



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project Number: 1008952  
Case Number: 18EPC- 40003  
Hearing Date: March 8, 2018**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Primrose School of Woodcreek Reserve
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract A Morning Star at Palomas
<b>Location</b>	Palomas Ave, NE, between Wyoming Blvd. and Barstow ST.
<b>Size</b>	.9 acres
<b>Existing Zoning</b>	SU-2 O-1
<b>Proposed Zoning</b>	SU-2 O-1

**Staff Recommendation**

**APPROVAL/ of Project # 1008952  
Case # 18EPC-40003  
based on the Findings and subject to the Conditions of Approval included within this report**

**Staff Planner  
Maggie Gould**

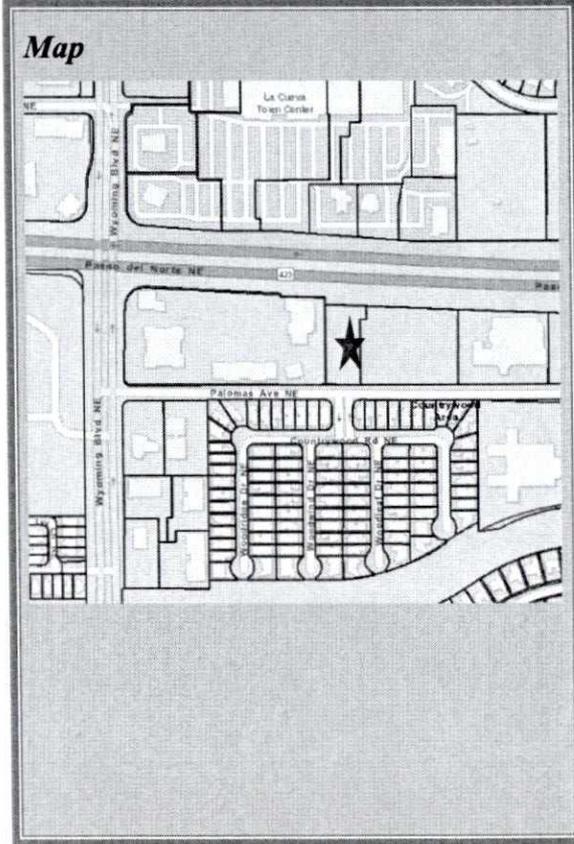
**Summary of Analysis**

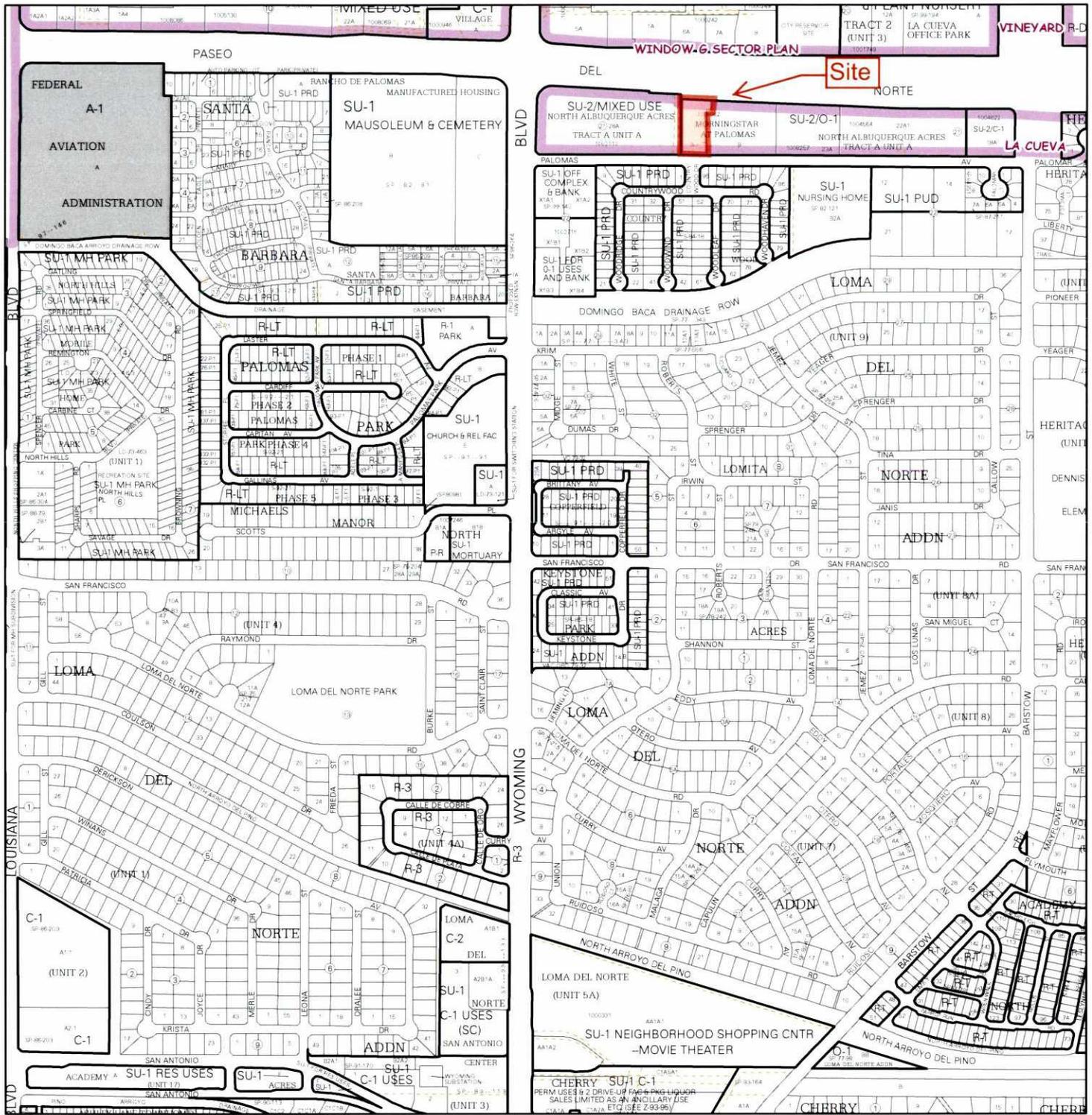
The applicant proposes a Site Development Plan for Building Permit for an approximately 14,000 square foot, two story day care center and preschool. The use is allowed under the existing zoning, the O-1 zone (14-16-2-15(8)).

The request meets the design standards of the LCSDP , with two exceptions, parking spaces and side parking. These issues are addressed in the conditions

The North Wyoming, Countrywood Area and Nor Este Neighborhood Associations and the District Four Coalition of Neighborhoods were notified A facilitated meeting occurred on February 20, 2018. Attendees expressed concerns about traffic, access to the site, a planned traffic light at Palomas and Wyoming, the location of the dumpster and the use.

Staff recommends approval with conditions.





For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

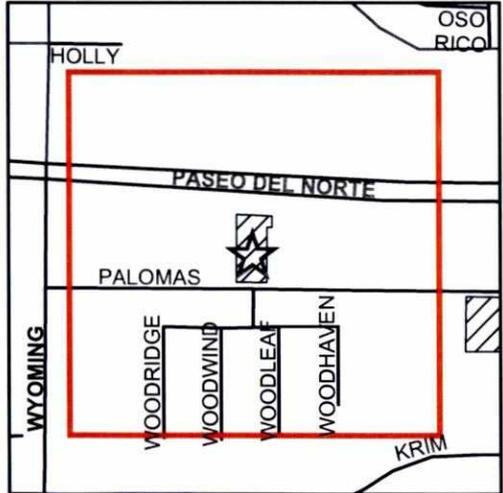
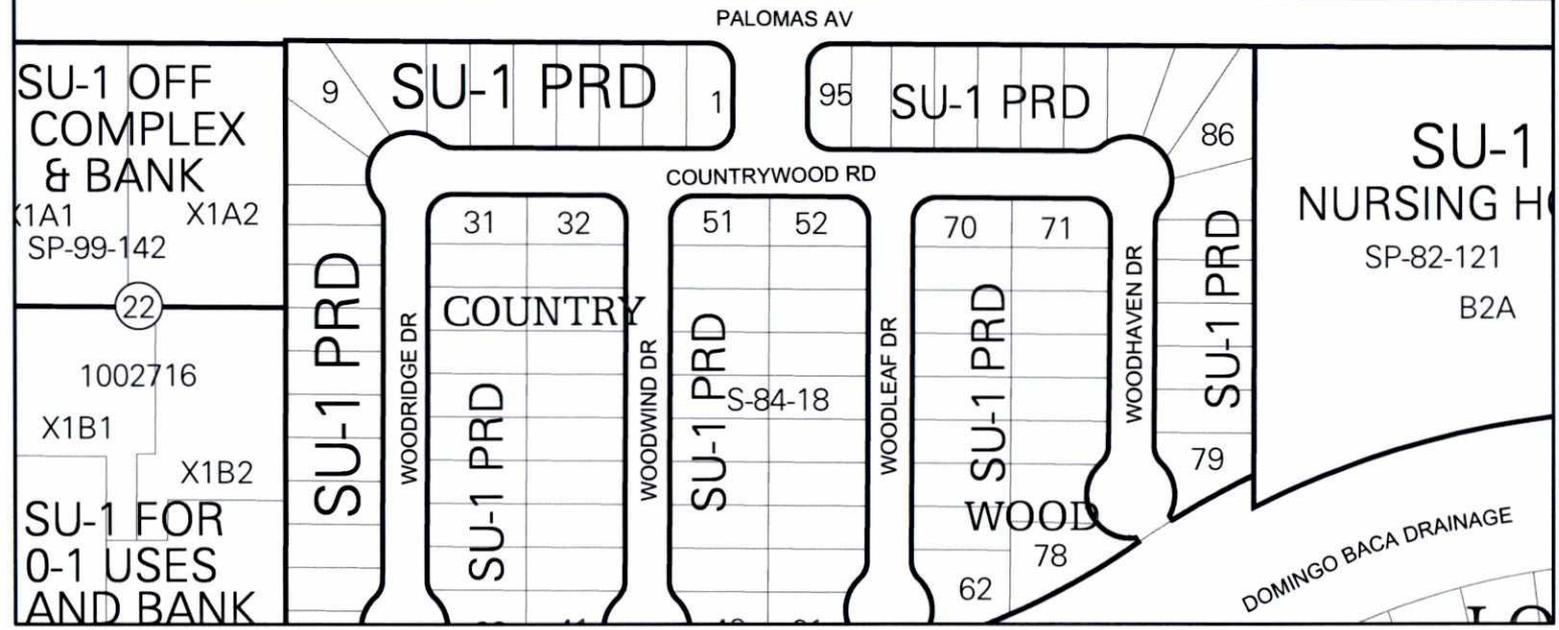
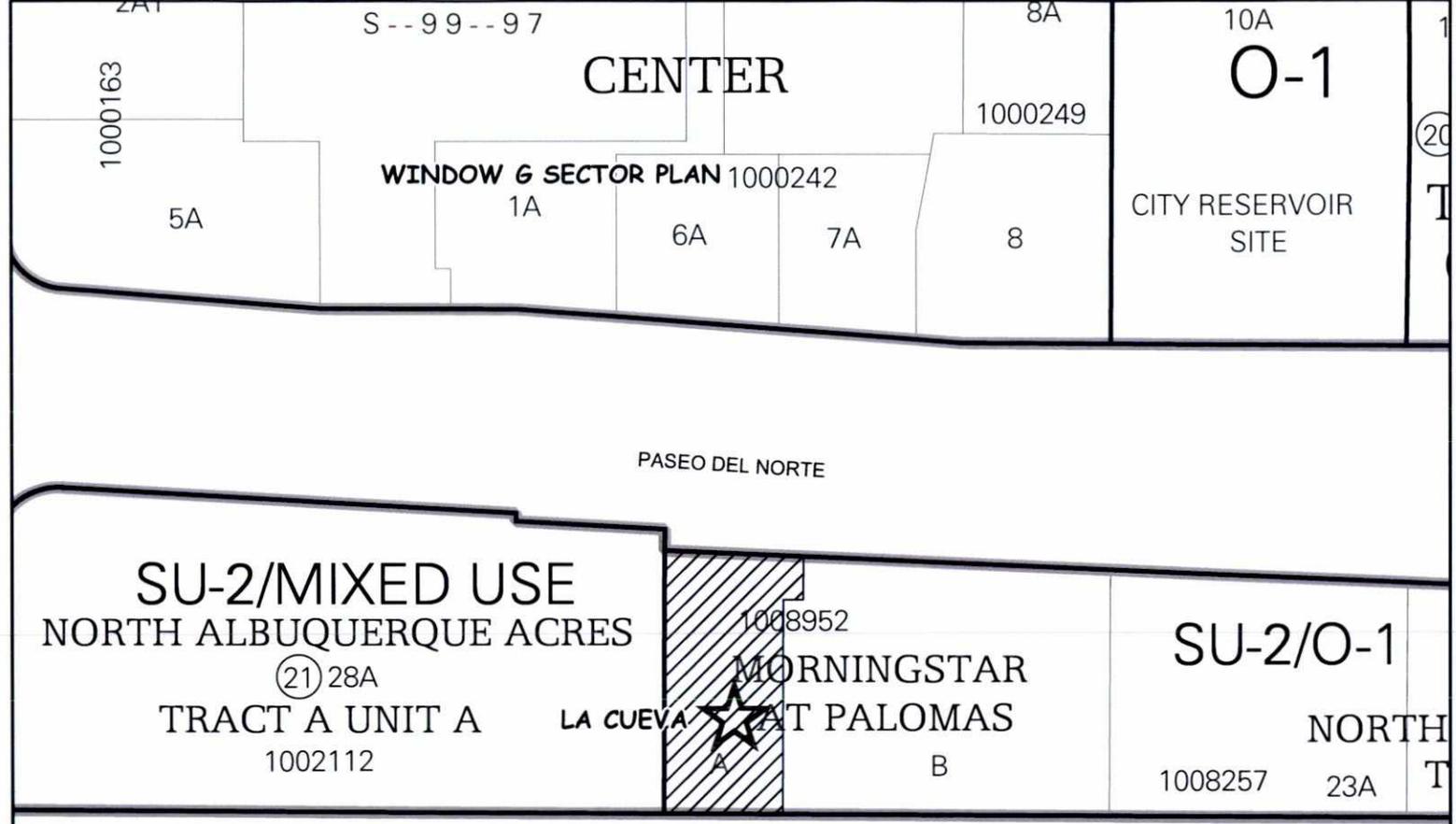
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-19-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone
- Petroglyph Mon.

