4 zones.

(The larger building use context is shown on Use Map, attached as Exhibit E.)

Since the recovery from our recent "great recession", the city-wide vacancy in commercial office use property has been hovering around 20% for the last four years. However, the vacancy rate in the Airport area remains twice that at around 46%.

These vacant properties have adversely impacted the safety, economic activity, opportunities and development as well as stability and vibrancy of the neighborhood. In our meeting with the Board Members of the Kirtland Community Association (KCA) on September 13, 2016, one of the major concerns raised by members pertained to the safety and crime issues which are exacerbated by vacant properties.

(A recent survey of vacancies in this area is shown on Vacancy Map, attached as Exhibit F.)

Although IP zoning allows a variety of uses, the configuration, type and age of existing buildings in this complex limits the potential allowed uses within the current zoning. These two factors [large numbers of long-standing vacancies and age of the building stock] have contributed largely toward restricting the re-purposing of this 35 year old building.

However, this area's use pattern has been shifting in the last five years to more medical and educational service related uses, specifically around the Randolph Road and Yale Blvd corridors. Refer to Table 1: "Current Medical, Educational and Support Services within 1/2 mile of Site" (see next page).

(The larger medical, support services and educational use context is shown on Map, attached as Exhibit G.)

TABLE 1: Current Medical, Educational and Support Services within ½ mile of Site		
Street Name	Name of Company	Type of Business / Service
Alamo	Continuum of Care Clinics	UNMH Development Disabilities Support
Alamo	Enlace Comunitario	Latino Family Support
Alamo	MRG Management Resource Group	Educational Resource Consultant
Buena Vista	NMEAYC: NM Association for Education of Young Children	Early Childhood Education Training & Advocacy
Buena Vista	Steven H. Wong	Jungian Psychotherapy
Miles Road	Vida de Paz Building	10 Clinical Social Workers
Randolph	Fresenius Kidney Care	Dialysis
Randolph	Springstone Montessori School	Elementary School
Randolph	Health Leadership High School	Secondary School
Randolph	Cien Aguas International School	Elementary School
Randolph	City of Albuquerque Family Services	Local Government Support Services
Renard	Dungarvin New Mexico	"Workforce Solutions" for the Developmentally Disabled
Renard	ALS Association NM	ALS Water Bucket Challenge
Renard	LCF Research	NM Health Information Collaborative
Transport	ABQ Health Partners	Hospital / Health Care (under construction)
Yale	Bolton Animal Hospital	Veterinarian
Yale	Peace Medical Consultants	Medical Marijuana Provider
Yale	NM Commission for the Blind	Rehabilitation Services
Yale	Climbing Tree Therapy	Physical Therapy
Yale	Albuquerque MR	MRI Applications
Yale	Medical Operation	Air Ambulance Service
Yale	Center for Reproductive Health	Outpatient Clinic
Yale	UNM Young Women's Clinic and Family Planning	Outpatient Clinic
Yale	Educare of NM	Early Childhood Education Facilitator
Yale	Tissue Banks International & Lion's Eye Bank	Medical Services
Yale	S.L. Start & Associates	Non-profit childcare
Yale	VisionQuest Biomedical	Diagnostic Lab & MRI
Yale	UNMH ASAP	Outpatient Services
Yale	AMCI: Albuquerque Metro Central Intake	Substance Abuse Referral Service
Yale	Albuquerque CASAA	Substance Abuse Referral Service

This shift to medical and educational service-related uses which are well-connected to local and regional transportation networks (Sunport, I-25, Gibson Blvd, Yale Blvd) represents changing community and economic needs.

If approved, this SU-1 for IP and Hospital zone change, which is specifically requested to limit and control future use and modifications, will fit seamlessly into this changing use pattern as Bernalillo Academy will bring a variety of uses such as day school, medical and counseling offices for children and families, diagnostic services, vocational training areas and general administrative offices to this site.

Therefore, in consideration of the above reasons, this request for a zone change from IP to SU-1 for IP and Hospital is compatible and responsive to the changing use pattern in this area of the community and the property will become an asset to the community through an adaptive reuse of an existing, large, vacant building and site.

- (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.*"

Not Applicable

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

The proposed request for a zone change to SU-1 for IP and Hospital use will allow the following permissive uses under the existing list of IP permissive uses under IP zoning. (Refer to *City of Albuquerque Zoning Code §14-16-2-19 Industrial Park Zone*, attached as Exhibit I.)

The property in this request abuts other adjacent properties designated as IP zoning on the east, north and west sides as well as on the south side, across Randolph Road. The approval of IP uses under SU-1 designated in this request will not adversely impact or be harmful to any adjacent properties, the neighborhood or the community. These uses are the same as other adjacent property the IP zoning and, as such, will not be harmful. (Refer also to Zoning Map, attached as Exhibit D.)

This request for a zone change also incorporates a very limited and specific addition of hospital use to already existing IP uses. The re-designation of the zone as SU-1 further provides ability for the adjacent property owners, the neighborhood, the community and the City of Albuquerque a salient voice for any further major modification such as change of use, major additions, etc. to approved site development plan with specific use of hospital (in this case, for Bernalillo Academy).

As discussed under Items B, C and D above, the proposed use and site development proposal for Bernalillo Academy fits well within the existing use pattern of adjacent properties and the immediate area along Randolph and Yale and will not be harmful to the adjacent properties, the neighborhood or the community. (Refer to Building Use Map, attached as Exhibit G.)

- (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."*

This proposed zone change will not require any unprogrammed capital expenditure or improvements by the City.

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

The proposed zone change from IP to SU-1 for IP and Hospital is congruous with the changing use pattern of the area. It will also positively impact the issues of blight and safety that currently exist due to the large number of vacant properties in this area by incorporating a 24/7 staffed facility.

The cost of land or other economic considerations are not the determining factor for the zone change. The zone change is justified under Section 6 D.2 of R270-1980 (above).

- (H) *“Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.”*

The subject property’s location on Randolph Road was not a determining factor in Bernalillo Academy’s interest in this property. This Zone Map Amendment Request is not requested because of the property’s location on Randolph Road.

- (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 property in this request is in an Established Urban Area and within the “Sunport/Airport Major Activity Center” per the *Albuquerque Bernalillo County Comprehensive Plan*. There are no current sector development or area plans that govern the development in this area. As shown on Exhibit H, in the immediate area within one-half mile radius of the 1801 Randolph SE property, there are five large areas with the following contiguous zone designations:

- IP = approximately 17%
- C-1 / C-2 / C-3 = approximately 14%
- SU-1 / SU-2 = approximately 47%
- R-1 = approximately 13%
- M-1 = approximately 5%
- Other zones = approximately 4%

(Refer to Zoning Percentage Map, attached as Exhibit H.)

As a part of the Sunport/Airport Major Activity Center, the intent, according to the Comprehensive Plan (Page I-34, land use context, Item 6) is as follows:

“A Major Activity Center is an area between 300 and 1,000 acres designated to provide a place of work for residents throughout the metropolitan area, but also including medium (7-12 dwelling units per net acre) to high-density (12 dwelling units or greater per net acre) housing and other uses in support of employees and commerce in the area and region...”

The more than 45% vacancy in the commercial properties in this area points to a potential disconnect with changed demands of the community needs and market, with respect to current zoning and the available building stock (in the absence of a sector or area plan).

Additionally, there is evidence of small pockets of different zone designations within this area. (Refer to attached Exhibit D.) This may further substantiate the fact that development and use patterns are evolving in this neighborhood.

This request for a zone change from IP to SU-1 for IP and Hospital facilitates realization of several goals and policies of the Comprehensive Plan as discussed in the next section of this narrative (See Section D on the next page).

Therefore, this request for zone amendment from IP to SU-1 for IP and Hospital, which includes a very limited extension of current zoning due to the compatibility of proposed use with existing adjacent uses in the area, does not represent the aberration usually associated with a “spot zone”. Instead, this limited and controlled extension of the existing zoning will bring much-needed service, employment and assets to this community.

(J) *“A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning”. Strip commercial zoning will be approved only where:*

- (1.) *The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2.) *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.”*

This request for SU-1 for IP and Hospital will not constitute a “strip zoning”.

IV. Responses to Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

1. Goal B: Land Use

Section 5: Goal for Developing and Established Urban Areas

“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.” (Page II-23)

“Policy 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” (Page II-25)

The property at 1801 Randolph Road SE is in an Established Urban Area and is within the Sunport / Airport Major Activity Center per the *Albuquerque / Bernalillo County Comprehensive Plan*. Randolph Road, west of Yale Blvd, has predominantly IP and SU-1 zoned properties. The immediate area is fully developed. The nearest residential property from the subject site is approximately 500 feet to the northwest.

This request includes the re-purposing of an existing building and site. The site will be further enhanced by removal of a portion of the existing south parking lot and addition of a new landscape buffer along the east and south property lines.

As such, if approved this request will enhance the streetscape, improve the property values in a neighborhood which is suffering twice the vacancy rate than the rest of the city.

“Policy 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.” (Page II-27)

The 1801 Randolph Road property in this request is located along Randolph Road, west of Yale Blvd, in an area which is zoned predominantly IP and SU-1. The nearest residential area is located to the northwest of this property (approximately 500 feet away), and is accessed via University Blvd, which does not connect to Randolph Road.

This request includes the re-purposing of an existing building and site with a new use (specifically for the Bernalillo Academy facility) with the same or lower traffic impact. A portion of the existing south parking lot will be removed and replaced by a landscaped play area. Exterior lighting will be limited to existing locations and will be replaced with fixtures that comply with the New Mexico Night Sky Ordinance.

As such, the proposed use will not have any adverse effect of noise, lighting, pollution or traffic on existing residential areas of this neighborhood.

“Policy o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”

“Policy p: Cost-effective redevelopment techniques shall be developed and utilized.”

The 1801 Randolph Road property in this request is in an Established Urban Area and is within the Sunport / Airport Major Activity Center. At a vacancy rate of 46%, this area suffers from more than twice the city-wide vacancy average of 20% for commercial properties. This area is also designated a HubZone (Historically Underutilized Business Zones) by the Federal Small Business Administration.

This request for zone change includes only a limited and controlled addition of “Hospital” use to existing IP zoning through SU-1 designation. If approved, this change will allow re-purposing of an existing large property, which has been vacant for more than two years, for a use that is compatible with adjacent uses.

Due to the potential for Bernalillo Academy to expand their programs and services, approval of this request will bring potentially 50 new employees to this area in addition to retaining Bernalillo Academy’s current staff.

The project in this request will be entirely funded by private investment. As such, this request achieves the goals of revitalization of existing, distressed neighborhoods in an Established Urban Area and fulfills the Comprehensive Plan’s economic development strategy as well as techniques recommended by Policy p.

2. Goal C: Environmental Protection and Heritage Conservation

Section 1: Air Quality

Goal: “The Goal is to improve air quality to safeguard public health and enhance the quality of life.” (Page II-45)

Policy b: "Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services." (Page II-45)

The 1801 Randolph Road property in this request is in an Established Urban Area and is within the Sunport / Airport Major Activity Center with well-defined land use pattern, very few undeveloped land parcels and well-established local and regional transportation and transit infrastructure.