Feet  
0 750 1,500



**ZONING MAP**

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:  
1008952

Hearing Date:  
3/8/2018

Zone Map Page: D19

Application Case Numbers:  
18EPC-40003

Z-98-98

1099-99-50  
5  
4  
2  
6  
5  
1  
7  
2

PASEO DEL NORTE

Z-98-141/AX-98-16



PALOMAS AV

ZA-87-365

RB-98-307

ORB-99-38

ORB-99-204

Z-99-74

B-97-367

8-121

Z-89-82

B-99-4

ZA-92-303

AX-81-5

Z-81-21

AA-96-131

AA-96-131

V-81-12

CRV-80-11

COUNTRYWOOD RD

ZA-86-296

Z-81-69

WOODWIND DR

WOODLEAF DR

AX-81-5

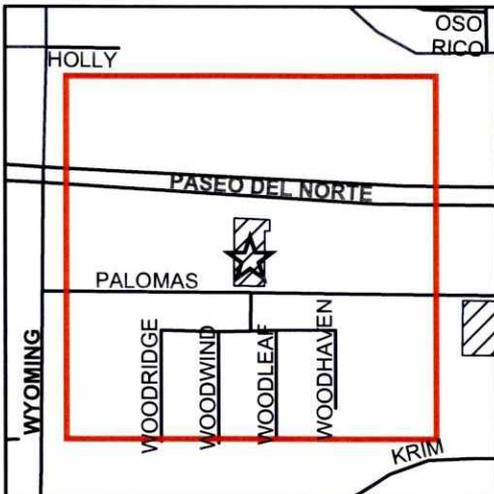
Z-81-21-1

AX-78-25

AX-75-12  
Z-75-48

WOODHAVEN DR

DOMINGO BACA DRAINAGE



### HISTORY MAP

Note: Grey shading indicates County.