The nearest residential area is approximately 500 feet northwest of the property and is accessed via University Blvd off Gibson Blvd. The automobile travel related to the property in this request will not go through the residential neighborhood. The property is also well-served by local transit system and regional transportation networks (I-25 and Sunport Blvd). The proposed use by Bernalillo Academy is a residential treatment center for children. Proximity of the site to local bus routes facilitates transit access for staff and visiting parents. For many of these families, the City bus system is the primary mode of transportation.

As such, by re-purposing the existing facility and infrastructure, the requested zone change complies with Policy b of Section 1 of Goal C.

Section 8: Developed Landscape

Goal: "The Goal is to maintain and improve the natural and the developed landscapes' quality." (Page II-67)

Policy d: "Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate." (Page II-68)

The site development proposed as part of this request maintains all existing landscaped areas and, in addition, converts a large portion of existing south parking lot into a children's play area with landscaping. Included is a new landscape buffer along the west and south (along Randolph Road) property lines. This will improve the existing site condition by including additional permeable surfaces in lieu of paved surfaces and will enhance the visual quality of the streetscape along Randolph Road.

(Refer to Sheet SDP-4 (Site Plan) and Sheet SDP-2 (Landscape Plan))

3. Goal D: Community Resource Management

Section 3: Energy Management

Goal: "The Goal is to maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources. (Page II-77)

Policy a: "Use of energy management techniques shall be encouraged." (Page II-77)

The project in this request includes replacement of existing HVAC and lighting systems (from 1980) in approximately 50% of this 83,500 sq. ft. facility. Thus, if approved, this project will contribute greatly towards achieving the Comprehensive Plan's policy goals for energy conservation.

Section 6: Economic Development

Goal: "The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals." (Page II-97)

Policy a: "New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need." (Page II-97)

Policy b: "Development of local business enterprises as well as the recruitment of outside firms shall be emphasized." (Page II-97)

If approved for the requested zone map amendment, Bernalillo Academy, a New Mexico registered business, will be able to expand their current programs and services and create, potentially, 50 new jobs (in addition to their current staff). These jobs represent a wide range of occupational skills and salary levels: licensed therapists, medical professionals, nurses, custodial maintenance and security staff. Bernalillo Academy will be an asset and thriving partner for this HubZone area which suffers from a high commercial vacancy rate.

Section 7: Education

Goal: "The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups." (Page II-99)

Bernalillo Academy is a one-of-a-kind organization in the City of Albuquerque and the State of New Mexico which serves children with the most severe conditions of Autism Spectrum Disorder, Developmental Disabilities, neuropsychological disorders and neurobehavioral disorders, as discussed in Section C on pages 3, 4 and 5 of this document. These children have no other avenue for educational, recreational - or sometimes housing - opportunities.

If this zone change request is approved, Bernalillo Academy will be able to expand their comprehensive treatment, therapy and educational programs for the most vulnerable children in our community and provide them with a safe and nurturing environment in either an in-patient or out-patient basis.

Section 8: Human Services

Goal: "The Goal is to site human service facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area." Page II-103)

Policy a: "Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services." (Page II-103)

The 1801 Randolph Road property in this request is well-located in an Established Urban Area and within the Sunport / Airport Major Activity Center. It is easily accessible by local (Gibson Blvd, Yale Blvd, Randolph Road) and by regional (I-25/I-40, Sunport Blvd) transportation and transit networks making critical services provided by Bernalillo Academy easily and affordably accessible to the residents of the City of Albuquerque and the State of New Mexico.

Policy b: "Establish community-based residential care facilities equitably throughout the City and County." (Page II-103)

If the zone change request is approved, relocation of Bernalillo Academy will bring a one-of-a-kind, community-based residential care facility for children in critical condition to this underserved area of District 2, and will further fulfill the goal of Policy b.

Policy c: "Development's negative effects upon individuals and neighborhoods shall be minimized." (Page III-103)

Bernalillo Academy operates in a 24/7 staffed, secure access and egress facility. In addition, relocation to the 1801 Randolph Road property will utilize an existing vacant site and building which will minimize any negative impact due to development.

Conclusion

Overall, this request for a Zone Map Amendment and Site Development Plan for Building Permit furthers the goals of the Albuquerque / Bernalillo County Comprehensive Plan. The approval of this request has the potential to assist in revitalization of this area by re-purposing an existing property into a large building facility for Bernalillo Academy.

1. The existing IP zoning and the age of the building stock is no longer compatible for revitalizing this area, as evident from the long-term vacancy rate in this area (46%) which is twice the city-wide vacancy rate.
2. The proposed use reflects the changing use pattern and changing community needs in this area. (Refer to attached Exhibit E.)
3. The building located at 1801 Randolph Road represents 8% of the vacant property stock in this area. By re-purposing this existing building with a compatible use in the corridor along Randolph Road, Yale Blvd and Gibson Blvd, this request addresses the major issues of safety, blight and depressed opportunities as voiced by the Kirtland Community Association (Neighborhood Association) members and residents.
4. The project will be beneficial in several ways, and meets a variety of goals of the Albuquerque / Bernalillo County Comprehensive Plan as discussed earlier:
 - a. Brings critical services and programs for our most vulnerable children and their families in the City of Albuquerque and the State of New Mexico.
 - b. Provides a wide range of job opportunities through expansion of a private, local organization by retaining the existing staff at Bernalillo Academy and by adding 50 additional jobs.
 - c. Project embodies all three aspects of sustainable development:
 - Built Environment and Energy - by re-use of a large existing building and updating with new energy-efficient systems and components.
 - Economic - Owner-occupied use (as opposed to speculative development goal) supports a growing service need: Providing services pertaining to children with severe cognitive, developmental and behavioral disorders.
 - Social - An opportunity to create an enormous positive impact by providing a one-of-a-kind organization that focuses on improving opportunities and quality of life not only for resident children but also for their families and the community.

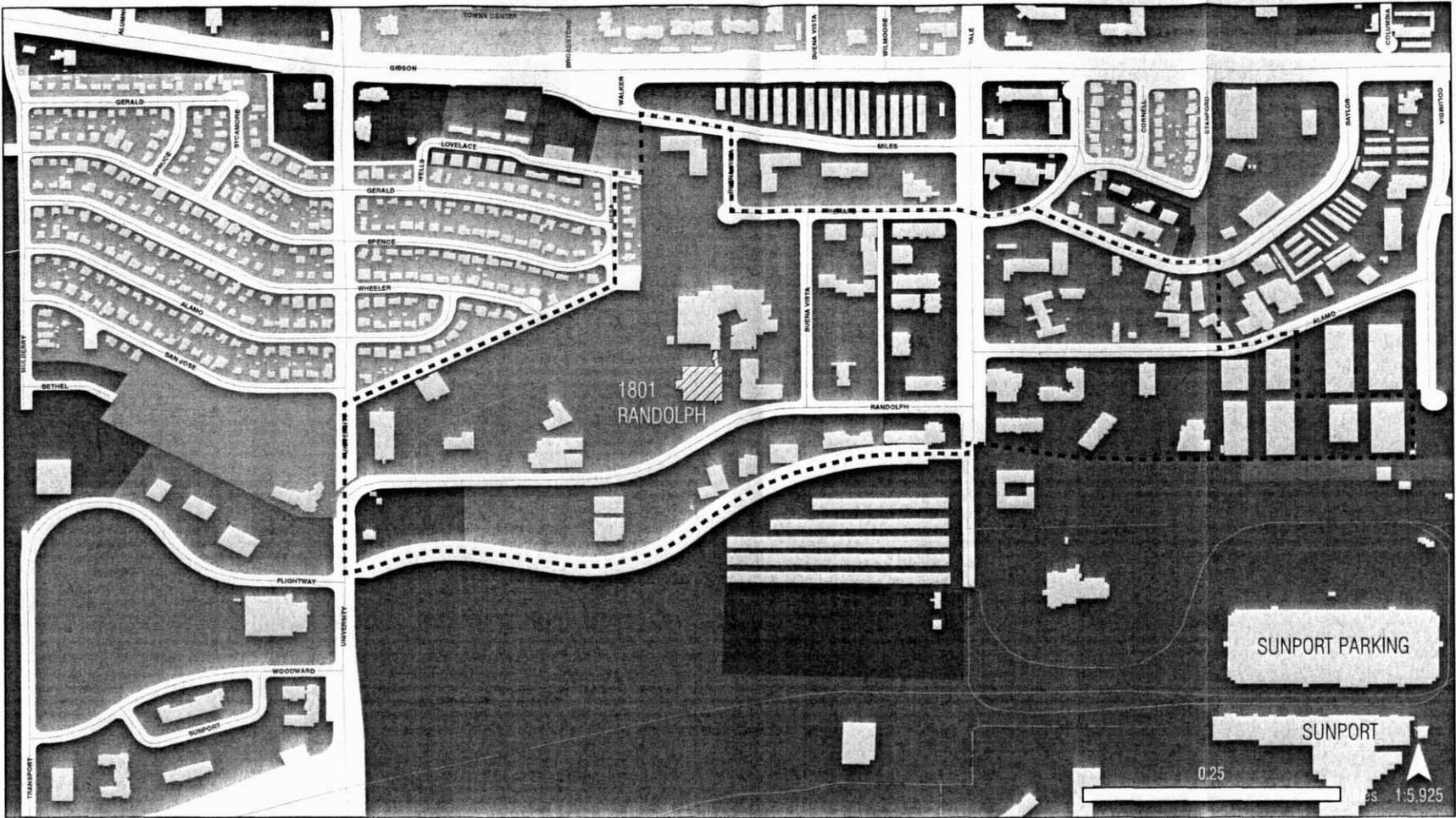
For the above reasons, the requested Zone Map Amendment to SU-1 for IP and Hospital for Tract 2-A, Unit 1, Newport Industrial Park - West, is appropriate. The applicants respectfully request the Environmental Planning Commission to consider this application for approval.