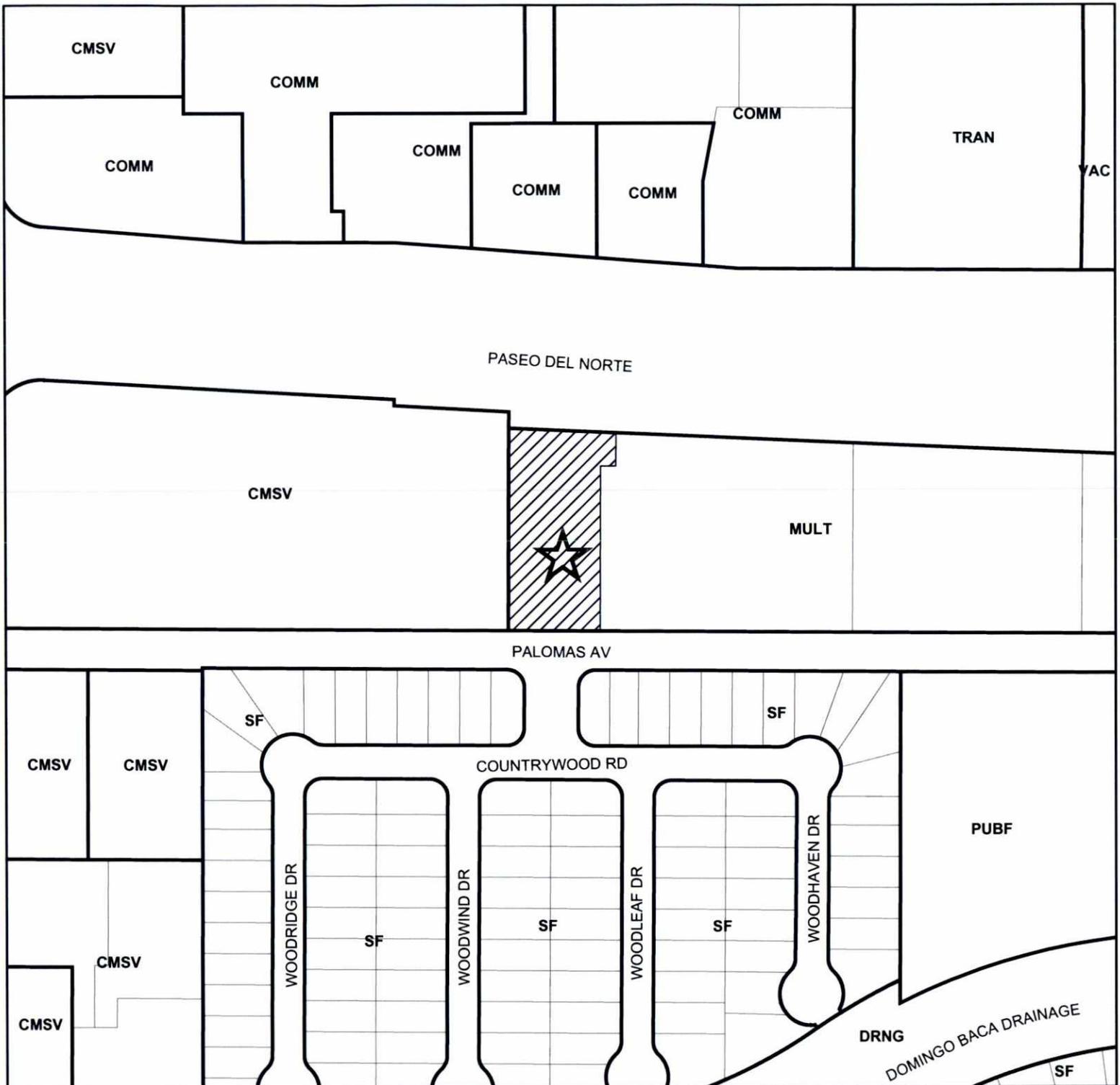
1 inch = 200 feet

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3/8/2018

Zone Map Page: D19

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18EPC-40003



## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

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

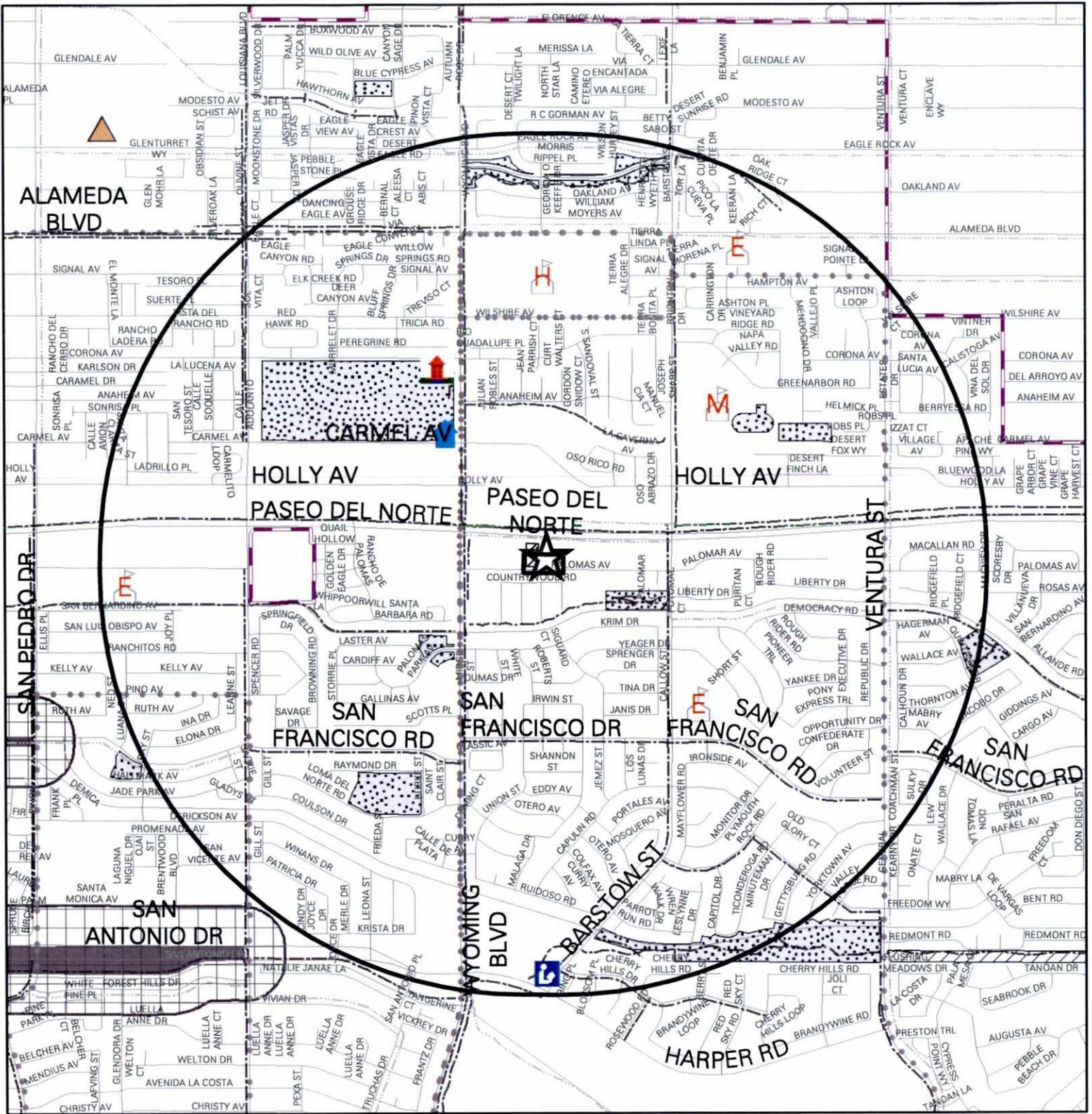


1 inch = 200 feet

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**Zone Map Page: D19**  
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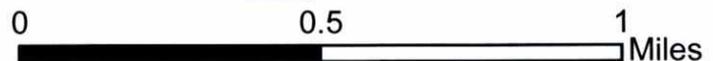


## Public Facilities Map with One-Mile Buffer



- |  |   |  |   |
|--|---|--|---|
|  Community Center     |  Fire                    |  Public Schools           |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police                  |  Proposed Bike Facilities |  Landfill 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: 1008952





(aerial photo 2016 AGIS imagery )

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**INTRODUCTION**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-2 O-1	La Cueva SDP, Area of consistency	Vacant
<b>North</b>	O-1, C-2	Window G SDP, Area of consistency, Area of Change	Office, Commercial
<b>South</b>	SU-1 PRD, SU-1 Nursing Home	Area of consistency	Single Family Residential, Institutional
<b>East</b>	SU-2 O-1, SU-1 C-1	La Cueva SDP, Area of consistency	Institutional
<b>West</b>	SU-2 Mixed Use	La Cueva SDP, Area of Change	Commercial.

**Proposal**

The applicant proposes a Site Development Plan for Building Permit for an approximately 14,000 square foot, two story day care center and preschool. The use is allowed under the existing zoning. The subject is within the boundaries of the La Cueva Sector Development Plan ( LCSDP).

**EPC Role**

The EPC is reviewing this request because the subject site is zoned SU-2 O-1 in the LCSDP that designates the EPC as the approval body for all development proposals within the SU-2 zones of the that plan.

**History/Background**

The subject site is part of a larger, approximately 630 acre annexation that occurred in 1995. The City Council established RD and RL-T zoning for this area in June 1996. In 2000, the City Council adopted the La Cueva Sector Development Plan which established SU-2 for 0-1 zoning for the site. Since that time, the subject site has remained vacant.

The subdivision of this lot occurred in 2014, as part of the MorningStar assisted living facility to the east. The plat that created the two lots dedicated a shared access easement for the subject site and MorningStar.

16EPC-40034). The EPC approved a zone change in 2016 .An appeal was filed on this decision. The City Council denied the appeal and the appeal is now under consideration by the New Mexico Court of Appeals.

The applicant discussed the pending Court of Appeals matter with City Legal staff ( see letter dated February 7, 2018), City Legal staff determined that this request for Site Development Plan for Building Permit can be heard by the EPC. The applicant stated that if this EPC request is approved and the property sale is completed, the applicant will withdraw the matter at the Court of Appeals.

***Context***

The area is developed with a mix of commercial, office, service and residential uses.

There is a single family residential neighborhood to the south, a shopping center to the west, senior living and medical facilities to the east and across Paseo del Norte to the north, commercial and service uses.

The proposed day care and preschool would be a compatible uses in size and scale with the existing development.

***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 Wyoming Boulevard and Paseo del Norte as a Principal Arterials.

The LRRS designates Palomas Avenue as a Local street.

***Comprehensive Plan Corridor Designation***

Wyoming Boulevard is a Multi-modal Corridor and Paseo del Norte is a Commuter Corridor.

The La Cueva Center is directly across Paseo del Norte from the site.

***Trails/Bikeways***

Wyoming Boulevard contains a paved, multi-use trail, Paseo del Norte contains a paved multi-use trail on the north side and Barstow Street contains a Bike Lane.

***Transit***

Refer to Transit Agency comments

***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.

## ***ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES***

### ***Albuquerque Comprehensive Zoning Code***

The subject site is zoned SU-1 O-1 in the La Cueva Sector Development Plan. This zone allows the uses in the O-1 zone as stated in the Zoning Code (permissive uses permissively and conditionally uses conditionally). The proposed use is allowed under the O-1 zone (14-16-2-15(8)).

### ***Definitions***

HEIGHT. When applied to a building, means the vertical distance above the grade at each façade of the building, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building. (This definition applies to height regulations found in a specific zone but not to regulations found in § 14-16-3-3.)

### ***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 an Area of Consistency by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:

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

***The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and of a style that will be compatible with surrounding development ( pitched roof, detailed entry façade, similar landscaping),so the request furthers Policy 4.1.2.***

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

***The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing SU-2 O-1 zoning in close proximity to existing residential development.***

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

***The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design of a style that will be compatible with surrounding development ( pitched roof,***

*detailed entry façade, similar landscaping) and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.*

### ***La Cueva Sector Development Plan (Rank 3)***

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north.

The LCSDP contains goals and policies regarding land use, zoning, and capital infrastructure priorities for vacant properties to promote sound urban development in the plan area, as well as general Guiding Principles (page 4) and Guiding Land Use Principles (page 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (page 31).

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request. Compliance with the Design Regulations is evaluated below in the Site Development Plan for Building Permit section of this report.

#### OVERARCHING GUIDING PRINCIPLES (Page 4):

Bullet 4: Land uses that are compatible with existing development.

***The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previously approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.***

#### GUIDING LAND USE PRINCIPLES (Page 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

***The proposal adds a use provide an additional service of the area and add to mix of urban uses in the area. The request furthers Principle 2.***

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

***The proposed building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such as a pitched roof, shaded entry way, earth tone finishes, stone veneer and stone monument sign, that many nearby buildings use. The request furthers Principle 9.***

**Principle 5 (Zoning):** New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

***The proposed site plans are within an SU-2 zone and subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.***

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

### ***Request***

The applicant proposes a Site Development Plan for Building Permit for an approximately 14,000 square foot, two story day care center and preschool. The use is allowed under the existing zoning. The subject is within the boundaries of the La Cueva Sector Development Plan ( LCSDP).

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.

The La Cueva Sector Development Plan (LCSDP) contains design regulations that apply to the SU-2 zoned properties in the plan area. These regulations are noted in the LCSDP with a section number and regulation number, for example 11R1 is Section 11, Views, Regulation 1. Staff highlighted the major regulations; a complete list is attached to this report.

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

The building faces Palomas Avenue with a clear, articulated entry as required by the LCSDP. The building height will vary between 26 and 33 feet tall. The underlying zone allows buildings up 36 feet in height, but the existing Site Development Plan for Subdivision limits height to 30 feet. The Zoning Code defines height for pitched roofs as the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of the second story wall is 22 feet , the highest point of the pitch ( ridge) is 33 feet, the mid point would be 27.5 feet and would comply with the height restriction in the SPS.

The LCSDP encourages parking at the rear of buildings; for buildings with front parking the LCSDP (12R-2) requires parking on at least two sides of the building. The applicant will need to meet this requirement, possibly by providing vehicle spaces on a side of the building or by obtaining a shared parking agreement with the lot to the east.

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

The applicant has provided a 400 square foot plaza area 15 foot wide entry sidewalk along the front façade of the building (8R2 and 3) (3R-4).

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

The site takes access from Palomas Ave via 24 foot wide entry drive. The Zoning Code requires a minimum of 2 spaces, plus 1 space for each 500 square feet of net leasable area, the subject would require 30 parking spaces. The LCSDP set a parking maximum of the code requirement plus 10%. The site would be allowed 33 spaces. The applicant proposes 36 and will need to remove 3 spaces or obtain a variance through the Zoning Hearing Examiner to allow the additional spaces.

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

The site plan shows a sidewalk along the west side of the parking area connecting to the building and to Palomas Avenue. A two space bike rack will be located at the front of the building. Two motorcycle spaces will be provided near the southernmost parking island.

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

There is an existing CMU along the west side of the site ( outside of the property line ranging from approximately 2.5 feet in height to 5 feet in height and an existing CMU wall along the east side of the site, approximately 2 feet in height. The applicant proposes new ornamental metal fencing along the playground and sides of the building.

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

Light poles will match existing development and will be dark bronze finish and 16 feet in height (14R-6).

### ***Landscaping***

The landscaping plan shows that the proposed development meets the square footage and plant material requirements of the Zoning Code Section 14-16-3-10 Landscaping. The landscaping plan shows a palette of low and medium water ruse plants that are generally successful in the area.

Parking lot trees are required at 1 tree for each 10 spaces. The applicant proposes 36 parking spaces and 4 trees. All trees on the site fall within 100 feet of a parking space, satisfying the parking lot tree requirement.

Additional trees are provided along the rear of the playground, screening the playground from Paseo del Norte .

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

The site is relatively flat, sloping slightly from north to south. Stormwater will be accommodated in a ponding area in the south east corner of the site and through the

existing infrastructure via an inlet on the west side of the site, with a connection to an underground pond and existing storm drain the north of the proposed building.

### ***Architecture***

The buildings are well articulated on all sides with changes in color, material, and plane. The LCSDP does not require a specific style. The LCSDP does require clearly defined entrances (5R-7), breaking up of building mass (5R-3), and coordination of details, colors, and materials (5R-2). The proposed building meets these standards. The building will also be similar in color, material, and roof line to the existing buildings in the area and be visually cohesive (5R-1).

The LCSDP also requires that primary building materials consist of tinted or textured masonry or stucco (9R-1), colors are non-reflective earth tones (9R-2 and 3), and that trim colors blend with the building materials (9R-4). The proposed building meets these standards.

### ***Signage***

Monument signs are allowed up to 8 feet in height and 50 square feet in size (page 37, 13R-4). The applicant proposes a 7 foot tall sign with a sign face of approximately 21 square feet, including the logo and the signage area. Neither the logo nor the letter height exceeds the two square foot maximum size requirement 13R8 and 13R9.

## ***AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies/Pre-Hearing Discussion***

There are no significant agency comments

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

The North Wyoming, Countrywood Area and Nor Este Neighborhood Associations and the District Four Coalition of Neighborhoods were notified

A facilitated meeting occurred on February 20, 2018. Attendees expressed concerns about traffic, access to the site, a planned traffic light at Palomas and Wyoming, the location of the dumpster and the use.

The Traffic Engineer confirmed that a Traffic Impact Study is not required for this project.

Solid Waste confirmed that the proposed dumpster location is acceptable.

## ***CONCLUSION***

The applicant proposes a Site Development Plan for Building Permit for an approximately 14,000 square foot, two story day care center and preschool. The use is allowed under the existing zoning, the O-1 zone ( 14-16-2-15(8)). The request meets the design standards of the LCSDP, with two exceptions, parking spaces and side parking. These issues are addressed in the conditions.

***FINDINGS, Site Development Plan for Building Permit***

***Project # 1008952 Case # 18EPC- 40003***

- 1. This is a request for a Site Development Plan for Building Permit for Tract A of Morning Star at Palomas located on Palomas Ave. Between Barstow Street and Wyoming Boulevard, containing approximately 1 acre.
- 2. The applicant proposes a Site Development Plan for Building Permit for an approximately 14,000 square foot, two story day care center and preschool. The use is allowed under the existing zoning, the O-1 zone (14-16-2-15(8)).
- 3. The subject site is part of a larger, approximately 630 acre annexation that occurred in 1995. The City Council established RD and RL-T zoning for this area in June 1996. In 2000, the City Council adopted the La Cueva Sector Development Plan which established SU-2 for O-1 zoning for the site. Since that time, the subject site has remained vacant.

The subdivision of this lot occurred in 2014, as part of the MorningStar project to the east. The plat that created the two lots dedicated a shared access easement for the subject site and the MorningStar facility.

The EPC approved a zone change in 2016 .An appeal was filed on this decision. The City Council denied the appeal, the District Court upheld the appeal and the appeal is now under consideration by the New Mexico Court of Appeals.

- 4. The applicant discussed the pending Court of Appeals matter with City Legal staff ( see letter dated February 7, 2018), City Legal staff determined that this request for Site Development Plan for Building Permit can be heard by the EPC. The applicant stated that if this EPC request is approved and the property sale is completed, the applicant will withdraw the matter at the Court of Appeals.
- 5. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- 6. The subject is within an Area of Consistency as Designated by the Comprehensive Plan. The following policies are relevant to this request:

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

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and of a style that will be compatible with surrounding development ( pitched roof, detailed entry façade, similar landscaping),so the request furthers Policy 4.1.2.

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

The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing SU-2 O-1 zoning in close proximity to existing residential development.

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

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design of a style that will be compatible with surrounding development ( pitched roof, detailed entry façade, similar landscaping)and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

7. The subject site is with the boundaries of the La Cueva Sector Development Plan :

OVERARCHING GUIDING PRINCIPLES (Page 4):

Bullet 4: Land uses that are compatible with existing development.

The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previous approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.

8. GUIDING LAND USE PRINCIPLES (Page 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds a use provide an additional service of the area and add to mix of urban uses in the area. The request furthers Principle 2.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such as a pitched roof, shaded entry way, earth tone finishes, stone veneer and stone monument sign, that many nearby buildings use. The request furthers Principle 9.

Principle 5 (Zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and

the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed site plans are within an SU-2 zone and subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.

9. The North Wyoming, Countrywood Area and Nor Este Neighborhood Associations and the District Four Coalition of Neighborhoods were notified
10. A facilitated meeting occurred on February 20, 2018. Attendees expressed concerns about traffic, access to the site, a planned traffic light at Palomas and Wyoming, the location of the dumpster and the use.
11. The Traffic Engineer confirmed that a Traffic Impact Study is not required for this project.
12. Solid Waste confirmed that the proposed dumpster location is acceptable to them.

### **RECOMMENDATION**

***APPROVAL of 18EPC-40003, a request for Site Development Plan for Building Permit, for Tract A of Morning Star at Palomas located on Palomas Ave. Between Barstow Street and Wyoming Boulevard. and containing approximately 1 acre, based on the preceding Findings and subject to the following Conditions of Approval.***

### **CONDITIONS OF APPROVAL, Site Development Plan for Building Permit/Subdivision Project # 1008952, Case # 18EPC- 40003**

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

3. The applicant shall address 12R-2 regarding parking on the side of the building prior to final sign off by the DRB.
  4. The applicant shall remove three parking spaces or obtain a variance from the Zoning Hearing Examiner.
  5. Conditions from Transportation Development:  
Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)  
Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
  6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
- 

*Maggie Gould* M G  
**Planner**

*Notice of Decision cc list:*

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

**Long Range Planning**

Is Design Regulation 12R-2 reflected in the proposed site plan layout?

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

Transportation Development Conditions:

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. 18EPC-40003 Site Development Plan for Building Permit Identification: UPC – 101906335548810506 (8001 PALOMAS AV NE)
  - a. An Availability Statement #160802 was issued for this site September 26, 2016. The requirements outlined in that statement have since expired and pertained to a different intended use.
  - b. As a condition of approval of this building permit please execute an Availability Statement for the new development. Requests can be made at the link below:
    - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
    - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
  - c. Please note that the proposed Utility Plan indicates an onsite hydrant off of a fire line. This hydrant is to be considered private and painted safety orange.

**ENVIRONMENTAL HEALTH DEPARTMENT**

***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

***City Forester***

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

#1008952 (Site Plan/Bldg. Permit) All new/proposed refuse enclosures must be built to COA minimum requirements. Including a minimum 4” sanitary drain for any food services. Will need to plant something in both center islands that will create a smaller canopy. The existing/proposed Honey Locust noted on The Landscape Plan will hinder refuse truck’s ability to enter/exit property turnaround.

NOTE: The planner spoke with Mike Anaya with the Solid Waste Division and he stated that the site plan should show that access is available to the site to east so that trucks do not need to circle the parking area of the subject site. The location is acceptable .

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***BERNALILLO COUNTY***

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

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

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

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

1. Existing electric underground distribution lines are located along the eastern and southern boundaries of the subject property. It is the applicant’s obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center

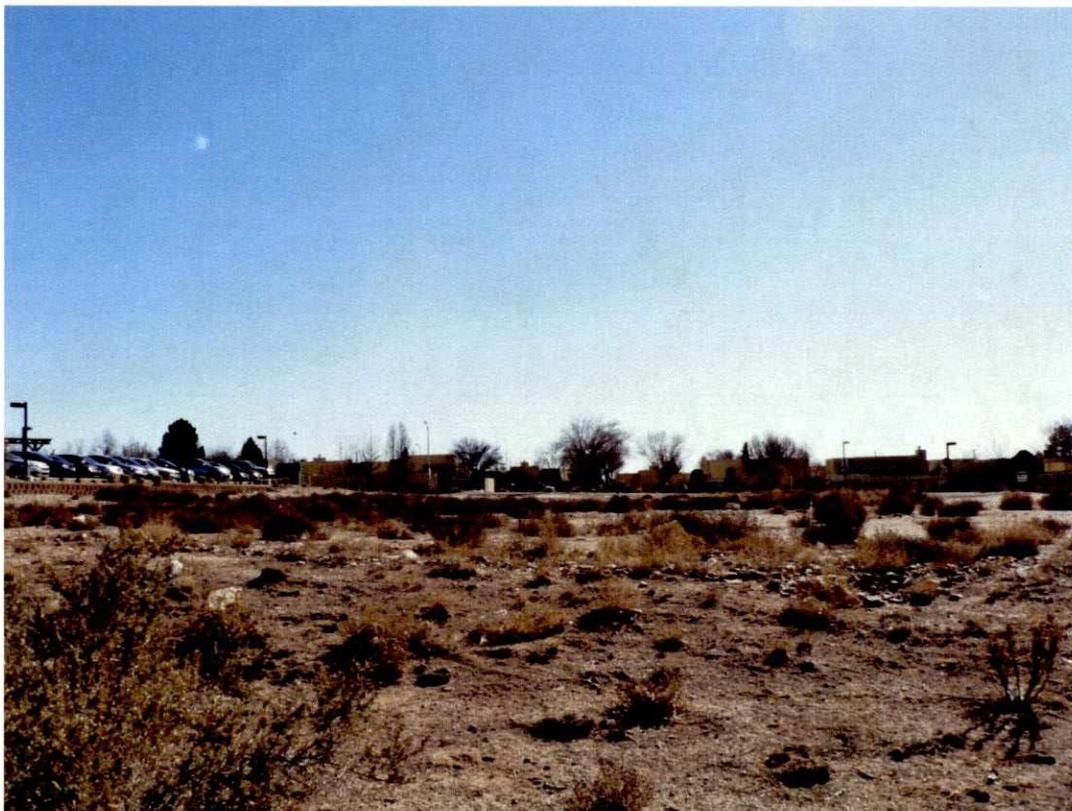
4201 Edith Boulevard NE Albuquerque, NM 87107

Phone: (505) 241-0589

2. 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](http://www.pnm.com) for specifications.



View of the subject site looking northeast



Looking  
southeast



View of the subject site looking southwest and south



## HISTORY

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# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

April 10, 2014

MVG Development  
1509 New York Street, 3<sup>rd</sup> Floor  
Denver, CO 80206

**Project# 1008952**  
14EPC-40009 Site Development Plan for  
Subdivision  
14EPC-40010 Site Development Plan for Building  
Permit

### LEGAL DESCRIPTION:

For a portion of lots 6, 7, 8, 25, 26, & 27, of Tract A, Unit A, Block 21, North Albuquerque Acres, located on Palomas Avenue NE between Wyoming Blvd NE and Paseo Del Norte NE, containing approximately 3.5 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1008952, 14EPC-40009, a request for a Site Development Plan for Subdivision and 14EPC-40010, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

### FINDINGS – 14EPC-40009 – Site Development Plan for Subdivision:

1. This is a request for a Site Development Plan for Subdivision for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection.
2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

Project #1008952

April 10, 2014

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4. The Site Development Plan for Subdivision request furthers the following Comprehensive Plan policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential/institutional use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: Urban and site design which improves the quality of the visual environment encouraged. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

5. The Site Development Plan for Subdivision request partially furthers the following Comprehensive Plan policy:

Policy II.B.5.l: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Subdivision request is consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site

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Project #1008952

April 10, 2014

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circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show design measures to provide façade interest including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials for surface parking. The landscape plan meets the number of trees within parking lots required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: Loading docks, trash receptacles, and utility structures incorporated into the overall design of the building and landscaping. Screening materials the same as principal materials. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to building façade materials. Solid screen gates and a pergola roof would screen interior views.