EXHIBIT B



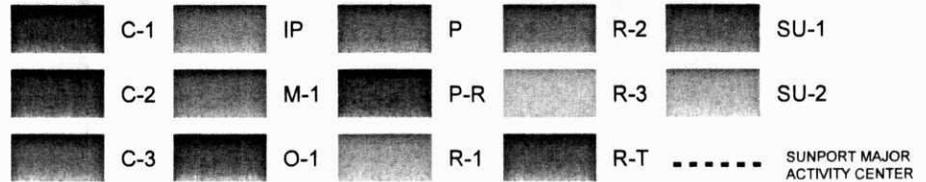
EXHIBIT C

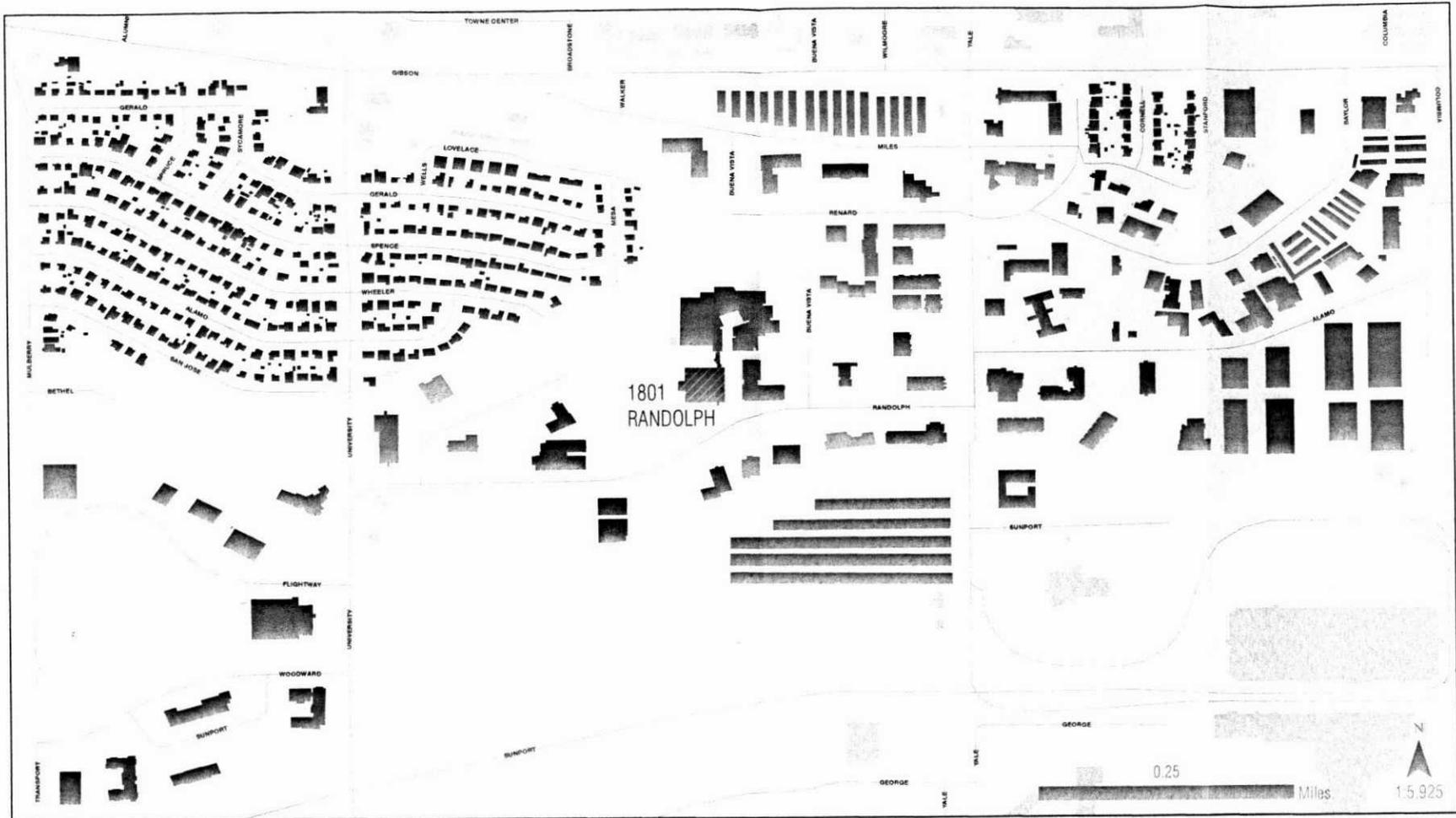


ZONING AROUND 1801 RANDOLPH

Source: City of Albuquerque GIS, 9-21-2016

This property is an Established Urban Area as well as in the Sunport/Airport Major Activity Center per the *City of Albuquerque Comprehensive Plan* and is located and accessed from Randolph Road SE, west of Yale Blvd, and is adjacent to the IP zones along all property lines.

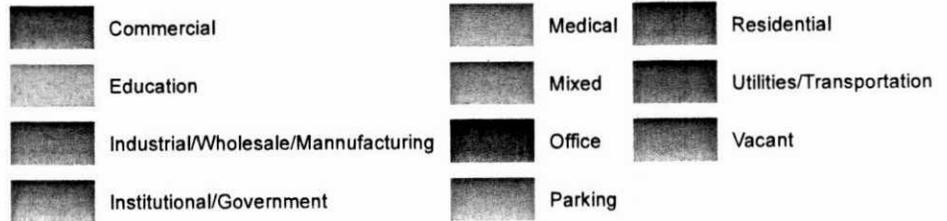




BUILDING USE AROUND 1801 RANDOLPH

Source: 2016 Design Plus Survey

A recent field survey of this area indicates a diverse use pattern which includes general commercial uses, educational, medical, hotels, and mixed-use properties - all within the large contiguous areas of IP, C and SU-4 zones.



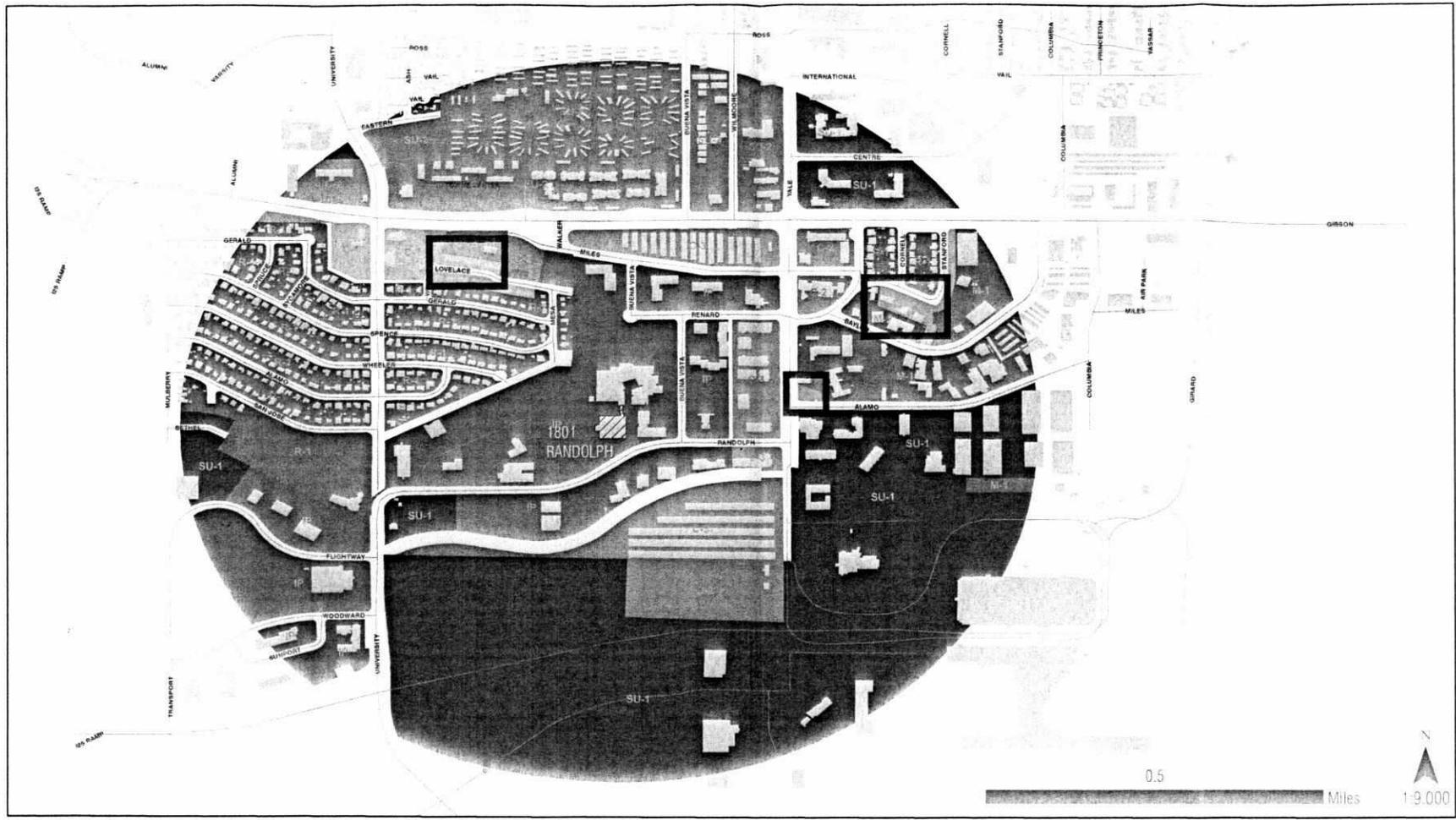


VACANCY PERCENTAGES AROUND 1801 RANDOLPH

Source: 2016 Design Plus Survey

Since the recovery from our recent "great recession", the city-wide vacancy in commercial office use property has been hovering around 20% for the last four years. However, the vacancy rate in the Airport area remains twice that at 46%.





ZONING PERCENTAGES WITHIN 1/2 MILE OF 1801 RANDOLPH

Source: City of Albuquerque GIS, 9-21-2016

	C-1: 1%		IP: 17%		P: 1%		R-2: 1%
	C-2: 3%		M-1: 5%		P-R: 1%		SU-1: 36%
	C-3: 10%		O-1: 1%		R-1: 13%		SU-2: 11%

Percentages of areas are approximate

§ 14-16-2-19 IP INDUSTRIAL PARK ZONE.

This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

(A) Permissive Uses.

- (1) Adult amusement establishment, or adult store, provided:
 - (a) The use is located at least 1,000 feet from any adult amusement establishment or adult store; and
 - (b) The use is located at least 500 feet from the nearest residential zone, or from any church or pre-elementary, elementary or secondary school.
- (2) Air separation plant for nitrogen, oxygen, and argon only.
- (3) Auditorium, place of assembly.
- (4) Bottling plant.
- (5) Club.
- (6) Cold storage plant.
- (7) Golf course or golf driving range.
- (8) Hospital for animals.
- (9) Institution, including library, museum, school, day care center, but not disciplinary institutions or hospital for human beings.
- (10) Laboratory — experimental, testing, or medical, provided all activities are conducted within a completely enclosed building. Noxious fumes, odor, or dust shall not be emitted from the premises.
- (11) Machine Shop.
- (12) Manufacturing, assembling, treating, repairing, or rebuilding articles except those conditional or otherwise limited in this zone and the M-1 zone or specifically listed as permissive or conditional in the M-2 zone, provided manufacturing is conducted within a completely enclosed building.
- (13) Office.
- (14) Office machine equipment sales and repairs.
- (15) One dwelling per premises for a watchman or caretaker on the same premises with commercial or industrial use.
- (16) Park-and-ride temporary facilities.
- (17) Parking lot related to another use permitted in this zone, as regulated in the O-1 zone.