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7. The Site Development Plan for Subdivision request is partially consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: Internal pedestrian walkways use special materials to enhance pedestrian safety and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-foot on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

**CONDITIONS OF APPROVAL – 14EPC-40009 – Site Development Plan for Subdivision**

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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
  4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
  5. The SPS shall be revised to reflect an FAR of 0.65, with a proposed building of 65,465 sq. ft. on a 2.32-acre site.
  6. The Replat and Access Agreements shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Subdivision.
-

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April 10, 2014

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**FINDINGS — 14EPC-40010 - Site Development Plan for Building Permit**

1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection .
2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The Site Development Plan for Building Permit request furthers the following Comprehensive Plan policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: Urban and site design which improves the quality of the visual environment encouraged. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan design standards. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

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5. The Site Development Plan for Building Permit request partially furthers the following Comprehensive Plan policy:

Policy II.B.5.1: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Building Permit request is consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show the integration of measures to provide façade variation including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials to be used for surface parking. The provision of trees within the parking lots would meet the number required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

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Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: Loading docks, trash receptacles, and utility structures incorporated into the overall design of the building and landscaping. Screening materials the same as principal materials. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to façade materials. Solid screen gates would be used, and a pergola to screen the overhead view.

7. The Site Development Plan for Building Permit request is partially consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: Internal pedestrian walkways use special materials to enhance pedestrian safety and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-foot on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

8. The request is consistent with an accompanying Site Development Plan for Subdivision (14EPC-40009).

**CONDITIONS OF APPROVAL — 14EPC-40010 – Site Development Plan for Building Permit**

1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection, and containing approximately 3.29 acres.
2. 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

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Project #1008952

April 10, 2014

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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.

3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
6. Prior to application submittal to the DRB, the Site Development Plan for Building Permit shall be revised to demonstrate a sidewalk connection to the existing sidewalk along the south side of Paseo del Norte.
7. The Replat and Access Agreements shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Building Permit.
8. Add the following note to the General Notes on sheet C1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 25, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The

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Project #1008952

April 10, 2014

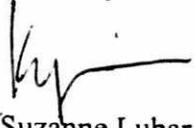
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Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/CG/mc

cc: Malak Hakim, Consensus Planning, Inc., 302 8<sup>th</sup> St. NW, Albuquerque NM 87102  
Rita Stafford, c/o HOAMCO, P.O. Box 67590, Albuquerque NM 87193-7590  
Celina Stoyanof, 8111 Oso Feliz Dr. NE, Albuquerque NM 87122  
Joe Yardumian, 7801 R.C. Gorman Ave. NE, Albuquerque NM 87122-2748  
Nancy Carriveau, 8309 Krim Dr. NE, Albuquerque NM 87109  
Erica Vasquez, P.O. Box 92315, Albuquerque NM 87199  
Michael Shaw, 7900 Woodleaf NE, Albuquerque NM 87109  
Dianne Martin, 8004 La Caverna NE, Albuquerque NM 87122  
Jeff Peterson, 7800 Eagle Rock Ave. NE, Albuquerque NM 87122-2723  
Tracy Guidry, 8330 Krim Dr. NE, Albuquerque NM 87109  
Wim Kramer, 10220 Jarash Pl. NE, Albuquerque NM 87109



1. Design ground-mounted equipment screening 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 3 remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
  2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  3. The applicant will confirm that the tree species and location are acceptable to PNM.
- 
8. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes
  9. 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.

MOVED COMMISSIONER MULLEN  
SECONDED BY COMMISSIONER PECK

MOTION PASSED 6-0

**4. Project# 1008952**  
14EPC-40009 Site Development Plan for  
Subdivision  
14EPC-40010 Site Developemnt Plan for  
Building Permit

Consensus Planning, agent for MVG Development, requests the above actions for a portion of lots 6, 7, 8, 25, 26, & 27, of Tract A, Unit A, Block 21, North Albuquerque Acres, zoned SU-2/O-1, located on Palomas Avenue NE between Wyoming Blvd NE and Paseo Del Norte NE, containing approximately 3.5 acres. (D-19) Staff Planner: Chris Glore

**STAFF PRESENTING CASE:**

Chris Glore

**PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:**

Jim Strozier, 302 Eighth Street NW, Albuquerque, NM 87102

**FINAL ACTION TAKEN:**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC), voted to APPROVE Project 1008952, 14EPC-40009, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

**FINDINGS:**

1. This is a request for a Site Development Plan for Subdivision for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection.
2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The Site Development Plan for Subdivision request furthers the following Comprehensive Plan policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential/institutional use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: Urban and site design which improves the quality of the visual environment encouraged. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan. The SPBP elevations would improve the quality of the

## ZONING

Please refer to the Zoning Code for specifics.

APPLICATION INFORMATION

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Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

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

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: hakim@consensusplanning.com  
 APPLICANT: Primrose School of Woodcreek Reserve PHONE: 281-371-0099  
 ADDRESS: 1249 F.M. 1463 FAX: \_\_\_\_\_  
 CITY: Katy STATE TX ZIP 77494 E-MAIL: MichaelM@PrimroseWoodcreekReversve.com  
 Proprietary interest in site: Contract Purchaser List all owners: Paseo 2010, LLC

**DESCRIPTION OF REQUEST:** Site Plan for Building Permit

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

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

Lot or Tract No. Tract A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Morning Star at Palomas  
 Existing Zoning: SU-2 for O-1 Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D-19-Z UPC Code: 101906335548810506

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
Project #1008952; 14EPC-40009/40010

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .9 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Avenue NE  
 Between: Wyoming Boulevard NE and Barstow Street NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Jacqueline Fishman DATE 1/26/18  
 (Print Name) Jacqueline Fishman, AICP, Principal Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18EPC-410003</u>	<u>SBP</u>	_____	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<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>\$510.00</u>

Hearing date March 8, 2018

1-25-18

Project # 10089.52

Staff signature & Date

**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification 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 waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- 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(D)(1)(d)(iii)
- 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(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

**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 Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

JACQUELINE FISHMAN  
 Applicant name (print)  
 [Signature] 1/26/18  
 Applicant signature / date



Form revised August 2017

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 18 - EPC - 40003

[Signature] 1-25-18  
 Planner signature / date  
 Project #: T008952

## Malak Hakim

---

**From:** Patz, Logan W. <lpatz@cabq.gov>  
**Sent:** Wednesday, January 24, 2018 8:27 AM  
**To:** Terry O. Brown, P.E.; Jackie Fishman; Malak Hakim  
**Cc:** Armijo, Ernest M.; 'Mark D. Pavey, AIA'; 'Michael McLaughlin'  
**Subject:** RE: Primrose School (Palomas Ave. / Countrywood Dr.)

Thank you Terry,

A TIS will NOT be required for this site.

*Logan Patz*

Planning Department  
Transportation Development  
600 2nd St. NW, Suite 201  
Albuquerque, NM 87102  
505-924-3630

---

**From:** Terry O. Brown, P.E. [mailto:tobe@swcp.com]  
**Sent:** Tuesday, January 23, 2018 10:06 PM  
**To:** Patz, Logan W.; 'Jackie Fishman'; 'Malak Hakim'  
**Cc:** Armijo, Ernest M.; 'Mark D. Pavey, AIA'; 'Michael McLaughlin'; Terry O. Brown  
**Subject:** Primrose School (Palomas Ave. / Countrywood Dr.)

Logan,

Attached is the trip generation letter that the City has requested.

Please call me if you have questions.

Best Regards,

**Terry O. Brown, P.E.**  
P. O. Box 92051  
Albuquerque, NM 87199-2051  
(505) 883-8807 – Office  
(505) 270-6981 – Cell  
e-mail: [tobe@swcp.com](mailto:tobe@swcp.com)

---

**From:** Patz, Logan W. [mailto:lpatz@cabq.gov]  
**Sent:** Tuesday, January 23, 2018 3:18 PM  
**To:** Terry O. Brown, P.E. <[tobe@swcp.com](mailto:tobe@swcp.com)>; 'Jackie Fishman' <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; 'Malak Hakim' <[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)>  
**Cc:** Armijo, Ernest M. <[earmijo@cabq.gov](mailto:earmijo@cabq.gov)>; 'Mark D. Pavey, AIA' <[child.design@mindspring.com](mailto:child.design@mindspring.com)>; 'Michael McLaughlin' <[MichaelM@PrimroseWoodcreekReserve.com](mailto:MichaelM@PrimroseWoodcreekReserve.com)>  
**Subject:** RE: Legacy NAA Developments (Alameda Blvd. / San Pedro Dr.)

Thank you Terry.

*Logan Patz*

Tuesday, January 23, 2018

**Logan Patz, P.E.**  
Transportation Development Section  
Planning Department  
City of Albuquerque  
600 2nd St. NW, Suite 201  
Albuquerque, NM 87102

**Re: Primrose School (Palomas Ave. / Countrywood Dr.)**

Dear Logan:

Attached for your review are the 1) vicinity map, 2) proposed conceptual site plan, and 3) trip generation rate table based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition for a daycare center with 190 students.

The trip generation analysis demonstrates that the project does not generate sufficient traffic to warrant a Traffic Impact Study in the City of Albuquerque.

Please call me if you have questions.