- (18) Printing, publishing, lithographing, blue-printing, or photostating.
- (19) Public utility use or structure and fire stations, provided their location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (20) Radio and/or television station, provided the construction of any structure, tower or facility near an airport that interferes with airport airspace requirements as determined by the Federal Aviation Administration, is prohibited.
- (21) Railroad right-of-way and incidental facilities, provided they are at least 100 feet from any residential zone or approved by master plan.
- (22) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
 - (a) Books, magazines, newspapers, except adult book store.
 - (b) Cosmetics, notions, gifts.
 - (c) Drugs, medical supplies.
 - (d) Flowers and plants.
 - (e) Food and drink, for consumption on premises.
 - (f) Gasoline, oil, liquified petroleum gas.
- (23) Sales and display rooms or buildings for wholesalers, distributors, warehouses, or manufacturers.
- (24) Services:
 - (a) Automobile repairing, but no body work; repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.
 - (b) Banking, loaning money, including pawn. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.
 - (c) Barber, beauty.
 - (d) Car washing.
 - (e) Clinic.
 - (f) Day care center.
 - (g) Dry cleaning, laundry, clothes pressing.
 - (h) Health gymnasium.
 - (i) Hotel or motel, including incidental uses.
 - (j) Photography, except adult photo studio.

- (25) Sign, on-premises as provided in § 14-16-3-5 of this Zoning Code, and further provided:
- (a) Location. A sign shall not overhang into the public right-of-way.
 - (b) Number.
 - 1. In the Established or Redeveloping Areas: one free-standing sign or projecting sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage. A portable sign may also be permitted pursuant to the General Signage Regulations.
 - 2. In the Developing or Semi- Urban Areas: as provided in division 1. above, except that there shall be no free-standing or projecting sign on a premises of less than five acres. However, a portable sign may also be permitted pursuant to the General Signage Regulations.
 - 3. One wall sign shall be permitted per facade per business.
 - 4. On a multi-business premises, one additional sign of any type shall be permitted as a directory sign, provided its area does not exceed 32 square feet.
 - (c) Size.
 - 1. Size of Free-Standing or Projecting Signs. Sign area for a free-standing or projecting sign shall not exceed the following:
 - a. 75 square feet if the most important street abutting the lot is a local street.
 - b. 100 square feet if the most important street abutting the lot is a collector or arterial street or freeway.
 - 2. Size, Building-Mounted Signs, Except Projecting Signs. A building-mounted sign shall not exceed the following area:
 - a. Fifteen percent of the area of the facade to which it is applied if the sign is not wholly visible from an abutting arterial or collector street; or
 - b. Twenty percent of the area of the facade to which it is applied if the sign is wholly visible from an abutting arterial or collector street or freeway.
 - (d) Height.
 - 1. Height of a free-standing sign shall not exceed 26 feet.
 - 2. Height of a building-mounted sign shall not exceed five feet above the building wall.
 - (e) Illumination. Light bulbs illuminating signs shall not shine directly into adjacent conforming residential property.
 - (f) Motion, Lettering. No regulations, apart from those in § 14-16-3-5.
- (26) Sheet metal working.

- (27) Swimming pool.
- (28) Warehouse.
- (29) Wholesaling.
- (30) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:
 - (a) A concealed wireless telecommunications facility, up to 65 feet in height.
 - (b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
 - (c) A face-mounted wireless telecommunications facility.
 - (d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.
 - (e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

(B) Conditional Uses. Uses permissive or conditional in the M-1 zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use.

(C) Height.

- (1) Structure height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.
- (2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code and, for sign height, in division (A) of this section.

(D) Lot Size. Minimum lot area shall be one-half acre. Minimum lot width shall be 100 feet. No more than 50% of the surface of any lot or site shall be covered with buildings.

(E) Setback. The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

- (1) There shall be a front-yard setback of not less than 20 feet.
- (2) There shall be a side-yard setback of not less than ten feet.
- (3) There shall be a rear-yard setback of not less than ten feet.
- (4) No setback will be required on sides abutting rail trackage or rail easements.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) Outside Storage. All outdoor storage and trash collection areas shall be visually screened from all property lines by a solid wall or fence or by an evergreen hedge at least six feet high.

(H) General Requirements.

- (1) **Minimum Zone Size.** The minimum total contiguous area eligible for an IP zone designation is 20 acres.
 - (2) **Master Development Plan.** A plan meeting the requirements of § 14-16-1-5 shall accompany an application for change to IP zoning. No building permit shall be issued for an IP-zoned property until a Master Development Plan has been approved. Amendment of an approved Master Development Plan shall be the same as in the SU-1 zone.
 - (3) **Landscaping.** Landscaping shall be as specified in § 14-16-3-10 of this Zoning Code, except that a minimum landscaped strip of ten feet shall be maintained between parking areas and the street right-of-way line, regardless of site size.
- (I) **Materials.** Barbed tape, razor wire, barbed wire or similar materials are prohibited except at public utility structures and Albuquerque Police Department or Transit Department facilities.

('74 Code, § 7-14-24) (Ord. 80-1975; Am. Ord. 6-1977; Am. Ord. 26-1977; Am. Ord. 76-1977; Am. Ord. 38-1978; Am. Ord. 14-1984; Am. Ord. 11-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 58-1995; Am. Ord. 22-1997; Am. Ord. 9-1999; Am. Ord. 29-2003; Am. Ord. 42-2004; Am. Ord. 66-2005; Am. Ord. 5-2008; Am. Ord. 6-2009; Am. Ord. 19-2010; **2013**)

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

September 15, 2016

Ms. Rupal Engineer
Design Plus LLC
2415 Princeton Dr. NE, Suite G-2/87107
Phone: 505-228-7418 Fax:
E-mail: rupal@designplusabq.com

Dear Ms. Rupal:

Thank you for your inquiry of **September 15, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT 2-A OF THE PLAT OF TRACTS 2-A AND 2-B, NEWPORT INDUSTRIAL PARK - WEST, UNIT 1 LOCATED ON 1801 RANDOLPH ROAD SE/87106 BETWEEN BUENA VISTA DRIVE SE AND RANDOLPH COURT SE** zone map M-15.

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

KIRTLAND COMMUNITY ASSOC. (KCA) "R"

***Kimberly Brown**

P.O. Box 9731/87119 242-9439 (h)

Elizabeth Aikin

1524 Alamo SE/87106 288-6324 (c)

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 w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/15/16** Time Entered: **9:01 a.m.** Rep. Initials: **DLC**



2415 Princeton Dr. NE G2
Albuquerque, NM 87107
Voice 505.843.7587
www.designplusabq.com

September 22, 2016

Via United States Postal Service – Certified Mail

Kimberly Brown
Kirtland Community Association
Post Office Box 9731
Albuquerque, New Mexico 87119

Elizabeth Aikin
Kirtland Community Association
1524 Alamo SE
Albuquerque, New Mexico 87106

RE: Bernalillo Academy at 1801 Randolph Road SE
Application to City of Albuquerque Environmental Protection Commission
for Zone Map Amendment and Site Development Plan for Building Permit

Dear Ms. Brown and Ms. Aikin:

We thank you and the Kirtland Community Association Board for your time to meet with us on September 13, 2016. Your comments and questions at this meeting were helpful and will continue to guide us as we develop the project.

We would like to inform the Kirtland Community Association that Design Plus, acting as agent for AOC New Mexico, L.L.C. (current owner) and Sequel of New Mexico, L.L.C. (prospective purchaser of the property), will be submitting a request for Zone Map Amendment from IP (Industrial Park) to SU-1 (Special Use) for IP and Hospital* as well as submitting a Site Development Plan for Building Permit to enable Bernalillo Academy to relocate to 1801 Randolph Road SE. The definition of "Hospital for Human Beings" from the City of Albuquerque Zoning Code is located at the bottom of this letter for your reference,

The City of Albuquerque Environmental Planning Commission is anticipated to hear the request on November 10, 2016, in the Plaza del Sol building located at 600 Second Street NW.

Bernalillo Academy is a private organization which provides critical services for children ages 4 to 19 who have severe Autism Spectrum Disorder, developmental delays, neuro-behavioral and neuro-developmental disorders. Bernalillo Academy serves as a residential treatment center and also provides wrap-around services for children and their families, out-patient diagnoses, and other related services in a therapeutic setting.

Bernalillo Academy, and their parent organization, Sequel Youth and Family Services, request a zone change in order to relocate their facility and programs to 1801 Randolph Road SE. (Refer to Attachment 1.)

The zone change request to "SU-1 for IP" will maintain uses allowed under the current zoning while the designation of "SU-1 for Hospital" use will allow Bernalillo Academy to operate at this location. "Hospital" under SU-1 designation will limit the use of this existing facility and site as currently proposed by Bernalillo Academy. Any future major changes (change to Site Development Plan, Zoning change, etc.) will require approval by the City of Albuquerque EPC process through a subsequent application which will also include input by impacted neighborhood associations and residents.

Relocation of Bernalillo Academy at this site will bring life back to a portion of this large campus of vacant buildings. The facility has a 24/7 staffed presence and will add to the safety and aesthetics of the streetscape and the neighborhood.

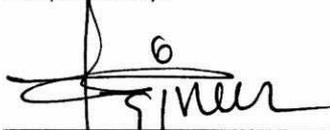
The project will involve interior remodeling of the existing 83,500 s.f. building at 1801 Randolph Road SE. No new building addition is planned. The Academy will house up to 63 children, and will have related diagnostic, treatment, educational and wrap-around programs for both in-patient and out-patient children and families. It will be a secure facility with stringent access and egress controls for the safety of the children.

The exterior sitework will include new fenced play areas for children along with a new landscape buffer along Randolph Road. A Site Plan is attached for your review. (Refer to Attachment 2.)

Bernalillo Academy is very excited to be able to cater to more children and their families with this underserved, critical service and looks forward to being an active and positive participant in the surrounding neighborhood.

If you have any comments or questions about this application request to the City of Albuquerque EPC, do not hesitate to contact me at 505 228-7418 (my cell number) or 505 843-7587 (Design Plus main telephone number).