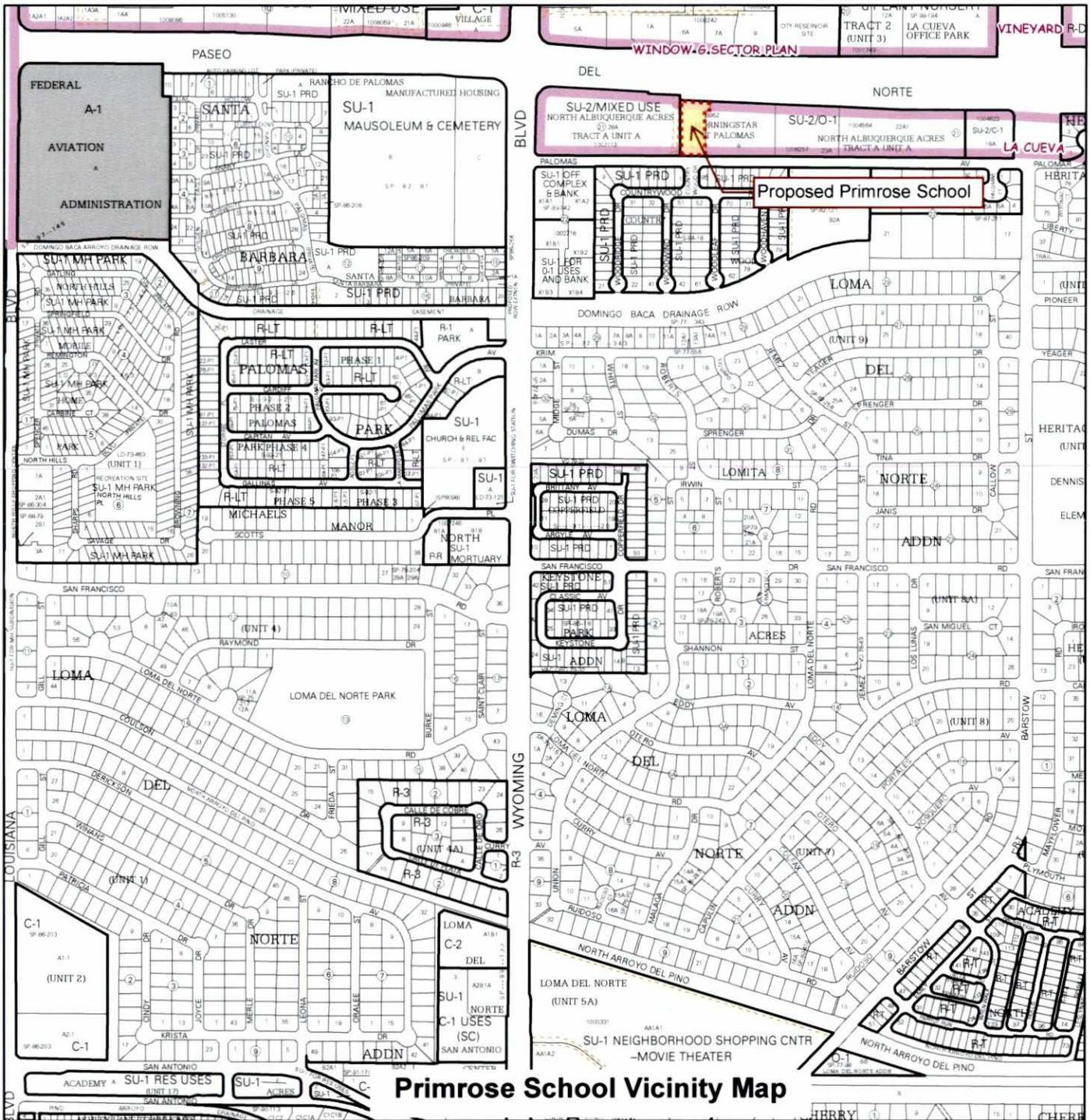
Best Regards,



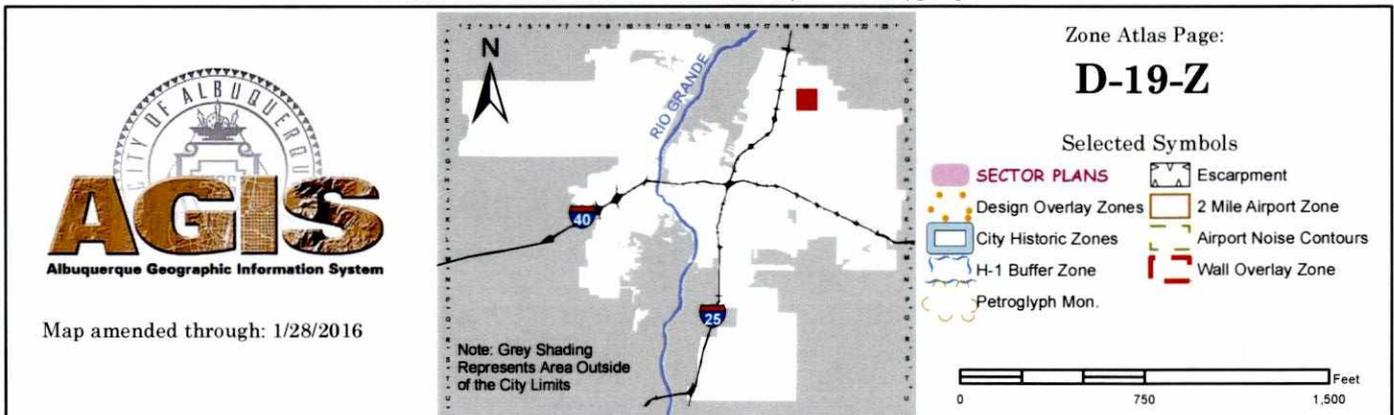
Terry O. Brown, P.E.

attachments as noted

cc: Racquel Michel, City of Albuquerque Transportation Development w/attachments  
Ernest Armijo, City of Albuquerque Transportation Development w/attachments  
Jackie Fishman, Consensus Planning w/attachments



For more current information and details visit: <http://www.cabq.gov/gis>



*Primrose School (Palomas Ave. / Countrywood Dr)*  
*Trip Generation Data (ITE Trip Generation Manual - 10th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
<b>Day Care Center (565)</b>	<b>190</b>	724	71	63	60	68

Units

Students

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME);

$$T = 3.56 (X) + 47.23$$

50% Enter,                      50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.66 (X) + 8.42$$

53% Enter,                      47% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.87 \ln(X) + 0.29$$

47% Enter,                      53% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 10th Edition

**Primewest Plaza, LLC**  
10355 Centrepark Drive, Suite 200  
Houston, Texas 77043

January 25, 2018

Mr. Derek Bohannon, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Chair Bohannon,

I hereby authorize Consensus Planning to act as agent for all matters related to the Site Plan for Building Permit application, processing, and representation before the EPC and DRB. MVG-MS (Albuquerque), LLC is the owner of the property; Primewest Plaza, LLC is the contract purchaser of the property known by legal description as Tract A, Morning Star at Palomas and as more particularly described on Exhibit "A" attached hereto.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. McLaughlin".

Michael A. McLaughlin, sole manager  
Primewest Plaza, LLC

EXHIBIT A

Legal Description

Tract A of:

Tracts lettered "A" and "B", of Morningstar at Palomas, as the same is shown and designated on the Plat Entitled "PLAT OF TRACTS A AND B, MORNINGSTAR AT PALOMAS (BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 2014", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 2014 in Plat Book 2014C, Page 99.

**MVG-MS (Albuquerque) LLC**  
2240 Blake Street, Suite 200  
Denver, CO 80205

January 25, 2018

Mr. Derek Bohannon, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Chair Bohannon,

MVG-MS (Albuquerque) LLC authorizes Consensus Planning, as agent of Primewest Plaza, LLC, to apply and process the Site Plan and Building Permit before the EPC and DRB. MVG-MS (Albuquerque) LLC is the owner of the property; and Primewest Plaza, LLC is the contract purchaser of the property known by legal description as Tract A, Morning Star at Palomas and as more particularly described on Exhibit "A" attached hereto.

Sincerely,

MVG-MS (MORNINGSTAR ARVADA) LLC,  
a Colorado limited liability company

By: Confluent Development, LLC,  
a Colorado limited liability company,  
its Manager

By:   
Name: Jonathan Rankin  
Title: SVP & CFO

EXHIBIT A

Legal Description

Tract A of:

Tracts lettered "A" and "B", of Morningstar at Palomas, as the same is shown and designated on the Plat Entitled "PLAT OF TRACTS A AND B, MORNINGSTAR AT PALOMAS (BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 2014", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 2014 in Plat Book 2014C, Page 99.



January 25, 2018

Derek Bohannon, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**Re: Site Plan for Building Permit**

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman and Commissioners:

This is a request for a Site Development Plan for Building Permit for property located on Palomas Avenue NE, west of the existing MorningStar Assisted Living and Memory Care Facility. The applicant is Primrose Schools, who is proposing development of a daycare on this site.

302 Eighth St. NW  
Albuquerque, NM 87102

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

The subject property is a .9 acre lot currently zoned SU-2 for O-1. The owner of the property is Paseo 2010, LLC and Primrose Schools is the contract purchaser. The subdivision of this lot occurred in 2014, as part of the MorningStar project to the east. The plat that created the two lots dedicated a shared access easement for the subject site and the MorningStar facility.



*MorningStar Facility and shared access easement, looking east*



*Subject property, looking north*

**PRINCIPALS**

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



The subject parcel is legally described as Tract A, Morning Star at Palomas. It is located within the Established Urban Area of the City of Albuquerque/Bernalillo County Comprehensive Plan, as well as the La Cueva Sector Development Plan (LCSDP).

Aerial View of Site (parcel shown in blue):



**Site History and Context** – The subject site is part of a larger, approximately 630 acre annexation that occurred in 1995. The City Council established RD and RL-T zoning for this area in June 1996. In 2000, the City Council adopted the La Cueva Sector Development Plan which established SU-2 for O-1 zoning for the site. Since that time, the subject site has remained vacant.

The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a sector development plan”. The O-1 Office and Institutional Zone “provides suitable uses for office, service, institutional, and dwelling uses”.

In 2016, an application was made to the EPC for a Zone Map Amendment, Sector Plan Map Amendment, and Site Plan for Building Permit on behalf of US Eagle Federal Credit Union for a bank with drive-up service window (Project #1008952; 16EPC-40034). The EPC approved the request and issued a Notice of Decision on September 15, 2016. An appeal was filed on this decision on September 23, 2016 (AC-16-15). The appeal is now under consideration by the New Mexico Court of Appeals.

The proposed daycare center use is permissive by the existing zoning. Furthermore, this institutional use complements the MorningStar Assisted Living and institutional use to the east, and the residential subdivision to the south.



**Primrose Schools** – Primrose Schools is a national system of accredited private preschools that provides early education and child care experience for children and families. The project architect has extensive experience with early education centers.

The proposed Primrose School of Sandia will be a high quality provider of child care and early childhood education for 190 children, ages 6 week to 12 years. The building will cover a total of 13,895 square feet total in two stories on a .9 acre lot. The facility will generally be open 6:00 am to 6:30 PM Monday through Friday. The children in the care of the teachers and staff members, and will be kept on premises at all times except for planned field trips in the area.

**Traffic** – A Trip Generation analysis was provided by Terry Brown to City Transportation as part of this request for the proposed daycare center and 190 student count. The Trip Generation analysis demonstrates that the project does not generate sufficient traffic to warrant a Traffic Impact Study in the City of Albuquerque. Based on this Trip Generation analysis, City Transportation Development Staff has indicated that a Traffic Impact Study is not required for this site (see attached email from Logan Patz, dated 1/24/2018).

The project site and immediate area is operating at a lower capacity, with respect to traffic and activity, than what was planned and anticipated. The existing uses on the surrounding LSDP properties did not develop to their full use potential. The office uses that could have developed on the adjacent properties could have generated much more traffic than what has actualized in the Sector Plan area. As demonstrated by the Trip Generation analysis and the uses allowed on this and surrounding properties, the traffic that will be generated by this use is appropriate and does not exceed the threshold for additional review.

**LSDP Common Design Regulations for all SU-2 Zone Properties** – Based on the LSDP Common Design Regulations for all SU-2 Zone Properties, the proposed Site Plan meets the regulations and guidelines that speak to the identity of the area, as well as the functional and visual qualities of development. Specifically, the proposed building and site layout meet the *Pedestrian Circulation* design regulations of the LSDP. The relationship between the building and the parking layout has been designed to ensure the most efficient on-site circulation, to minimize pedestrian/vehicle conflicts. Pathways are provided from the parking area to the building entrance. A sidewalk connection is provided from the southwest corner of the site to Palomas Avenue NE. This sidewalk connection provides a clear path from the public street to the main daycare center building entrance.