Respectfully,

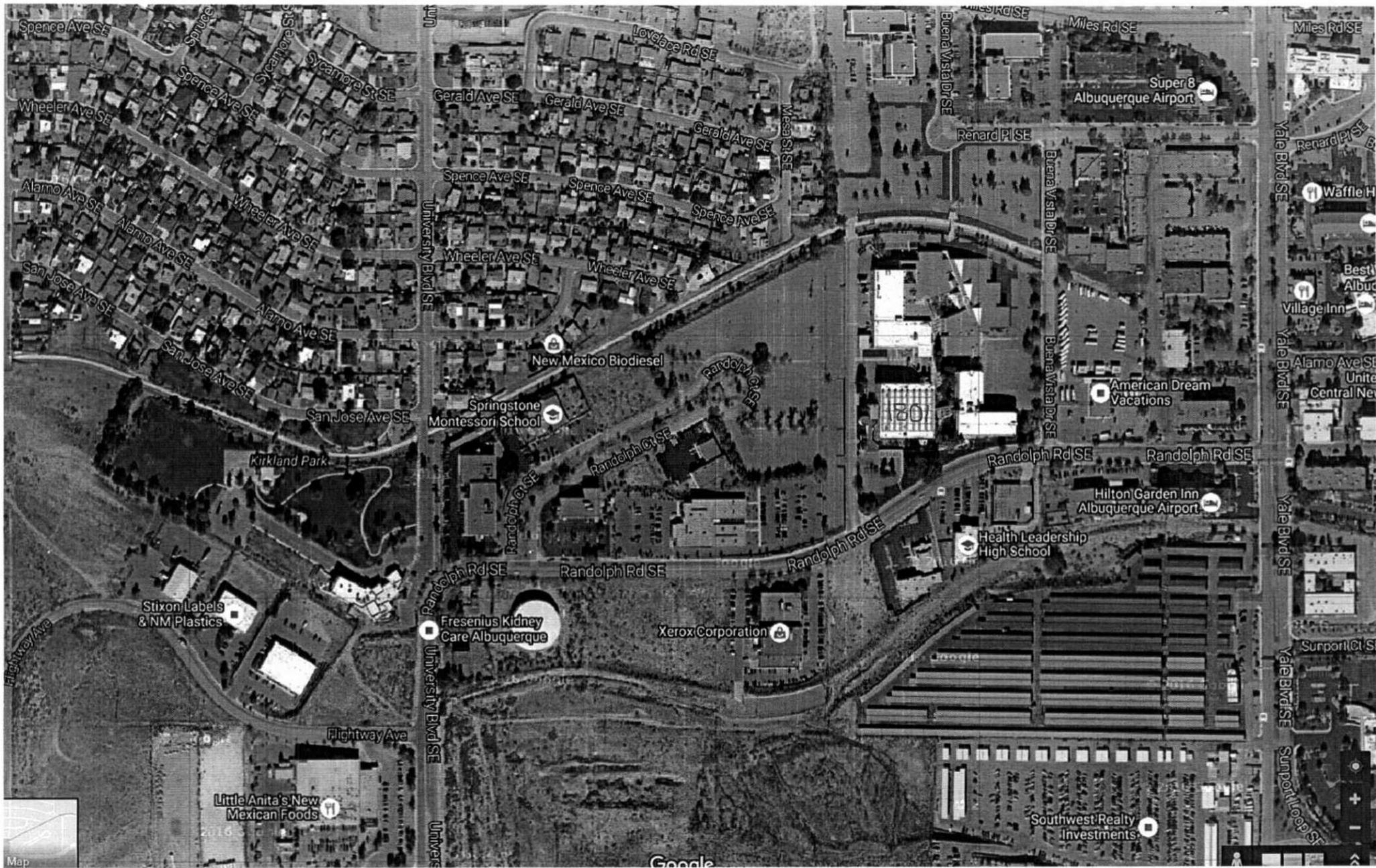


Rupal S. Engineer, R.A.
Design Plus, LLC

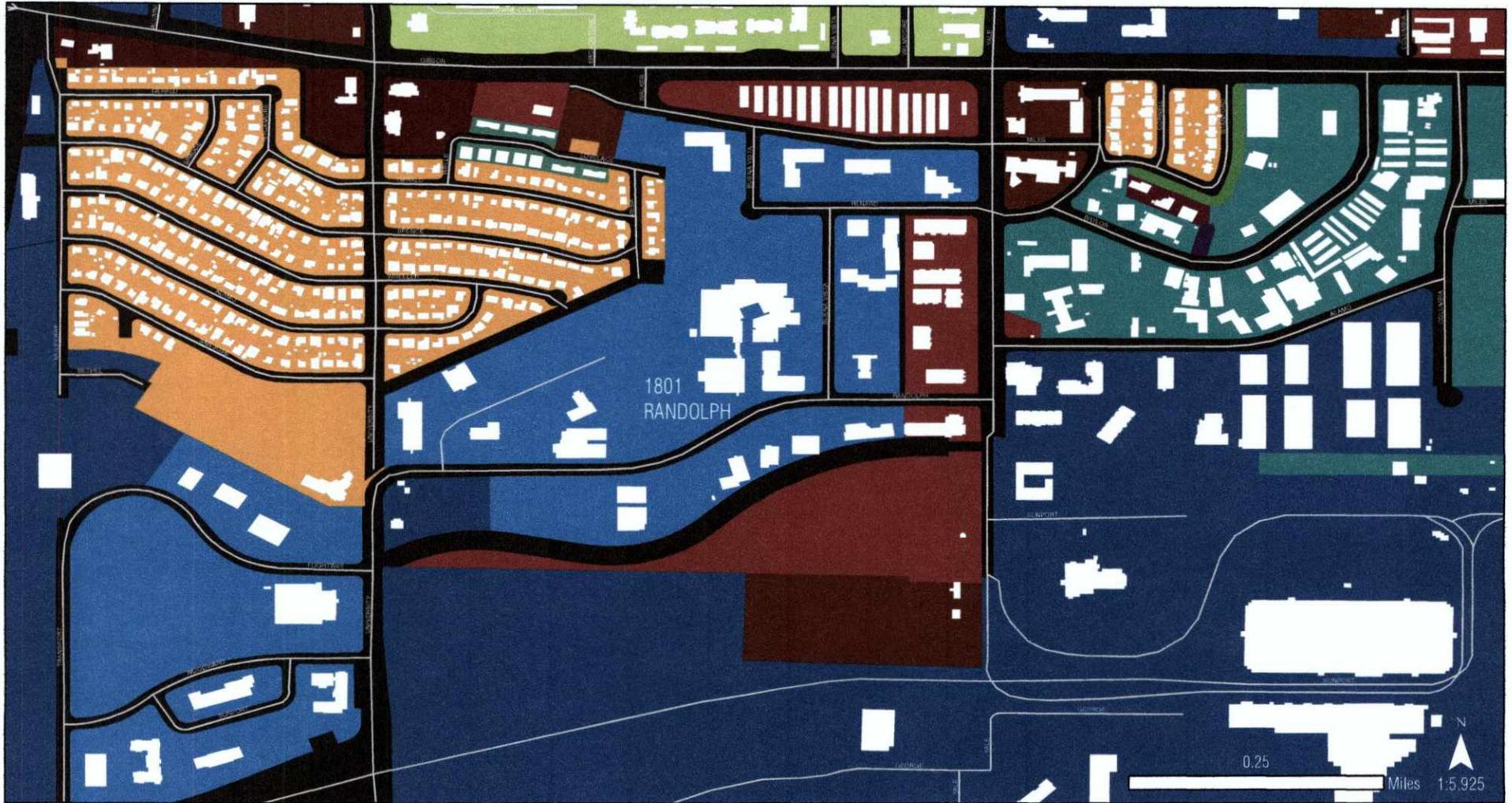
Enclosures: Attachment No. 1 - Google® Satellite Vicinity Map of 1801 Randolph Road SE
Attachment No. 2 - Proposed Site Plan
Attachment No. 3 - GIS Zone Map (from presentation of 09-13-16)
Attachment No. 4 - GIS Use Map (from presentation of 09-13-16)
Attachment No. 5 - GIS Medical & Educational Map (from presentation of 09-13-16)

cc: Otis Brown, by e-mail to otis@snappy@dapciations.com
Paul Lawson, by e-mail to plawson65@comcast.net

*Definition "Hospital for Human Beings" from the City of Albuquerque Zoning Code Page 1-9
"HOSPITAL FOR HUMAN BEINGS: An establishment that provides - through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services - diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions, including mental illness. A facility licensed by the state as a general, limited, or special hospital is presumed to be a hospital for human beings."

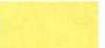


Attachment 1



ZONING AROUND 1801 RANDOLPH

Source: City of Albuquerque

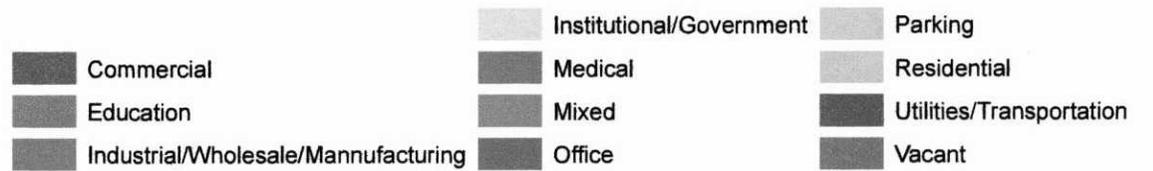
 C-1	 IP	 P	 R-2	 SU-1
 C-2	 M-1	 P-R	 R-3	 SU-2
 C-3	 O-1	 R-1	 R-T	

Attachment 3



BUILDING USE AROUND 1801 RANDOLPH

Source: 2016 Design Plus Survey



Attachment 4



MEDICAL + EDUCATIONAL BUILDING USES AROUND 1801 RANDOLPH

Source: 2016 Design Plus Survey

Education Medical

Attachment 5

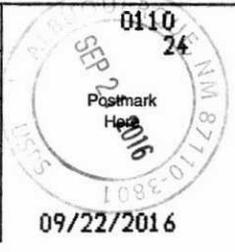
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.36



Sent To
 To: KIRTLAND COMMUNITY ASSOCIATION "R"
 or: Kimberly Brown
 City: Post Office Box 9731
 Albuquerque, NM 87119

PS Form 3800, August 2006 See Reverse for Instructions

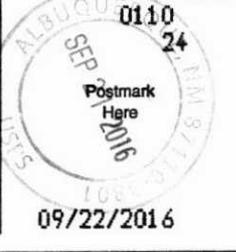
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Sent To
 To: KIRTLAND COMMUNITY ASSOCIATION "R"
 or: Elizabeth Aikin
 City: 1524 Alamo SE
 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

Vicente Q



1011008



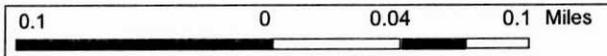
Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

Buffer: Randolph Rd SE 175ft
(75ft+100ft)

1:3,979



WGS_1984_Web_Mercator_Auxiliary_Sphere
10/14/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

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

Hearing Date: Thursday, Nov. 10, 2016 **1011008**

Zone Atlas Page: M-15

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

Cross Reference and Location: Located on Randolph Rd. SE between Yale Blvd. SE & University Blvd SE

Applicant: **Sequel of New Mexico, LLC**
 1131 Eagletree Lane
 Huntsville, Alabama 35801

AOC New Mexico, LLC
99 S. Raymond Ave.
Pasadena, CA 91105

Agent: **Design Plus, LLC (Rupal S. Engineer, R.A.)**
 2415 Princeton Dr. NE Suite G-2
 Albuquerque, NM 87107

Special Instructions:

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

Date Mailed: 10/19/16

Signature:

YOUNG BOBBY
2608 MESA DR SE
ALBUQUERQUE NM 87106

CHYNO LTD CO
700 RANKIN RD NE
ALBUQUERQUE NM 87107

MBE NEW MEXICO & HOWARD NEW MEXICO
8814 HORIZON BLVD NE 400
ALBUQUERQUE NM 87113

MCKELLER GWENDOLYN J
1736 SPENCE SE
ALBUQUERQUE NM 87106

AOC NEW MEXICO LLC
99 S RAYMOND 310
PASADENA CA 91105

AOC NEW MEXICO LLC
99 S RAYMOND 310
PASADENA CA 91105

HOBSON RICHARD W & MITZI TRUSTEE
HOBSON RVT
PO BOX 2332
CORRALES NM 87048-2332

DOS AMIGOS CATENACY C/O LEE A WELSH
PO BOX 33048
SANTA FE NM 87594-3048

JIMENEZ EDUARDO V & MARISELA
2612 MESA DR SE
ALBUQUERQUE NM 87106

OSULLIVAN MARILYN A OR KEVIN K C/O
HUNTER GEER
1415 FRANCIS AVE
LAS VEGAS NV 89104-1707

RANDOLPH PROJECT LLC
190 CENTRAL PARK SQUARE SUITE 301
LOS ALAMOS NM 87544

Sequel Of New Mexico, LLC
1131 Eagletree Lane
Huntsville, Alabama 35801

AOC New Mexico, LLC
99 S. Raymond Ave.
Pasadena, CA 91105

Design Plus, LLC (Rupal S. Engineer, R.A.)
2415 Princeton Dr. NE Suite G-2
Albuquerque, NM 87107

Kirtland Community Assoc. (KCA) "R"
Kimberly Brown
P.O. Box 9731
Albuquerque, NM 87119

Kirtland Community Assoc. (KCA) "R"
Elizabeth Aikin
1524 Alamo SE
Albuquerque, NM 87106

October 25, 2016

Karen Hudson, Chairwoman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Letter of Support for Zone Map Amendment and Site Development Plan for Building Permit
Bernalillo Academy at 1801 Randolph Road SE
Project No. 1011008 16EPC-40057 and 16EPC-40058

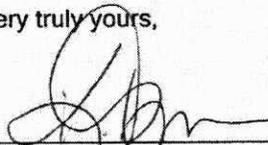
Dear Chair Hudson and Commissioners,

Kirtland Community Association, the local neighborhood association, would like to voice our support of the requested zone change. We welcome the proposed residential treatment center for children with who have severe Autism Spectrum Disorder and other neuro-developmental disorders.

We believe Bernalillo Academy will bring a significant benefit to our neighborhood and anticipate that it will enhance the lives of children and their families for years to come. Additionally, this facility may improve the ability of this currently-vacant business park to attract new tenants.

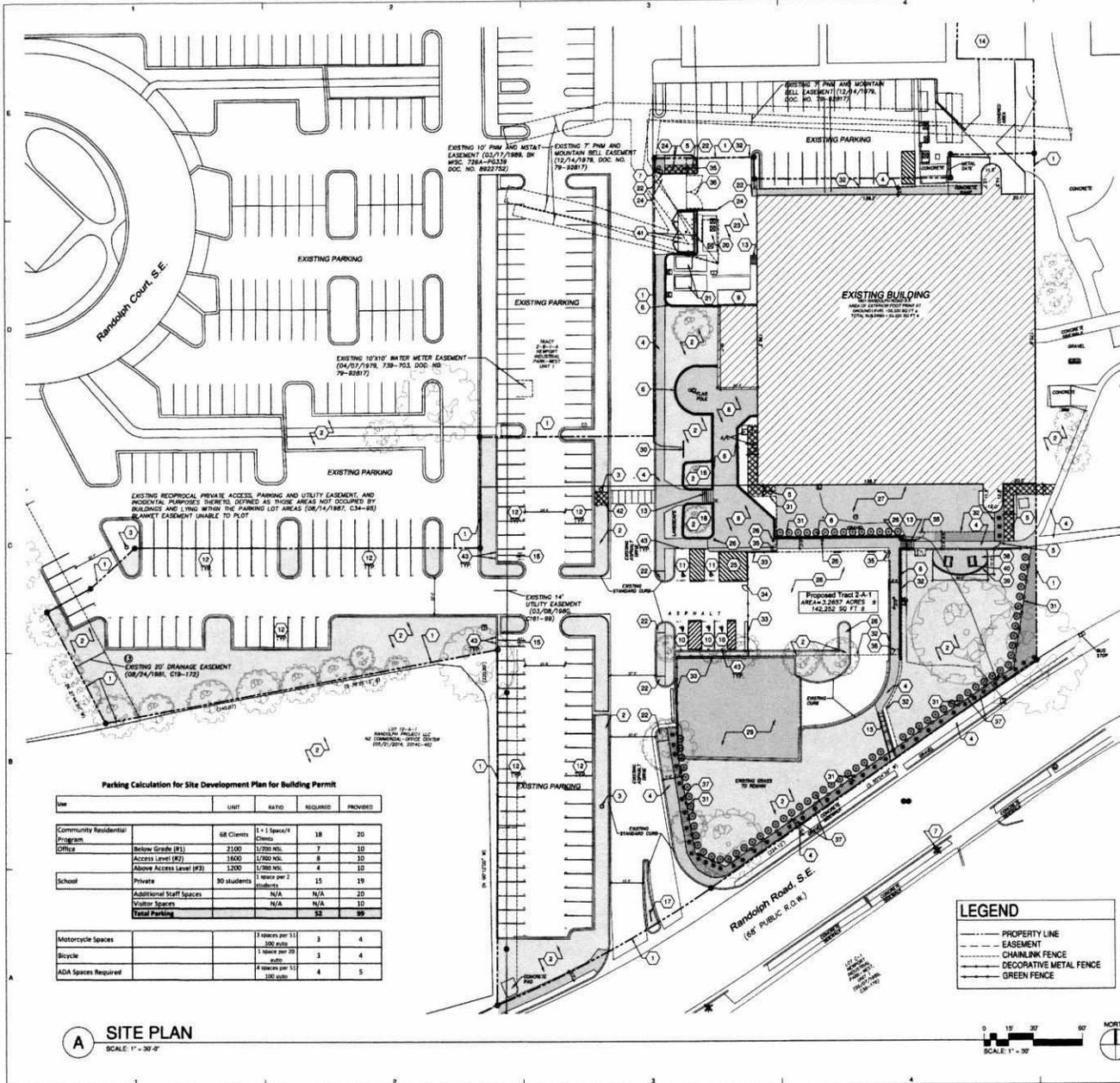
As an interested and affected entity, we are fully behind the zone change.

Very truly yours,



Kimberly Brown
President
Kirtland Community Association

SITE PLAN REDUCTIONS



A VICINITY MAP
ZONE ATLAS MAP

GENERAL NOTES

- A. ALL EXISTING STRUCTURES, PAVING, FENCING, WALLS, FOUNDATIONS, SIDEWALKS SHOWN HERE ARE TO REMAIN.
- B. ACCESSIBLE CURB CUTS AND RAMPS PROVIDED THROUGHOUT SITE.
- C. SEE PLAN FOR ALL EASEMENTS.

SHEET INDEX:

SOP 1.0	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SOP 2.0	LANDSCAPE PLAN
SOP 3.0	CONCEPTUAL GRADING & DRAINAGE
SOP 4.0	UTILITY PLAN
SOP 5.0	ELEVATIONS
SOP 5.1	ELEVATIONS
SOP 5.2	SITE DEVELOPMENT DETAILS

KEYED NOTES

1. PROPERTY LINE, TYP.
2. EXISTING LANDSCAPING TO REMAIN
3. EXISTING PARKING LOT AREA LIGHT TO REMAIN
4. EXISTING CONCRETE SIDEWALK TO REMAIN
5. NEW CONCRETE SIDEWALK, WIDTH PER PLAN PER COA STD. DWG. 2430.
6. EXISTING RETAINING WALLS TO REMAIN. HEIGHT VARIES. REFER TO BUILDING ELEVATIONS.
7. EXISTING FIRE HYDRANT
8. EXISTING BRICK PAVED RAMP (1:20 SLOPE MAX)
9. EXISTING LOADING DOCK TO REMAIN
10. EXISTING PARKING SPACE, 8' W. x 20' L. SPACE W/ 8' W. AISLE (TOTAL OF 3)
11. ACCESSIBLE VAN PARKING, 9' W. x 20' L. SPACE W/ 9' W. AISLE (TOTAL OF 2)
12. STANDARD EXISTING PARKING SPACE, 8' W. x 20' L. TYP. (TOTAL OF 83)
13. EXISTING CONCRETE STAIRS WITH HANDRAIL TO REMAIN
14. BUILDING ON ADJACENT PROPERTY (MORE THAN 20' FROM PROPERTY LINE)
15. MOTORCYCLE SPACE, 4' W. x 8' L. MIN. TYP.
16. EXISTING REFUSE CONTAINERS AND ENCLOSURE
17. NEW GROUND MONUMENT SIGN. REFER TO A&SDP 5.3
18. EXISTING ELEVATED PLANTER
19. UTILITY EASEMENT
20. NEW STANDARD CURB AND GUTTER FOR ACCESS DRIVE TO EXISTING LOADING DOCK AREA PER COA STANDARD DETAIL 2415A
21. EXISTING MECHANICAL LIMITS
22. NEW ADA CURB RAMP PER COA STANDARD DETAIL 2440.
23. EXISTING CONCRETE OR ASPHALT PAVING TO REMAIN
24. NEW STANDARD CURB AND GUTTER FOR ACCESS DRIVE TO EXISTING LOADING DOCK AREA PER COA STANDARD DETAIL 2415A
25. EXISTING STRIPPED AREA ON ASPHALT FOR EMERGENCY VEHICLE PARKING AND LOADING ONLY.
26. NEW 12' HIGH POLE-MOUNTED LIGHT FIXTURE. REFER TO&SDP 5.3

27. NEW "SENSORY" PLAY AREA WITH WOOD CHIP OR RECYCLED RUBBER TILE SURFACE
28. NEW "ACTIVE" PLAY AREA WITH BASKETBALL GOAL (PORTABLE) OVER EXISTING ASPHALT PAVING
29. NEW ACTIVITY AREA WITH PLAY EQUIPMENT OVER WOOD CHIP OR RECYCLED RUBBER TILE SURFACE
30. EXISTING METAL BIKE RACK TO REMAIN
31. 5' WIDE MINIMUM LANDSCAPE SETBACK WITH 8' HIGH FENCING WITH PLANTED VINES. REFER TO A&SDP 5.3
32. CHAIN LINK FENCE, MINIMUM 8' HIGH, GREEN COATED FINISH. REFER TO D&SDP 5.3
33. NEW ORNAMENTAL 8' HIGH METAL FENCE WITH BLACK PAINTED FINISH. REFER TO A&SDP 5.3
34. 4' WIDE BY 8' HIGH DECORATIVE METAL GATE TO MATCH NEW DECORATIVE METAL FENCE
35. 4' WIDE BY 8' HIGH CHAINLINK FENCE GATE TO MATCH NEW CHAINLINK FENCE
36. PAIR 20' WIDE BY 8' HIGH CHAINLINK PAIR GATE FOR VEHICULAR ACCESS TO EXISTING LOADING DOCK AREA. GATE TO MATCH NEW CHAINLINK FENCE
37. NEW 9' WIDE LANDSCAPE BUFFER ON THE PUBLIC-STREET SIDE OF NEW FENCING. REFER TO LANDSCAPE PLAN ON SOP 2
38. NEW PICNIC AREA WITH GRASSER FINE OVER BASE COURSE
39. NEW 24" HIGH MAX INTERLOCKING LANDSCAPE BLOCK RETAINING WALL. COLOR TO BE TAN
40. NEW PICNIC TABLES AND BENCHES BY OWNER.
41. NEW CONCRETE REFUSE ENCLOSURE AND BLOCK WALL. REFER TO A1 AND C1&SDP 5.2
42. REMOIVE 8' W. MIN PORTION OF LANDSCAPED AREA TO INFILL NEW CONCRETE SIDEWALK SECTION BETWEEN EXISTING CONCRETE CURB AND GUTTER.
43. ACCESSIBLE PARKING SIGNS, MOTORCYCLE PARKING SIGNS, OR BICYCLE PARKING SIGNS. REFER TO C&SDP 1.2