The LSDP *Non-Residential Building Orientation* design intention is met by providing a pleasing, attractive building whose features enhance the area's aesthetic. The building is oriented to face Palomas Avenue. The façade of the south building elevation provides defined stone/cmu base with stucco above. The building is designed to look "homelike" and each elevation has features to enhance the residential aesthetic. This design fits well with the surrounding residential and institutional uses. The views of the Sandia Mountains to the east and the mesa to the west will be preserved with the development of this daycare center. A view analysis has been provided to indicate how these views will be protected.



Based on the *Architectural Character for Non-Residential Buildings* requirements of the LSDP, the proposed building achieves harmony and continuity of design with the existing architectural form of the MorningStar facility to the east through visual consistency of style and character. As characterized by existing Primrose Schools across the nation, this building is unique to the area and has not been designed as a generic prototype. The predominant exterior building materials are of high quality and the façade colors are subtle and neutral. The roof is light in color and the proposed canopy on the north elevation is contextual and of the same material used in the general building design. The proposed perimeter wall is to be stucco over cmu, to match the building. This will complement the architectural character of the proposed building. Therefore, the *Building Materials and Colors* and *Perimeter Walls* standards of the LSDP are met by the proposed building.

The LSDP limits the number of off-street parking spaces to “the minimum required parking spaces plus ten percent”. The Site Plan for the proposed daycare center is calling for 36 spaces, which is 6 spaces over the maximum allowance. Pending EPC approval of this Site Plan for Building Permit request, the applicant will submit an application to the Zoning Hearing Examiner for a Variance request to allow the additional parking spaces. The provided parking is based on the use and national-wide case examples of this daycare center and the actual need generated by this use.

### CONCLUSION

Primrose School of Sandia will be an asset to the community and will provide a safe, clean, and friendly environment for both the children in care and the surrounding community. This project represents a unique opportunity to develop a vacant infill site with a quality, small-scale use that is permissive under the existing O-1 zone. The use will be beneficial to the community.

We respectfully request that the Environmental Planning Commission approve this request for a Site Plan for Building Permit. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP  
Principal

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

---

**Malak Hakim**

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Thursday, January 18, 2018 12:53 PM  
**To:** Malak Hakim  
**Subject:** Notification Inquiry\_Palomas Ave and Wyoming Ave\_EPC  
**Attachments:** Page\_D-19-Z.PDF; Notification Inquiry\_Palomas Ave and Wyoming Blvd\_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

Malak,

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

Association Name	First Name	Last Name	Address Line 1	City
North Wyoming NA	Tracy	Guidry	8330 Krim Drive NE	Albuquerque
North Wyoming NA	Nanci	Carriveau	8309 Krim Drive NE	Albuquerque
Countrywood Area NA	Christine	Messersmith	7904 Woodridge Drive NE	Albuquerque
Countrywood Area NA	Paul	Phelan	8201 Countrywood Drive NE	Albuquerque
Nor Este NA	Jim	Griffiee	PO Box 94115	Albuquerque
Nor Este NA	Bob	Smith	PO Box 94115	Albuquerque
District 4 Coalition of Neighborhood Associations	Michael	Pridham	3901 Georgia Street NE, Bldg F	Albuquerque
District 4 Coalition of Neighborhood Associations	Breanna	Bloomquist	1844 Man O War Street SE	Albuquerque

Respectfully,

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

Follow us;



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Wednesday, January 17, 2018 11:13 AM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Malak Hakim

Company Name

Consensus Planning, Inc.

Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Telephone Number

5057649801

Email Address

[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)

Anticipated Date of Public Hearing (if applicable):

March 8, 2018

Describe the legal description of the subject site for this project:

Tract A, Morning Star at Palomas

Located on/between (physical address, street name or other identifying mark):

Palomas Avenue NE, between Wyoming Boulevard NE and Barstow Street NE

This site is located on the following zone atlas page:

D-19-Z

## **Neighborhood Notification Letters Must Include the Following:**

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **Neighborhood Notification Checklist**

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

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

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

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

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

Thank you for your cooperation on this matter.

January 24, 2018

Tracy Guidry  
8330 Krim Drive NE  
Albuquerque, NM 87109

Nanci Carriveau  
8309 Krim Drive NE  
Albuquerque, NM 87109

Dear Ms. Guidry, Ms. Carriveau, and the North Wyoming Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for a Site Development Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of Primrose Schools. The site is located between Wyoming Boulevard and Barstow Street, along Palomas Avenue NE. The existing zoning is SU-2 for O-1. The applicant is requesting a Site Development Plan for Building Permit to accommodate a daycare center, which is permissive under the O-1 zone. The EPC hearing for this application will be held on **March 8, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: 11 x 17 Copy of the Site Plan for Building Permit

January 24, 2018

Christine Messersmith  
7904 Woodridge Drive NE  
Albuquerque, NM 87109

Paul Phelan  
8201 Countrywood Drive NE  
Albuquerque, NM 87109

Dear Ms. Messersmith, Ms. Phelan, and the Countrywood Area  
Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for a Site Development Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of Primrose Schools. The site is located between Wyoming Boulevard and Barstow Street, along Palomas Avenue NE. The existing zoning is SU-2 for O-1. The applicant is requesting a Site Development Plan for Building Permit to accommodate a daycare center, which is permissive under the O-1 zone. The EPC hearing for this application will be held on **March 8, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: 11 x 17 Copy of the Site Plan for Building Permit

January 24, 2018

Jim Griffiee  
PO Box 94115  
Albuquerque, NM 87199

Bob Smith  
PO Box 94115  
Albuquerque, NM 87199

Dear Mr. Griffiee, Mr. Smith, and the Nor Este Neighborhood Association:

This letter is notification that Consensus Planning has a submitted a request for a Site Development Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of Primrose Schools. The site is located between Wyoming Boulevard and Barstow Street, along Palomas Avenue NE. The existing zoning is SU-2 for O-1. The applicant is requesting a Site Development Plan for Building Permit to accommodate a daycare center, which is permissive under the O-1 zone. The EPC hearing for this application will be held on **March 8, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: 11 x 17 Copy of the Site Plan for Building Permit

January 24, 2018

Michael Pridham  
3901 Georgia Street NE, Bldg F  
Albuquerque, NM 87110

Breanna Bloomquist  
1844 Man O War Street SE  
Albuquerque, NM 87123

Dear Mr. Pridham, Ms. Bloomquist, and the District 4 Coalition of  
Neighborhood Associations:

This letter is notification that Consensus Planning has submitted a request for a Site Development Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of Primrose Schools. The site is located between Wyoming Boulevard and Barstow Street, along Palomas Avenue NE. The existing zoning is SU-2 for O-1. The applicant is requesting a Site Development Plan for Building Permit to accommodate a daycare center, which is permissive under the O-1 zone. The EPC hearing for this application will be held on **March 8, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: 11 x 17 Copy of the Site Plan for Building Permit

<b>Association Name</b>	<b>First Name</b>	<b>Last Name</b>
North Wyoming NA	Tracy	Guidry
North Wyoming NA	Nanci	Carriveau
Countrywood Area NA	Christine	Messersmith
Countrywood Area NA	Paul	Phelan
Nor Este NA	Jim	Griffie
Nor Este NA	Bob	Smith
District 4 Coalition of Neighborhood Associations	Michael	Pridham
District 4 Coalition of Neighborhood Associations	Breanna	Bloomquist

<b>Address Line 1</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Mobile Phone</b>	<b>Phone</b>
8330 Krim Drive NE	Albuquerque	NM	87109	5052637016	5052930898
8309 Krim Drive NE	Albuquerque	NM	87109		5058218673
7904 Woodridge Drive NE	Albuquerque	NM	87109		5058219839
8201 Countrywood Drive NE	Albuquerque	NM	87109		5058583148
PO Box 94115	Albuquerque	NM	87199		5052968129
PO Box 94115	Albuquerque	NM	87199		5058281319
3901 Georgia Street NE, Bldg F	Albuquerque	NM	87110	5053212719	5058721900
1844 Man O War Street SE	Albuquerque	NM	87123		5059484053

<b>Email</b>
mguidry@q.com
nancic613@hotmail.com
cmessersmith@q.com
jwg2001a@comcast.net
balloonerbob@aol.com
michael@drpridham.com
breanna@drpridham.com

January 29, 2018

Property Owner:

#### CORRECTED ZONE ATLAS MAP

This notice was sent out to affected property owners on January 25, 2018. You are receiving this notice again because the zone atlas map that was attached to the original letter may have been incorrect. No other changes have been made to the request or information provided below. The attached zone atlas map has been corrected and identifies the appropriate property, located on Palomas Avenue, between Wyoming Boulevard and Barstow Street NE.

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, March 8, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

#### EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Kym Dicome, Current Planning Manager of the Urban Design and Development Division, at (505) 924-3337 or at [kdicome@cabq.gov](mailto:kdicome@cabq.gov).

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, March 1, 2018.