LEGEND

- PROPERTY LINE
- EASEMENT
- CHAINLINK FENCE
- DECORATIVE METAL FENCE
- GREEN FENCE

Parking Calculation for Site Development Plan for Building Permit

USE	LIMIT	RATIO	REQUIRED	PROVIDED	
Community Residential Program	68 Clients	1 = 1 Space/4 Clients	18	20	
	Office	Below Grade (#1)	2100	1700 N/A	7
	Access Level (#2)	1600	1700 N/A	8	
School	Above Access Level (#3)	1200	1700 N/A	4	
	Private	30 students	1 space per 2 students	15	
	Additional Staff Spaces	N/A	N/A	20	
	Visitor Spaces	N/A	N/A	10	
Total Parking			53	99	
Motorcycle Spaces	3 spaces per 11		3	4	
	1 space per 25		3	4	
Bicycle	1 space per 15		3	4	
ADA Spaces Required	1 space per 50		4	5	

A SITE PLAN
SCALE: 1" = 30'-0"

2415 PRINCETON DE NE SUITE G-2
ALBUQUERQUE, NM 87107
360.843.7590
WWW.DESIGNPLUSLLC.COM

DESIGN PLUS LLC

BERNALLO ACADEMY
1801 RANDOLPH RD SE
ALBUQUERQUE, NEW MEXICO

DATE: 10/12/2016

REVISIONS

CAD DWG FILE:
DRAWN BY: CA, LS
CHECKED BY: RE
COPYRIGHT:
DESIGN PLUS, LLC

SHEET TITLE

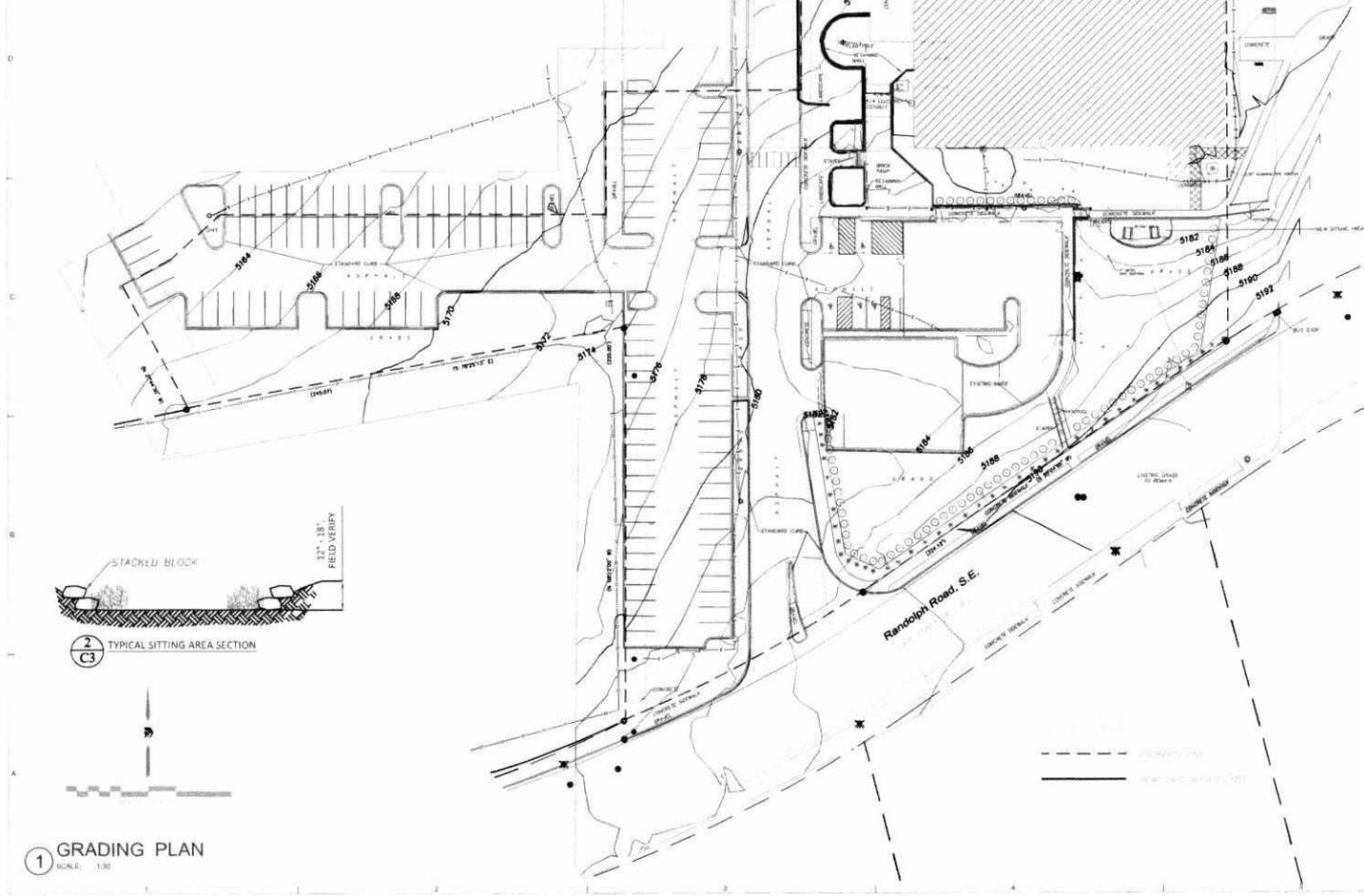
SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

V.2
SDP 1.0
SHEET 01 OF 01



GRADING NOTES

1. THE SITE IS TO REMAIN PREDOMINANTLY UNCHANGED WITH THE EXCEPTION OF THE ADDITION OF ALTERNATIVE GROUND COVER METHODS AS DESCRIBED IN THE LANDSCAPE PLAN AND A SMALL SITTING AREA AS SHOWN ON THE PLAN. IN ADDITION, AN ACCESS ROAD NEAR THE NORTH WEST CORNER OF THE BUILDING WILL BE ADDED CONSISTING OF THE REMOVAL OF AN EXISTING WALL SECTION AND THE CONSTRUCTION OF NEW CURB AND GUTTER DRIVEWAY EDGE AND THE PAVING OF THIS AREA WITH ASPHALT TO MATCH EXIST.
2. THE RE-GRADING OCCURS AT THE SOUTH EDGE OF THE CONCRETE SIDEWALK TO THE SOUTH OF THE EXISTING BUILDING. THIS RE-GRADING IS A SMALL SITTING AREA WHICH WILL BE DEMARCATED WITH STACKED STONE AROUND THE PERIMETER OF THE SITTING AREA.
3. NO ADDITIONAL DRAINAGE RUNOFF WILL BE CREATED BY THE PROPOSED LANDSCAPING CHANGES. ALL EXISTING RUNOFF WILL FOLLOW EXISTING CONTOURS TO EXISTING RETENTION AREAS.
4. NEW CURB CONSTRUCTION SHALL BE 8" STANDARD CURB & GUTTER PER COA STANDARD DETAILS.



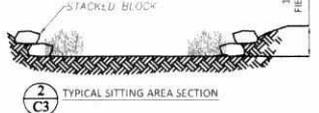
**Bennetts Academy Relocation
Grading and Drainage Description**
1801 Randolph Road, SE
Albuquerque, NM

October 18, 2016

Project Description
The existing structure at 1801 Randolph Road, SE in Albuquerque, NM is being renovated for a new recreational treatment facility which will entail modifications to the interior of the structure. The exterior of the building will remain in its current configuration with the exception of a new outdoor play area on the south side of the existing structure. The current grading and drainage plan and landscape designs for the project show these modifications for the playground area.

Current Drainage Conditions
The current drainage configuration for the site consists of sheet flow drainage in a northwest direction from the existing sidewalk edge along Randolph Road. This drainage flows across a landscaped area on the north side of the sidewalk along Randolph Road to the existing parking lot area adjacent to the south side of the existing structure. The current grading and drainage plan and landscape designs for the project show these modifications for the playground area.

New Drainage Conditions
As noted above, the only modifications to the outside of the building will be the addition of a play area in the current parking area on the south side of the building. These areas are to receive various surface treatments which will provide an acceptable playing surface for the children. No modifications to the grade of the drainage surfaces will be made other than the application of the play surfaces. These new surfaces, in effect, will slow the transportation of sheet drainage flows because of the permeable nature of the new surfaces. The end effect will be sheet flow to the northwest for the entire site as described above.
The only area of the Grading and Drainage Plan that reflects a new surface configuration is the small sitting area that will be built along the south edge of the building near the southeast corner. This area will be finished as shown and defined by a small rock wall. This area is an existing landscaped terrain and will not alter the direction of sheet flow away from the building nor the existing destination of the sheet flow towards the existing parking area and ultimately to the northwest as described above.



1 GRADING PLAN
SCALE: 1/32"

3415 PINEBUSH DRIVE, SUITE G-2
 ALBUQUERQUE, NM 87109
 505.943.1987
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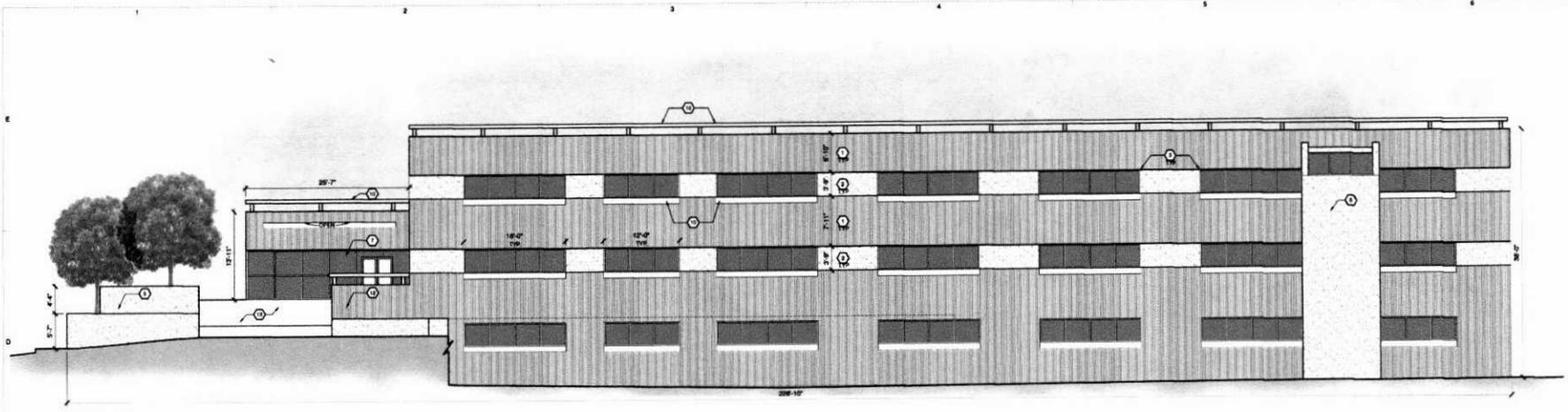
1801 RANDOLPH ROAD, SE
 RENOVIATION
 1801 RANDOLPH ROAD, SE

DATE: 9/27/2016

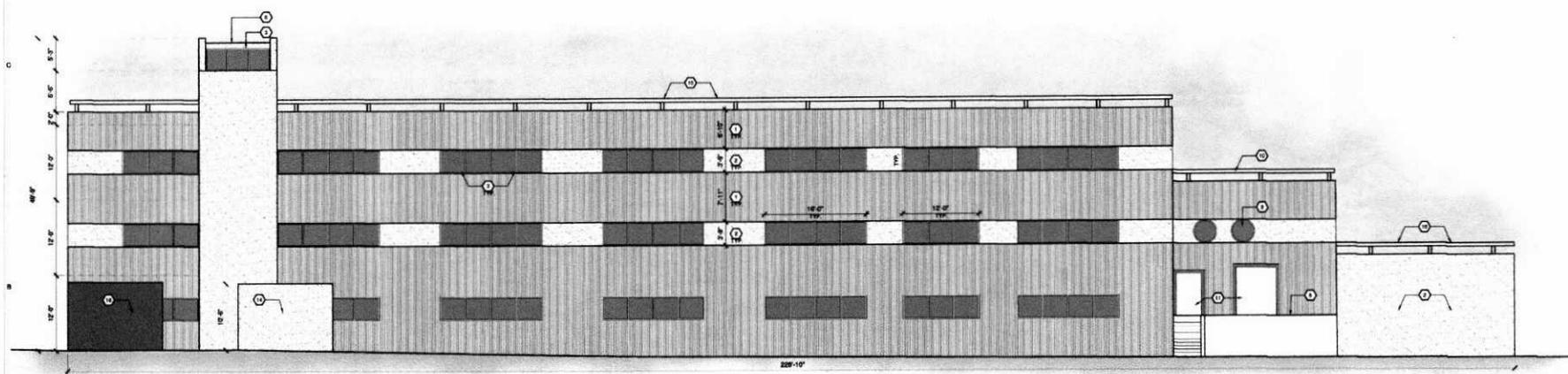
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GRADING PLAN

NO
SDP 3.0



D1 SOUTH ELEVATION
1/8" x 1'-0"



A1 NORTH ELEVATION
1/8" x 1'-0"

SHEET KEYED NOTES	
1. EXISTING INSULATED CONCRETE SPANDREL PANELS.	11. EXISTING OVERHEAD COILING DOOR TO REMAIN.
2. EXISTING STUCCO FINISH.	12. EXISTING CONCRETE RETAINING WALL WITH PAINTED FINISH & METAL GUARDRAIL TO REMAIN.
3. EXISTING ALUMINUM WINDOWS TO REMAIN.	13. EXISTING RAMP TO 2ND LEVEL ENTRANCE TO REMAIN.
4. NEW OPENING IN WALL, NEW ACCESS GATE TO EXISTING LOADING DOCK; REFER TO SHEET SDP-1.0	14. EXISTING REFUSE ENCLOSURE WITH STUCCO FINISH & METAL GATES TO REMAIN.
5. EXISTING RAISED PLANTER WITH STUCCO FINISH TO REMAIN.	15. EXISTING CONCRETE STAIRS TO REMAIN.
6. EXISTING STUCCO FINISH STAIR ENCLOSURE TO REMAIN.	16. EXISTING BIKE RACK TO REMAIN.
7. EXISTING MAIN ENTRANCE WITH ALUMINUM STOREFRONT & DOORS TO REMAIN.	17. NEW 8' H CHAINLINK FENCE & 30' W PAIR GATES FOR NEW DRIVEWAY ACCESS TO EXISTING LOADING AREA. REFER TO SDP-5.3 FOR TYPICAL FENCE ELEVATION.
8. EXISTING LOADING DOOR TO REMAIN.	18. EXISTING ENCLOSED WALKWAY CONNECTION BETWEEN BLDGS. SHOWN IN SECTION.
9. EXISTING PAINTED METAL GUARDRAIL TO REMAIN.	
10. PRECAST CONCRETE BELL-TYPICAL.	

2415 PRINCETON DRIVE, SUITE G-2
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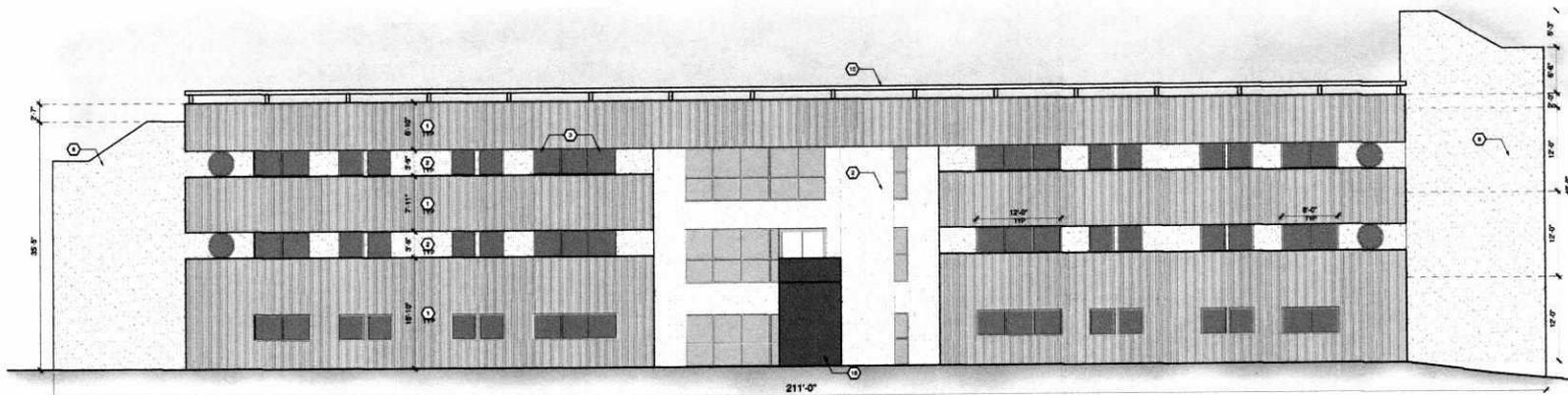
BERNALILLO ACADEMY
1801 RAMBOLD PH RD SE
ALBUQUERQUE, NEW MEXICO

DATE: 09/29/2018
REVISIONS

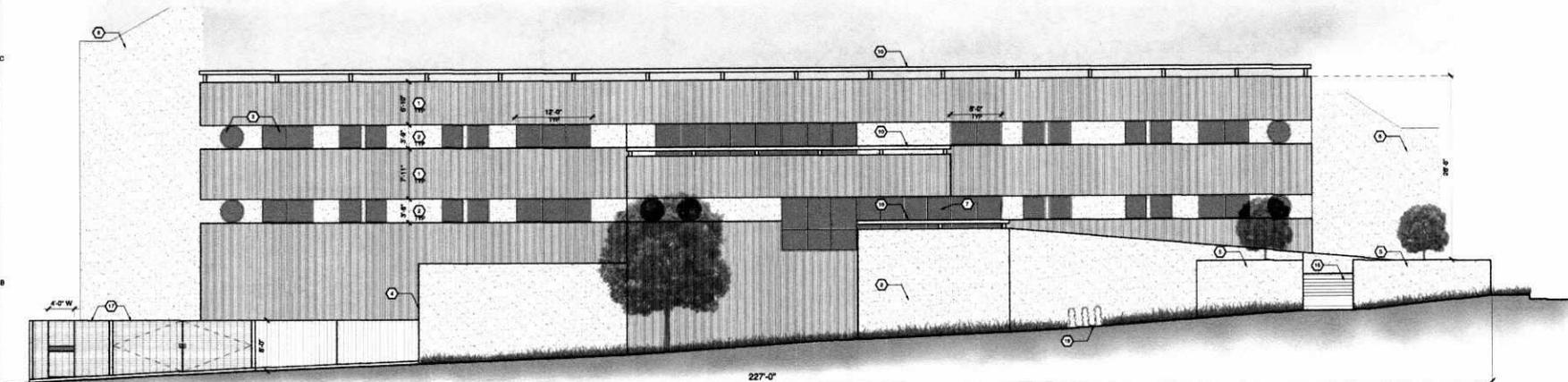
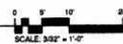
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ELEVATIONS

V.2
SDP 5.0
SHEET ___ OF ___



D1 EAST ELEVATION
1/8"=1'-0"



A1 WEST ELEVATION
1/8"=1'-0"



SHEET KEYED NOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. EXISTING INSULATED CONCRETE SPANDREL PANELS. 2. EXISTING STUCCO FINISH. 3. EXISTING ALUMINUM WINDOWS TO REMAIN. 4. NEW OPENING IN WALL, NEW ACCESS GATE TO EXISTING LOADING DOCK; REFER TO SHEET SDP-1.2 5. EXISTING RAISED PLANTER WITH STUCCO FINISH TO REMAIN. 6. EXISTING STUCCO FINISH STAIR ENCLOSURE TO REMAIN. 7. EXISTING MAIN ENTRANCE WITH ALUMINUM STOREFRONT & DOORS TO REMAIN. 8. EXISTING LOADING DOCK TO REMAIN. 9. EXISTING PAINTED METAL QUARDRAL TO REMAIN. 10. PRECAST CONCRETE SILL-TYPICAL. | <ol style="list-style-type: none"> 11. EXISTING OVERHEAD COOLING DOOR TO REMAIN. 12. EXISTING CONCRETE RETAINING WALL WITH PAINTED FINISH & METAL QUARDRAL TO REMAIN. 13. EXISTING RAMP TO 2ND LEVEL ENTRANCE TO REMAIN. 14. EXISTING REFUSE ENCLOSURE WITH STUCCO FINISH & METAL GATES TO REMAIN. 15. EXISTING CONCRETE STAIRS TO REMAIN. 16. EXISTING BIKE RACK TO REMAIN. 17. NEW 4" H CHARLENNIK FENCE & 30" W PAIR GATES FOR NEW DRIVEWAY ACCESS TO EXISTING LOADING AREA. REFER TO SDP-3.3 FOR TYPICAL FENCE ELEVATION. 18. EXISTING ENCLOSED WALKWAY CONNECTION BETWEEN BLDGS. SHOWN IN SECTION. |
|---|---|

2415 PRINCETON DR. NE, SUITE G-2
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BERNALLO ACADEMY
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ELEVATIONS

SDP 5.1