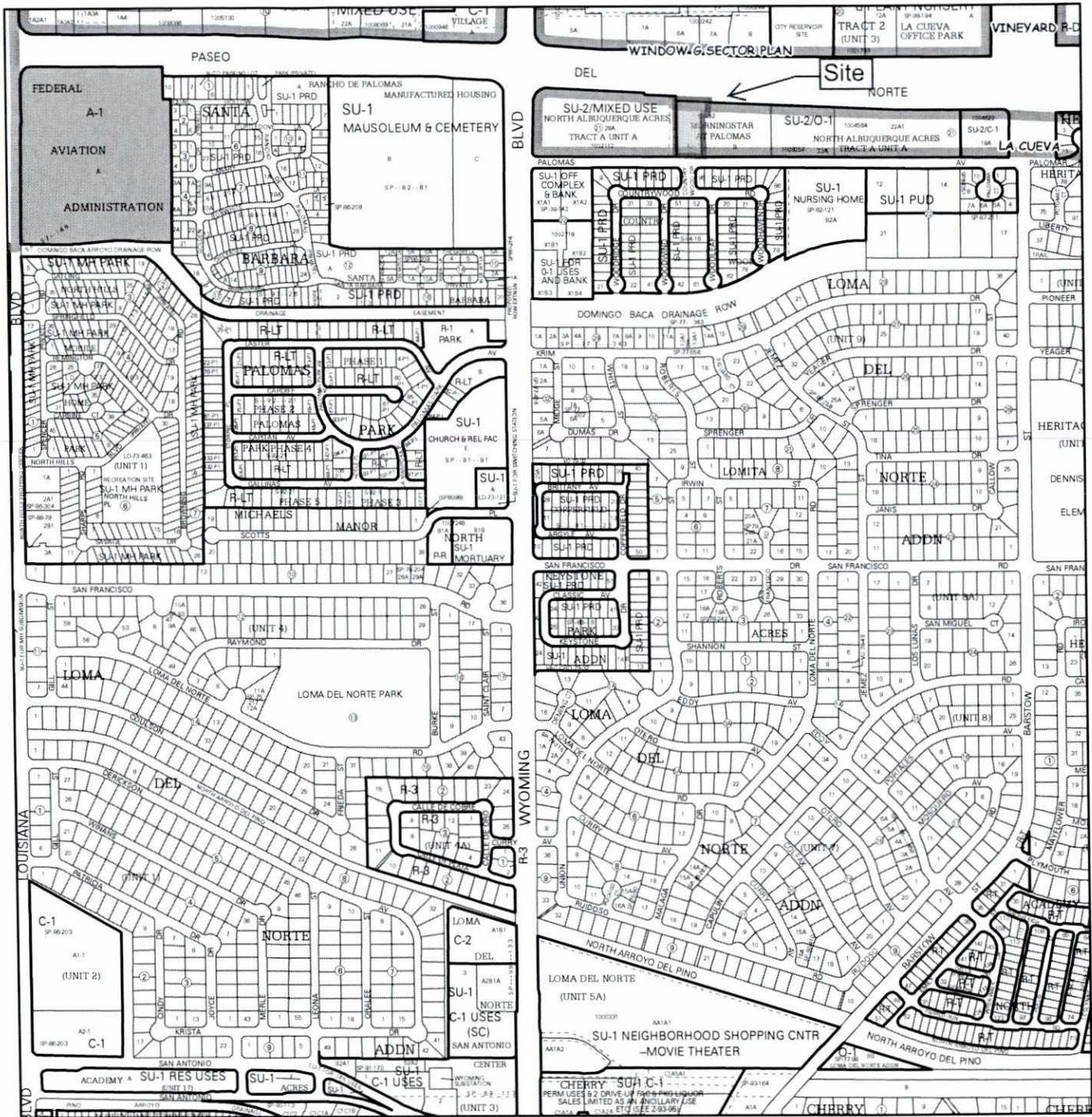
#### REQUEST

Consensus Planning, agent for Primrose Schools, request a Site Development Plan for Building Permit for Tract A, Morning Star at Palomas, zoned SU-2 for O-1, located on Palomas Avenue, between Wyoming Boulevard and Barstow Street NE, containing approximately .9 acres. The request is for a Site Development Plan for Building Permit.

If you have questions or need additional information regarding this request contact Ms. Kym Dicome, City Planning at (505) 924-3337 or at [kdicome@cabq.gov](mailto:kdicome@cabq.gov).

Sincerely,

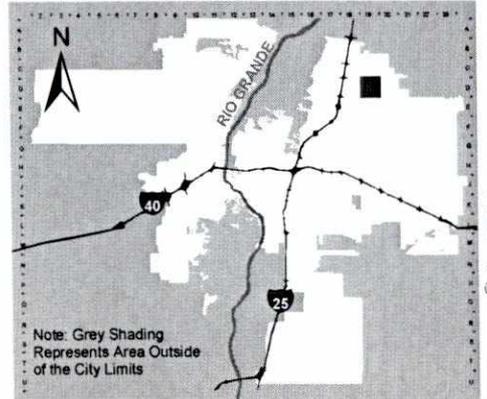
Consensus Planning, Inc.



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-19-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

7017 2400 0001 1368 8266

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**ALBUQUERQUE, NM 87109**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **MIRRETTI GRACE J**  
 Street and **8213 COUNTRY WOOD RD NE**  
 City, State, ZIP+4® **ALBUQUERQUE NM 87109**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

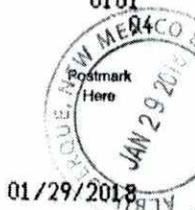
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**DENVER, CO 80206**

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **MVG-MS LLC**  
 Street and **1509 YORK ST FLOOR 3**  
 City, State, ZIP+4® **DENVER CO 80206-1408**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

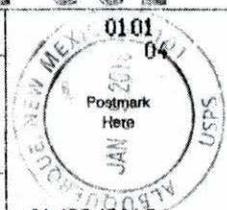
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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **MS ALBUQUERQUE NM LLC C/O**  
 Street and **HARBERT MANAGEMENT CORP**  
**2100 THIRD AVE NO SUITE 600**  
 City, State, ZIP+4® **Birmingham AL 35203-3416**

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**ALBUQUERQUE, NM 87109**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **ROSSER LOLETHA**  
 Street and **8121 COUNTRYWOOD RD NE**  
 City, State, ZIP+4® **ALBUQUERQUE NM 87109-5262**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

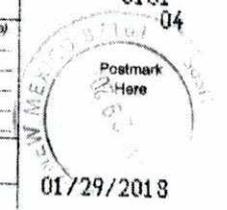
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**ALBUQUERQUE, NM 87110**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent **SOLID GOLD CLASSIC LLC**  
 Street **5319 MENAUL BLVD NE**  
 City, State, ZIP+4® **ALBUQUERQUE NM 87110**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**ALBUQUERQUE, NM 87113**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent **ROCK VALLEY LAND CO LLC**  
 Street **8525 JEFFERSON ST NE**  
 City, State, ZIP+4® **ALBUQUERQUE NM 87113-1603**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE NM 87109

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here JAN 29 2018 ALBUQUERQUE, NEW MEXICO
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	01/29/2018
Total Postage and Fees	\$6.70	

Sent To PHELAN PAUL  
Street and A/c 8201 COUNTRY WOOD RD NE  
City, State ALBUQUERQUE NM 87109

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here JAN 29 2018 ALBUQUERQUE, NEW MEXICO
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	01/29/2018
Total Postage and Fees	\$6.70	

Sent To RIOS THOMAS A & DOLORES P  
Street and A/c 8125 COUNTRYWOOD RD NE  
City, State ALBUQUERQUE NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE NM 87109

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here JAN 29 2018 ALBUQUERQUE, NEW MEXICO
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	01/29/2018
Total Postage and Fees	\$6.70	

Sent To BORGESON H P & LAURA LEA  
Street and A/c 8129 COUNTRYWOOD RD NE  
City, State ALBUQUERQUE NM 87109-5262

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ALBUQUERQUE NM 87193

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here JAN 29 2018 ALBUQUERQUE, NEW MEXICO
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	01/29/2018
Total Postage and Fees	\$6.70	

Sent To LA CUEVA TOWN CENTER LTD CO  
Street and A/c PO BOX 66180  
City, State ALBUQUERQUE NM 87193-6180

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here JAN 29 2018 ALBUQUERQUE, NEW MEXICO
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	01/29/2018
Total Postage and Fees	\$6.70	

Sent To PALAFOX JOHN R TR PALAFOX RVT  
Street and A/c 8205 COUNTRYWOOD RD NE  
City, State ALBUQUERQUE NM 87109-5263

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ALBUQUERQUE NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here JAN 29 2018 ALBUQUERQUE, NEW MEXICO
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	01/29/2018
Total Postage and Fees	\$6.70	

Sent To PEARSON JOHN DAVID  
Street and A/c 8105 COUNTRYWOOD RD NE  
City, State ALBUQUERQUE NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87109

7017 2400 0001 1388 8174

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Street Address:  
CROW CARROLL & AVIS G  
8209 COUNTRY WOOD RD NE  
ALBUQUERQUE NM 87109

January 29, 2018

Property Owner:

#### CORRECTED ZONE ATLAS MAP

This notice was sent out to affected property owners on January 25, 2018. You are receiving this notice again because the zone atlas map that was attached to the original letter may have been incorrect. No other changes have been made to the request or information provided below. The attached zone atlas map has been corrected and identifies the appropriate property, located on Palomas Avenue, between Wyoming Boulevard and Barstow Street NE.

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, March 8, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

#### EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Kym Dicome, Current Planning Manager of the Urban Design and Development Division, at (505) 924-3337 or at [kdicome@cabq.gov](mailto:kdicome@cabq.gov).

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, March 1, 2018.

#### REQUEST

Consensus Planning, agent for Primrose Schools, request a Site Development Plan for Building Permit for Tract A, Morning Star at Palomas, zoned SU-2 for O-1, located on Palomas Avenue, between Wyoming Boulevard and Barstow Street NE, containing approximately .9 acres. The request is for a Site Development Plan for Building Permit.

If you have questions or need additional information regarding this request contact Ms. Kym Dicome, City Planning at (505) 924-3337 or at [kdicome@cabq.gov](mailto:kdicome@cabq.gov).

Sincerely,

Consensus Planning, Inc.

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Total Postage and Fees	\$6.70	

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Postage	\$0.50	
Total Postage and Fees	\$6.70	

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 Street and: HARBERT MANAGEMENT CORP  
 2100 THIRD AVE NO SUITE 600  
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$6.70	

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Total Postage and Fees	\$6.70	

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ALBUQUERQUE, NM 87109

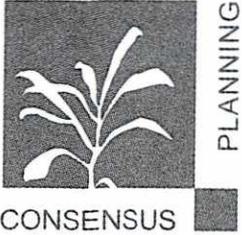
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Str CROW CARROLL & AVIS G  
 Str 8209 COUNTRY WOOD RD NE  
 Cit ALBUQUERQUE NM 87109

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
North Wyoming NA	Tracy	Guidry	8330 Krim Drive NE	Albuquerque	NM	87109	5052637016	5052930898	mguidry@q.com
North Wyoming NA	Nanci	Carriveau	8309 Krim Drive NE	Albuquerque	NM	87109		5058218673	nancic613@hotmail.com
Countrywood Area NA	Christine	Messersmith	7904 Woodridge Drive NE	Albuquerque	NM	87109		5058219839	cmessersmith@q.com
Countrywood Area NA	Paul	Phelan	8201 Countrywood Drive NE	Albuquerque	NM	87109		5058583148	
Nor Este NA	Jim	Griffiee	PO Box 94115	Albuquerque	NM	87199		5052968129	jwg2001a@comcast.net
Nor Este NA	Bob	Smith	PO Box 94115	Albuquerque	NM	87199		5058281319	balloonerbob@aol.com
District 4 Coalition of Neighborhood Associations	Michael	Pridham	3901 Georgia Street NE, Bldg F	Albuquerque	NM	87110	5053212719	5058721900	michael@drpridham.com
District 4 Coalition of Neighborhood Associations	Breanna	Bloomquist	1844 Man O War Street SE	Albuquerque	NM	87123		5059484053	breanna@drpridham.com



January 24, 2018

Christine Messersmith  
7904 Woodridge Drive NE  
Albuquerque, NM 87109

Paul Phelan  
8201 Countrywood Drive NE  
Albuquerque, NM 87109

Dear Ms. Messersmith, Ms. Phelan, and the Countrywood Area  
Neighborhood Association:

This letter is notification that Consensus Planning has a submitted a request for a Site Development Plan for Building Permit to the Environmental Planning Commission (EPC) on behalf of Primrose Schools. The site is located between Wyoming Boulevard and Barstow Street, along Palomas Avenue NE. The existing zoning is SU-2 for O-1. The applicant is requesting a Site Development Plan for Building Permit to accommodate a daycare center, which is permissive under the O-1 zone. The EPC hearing for this application will be held on **March 8, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: 11 x 17 Copy of the Site Plan for Building Permit

PRINCIPALS

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

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Total Postage and Fees	\$7.62

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Postage	\$1.42
Total Postage and Fees	\$7.62

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MichaelPridham  
Street and Apt. No., 3901 Georgia Street NE, Bldg F  
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BobSmith  
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JimGriffiee  
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PaulPhelan  
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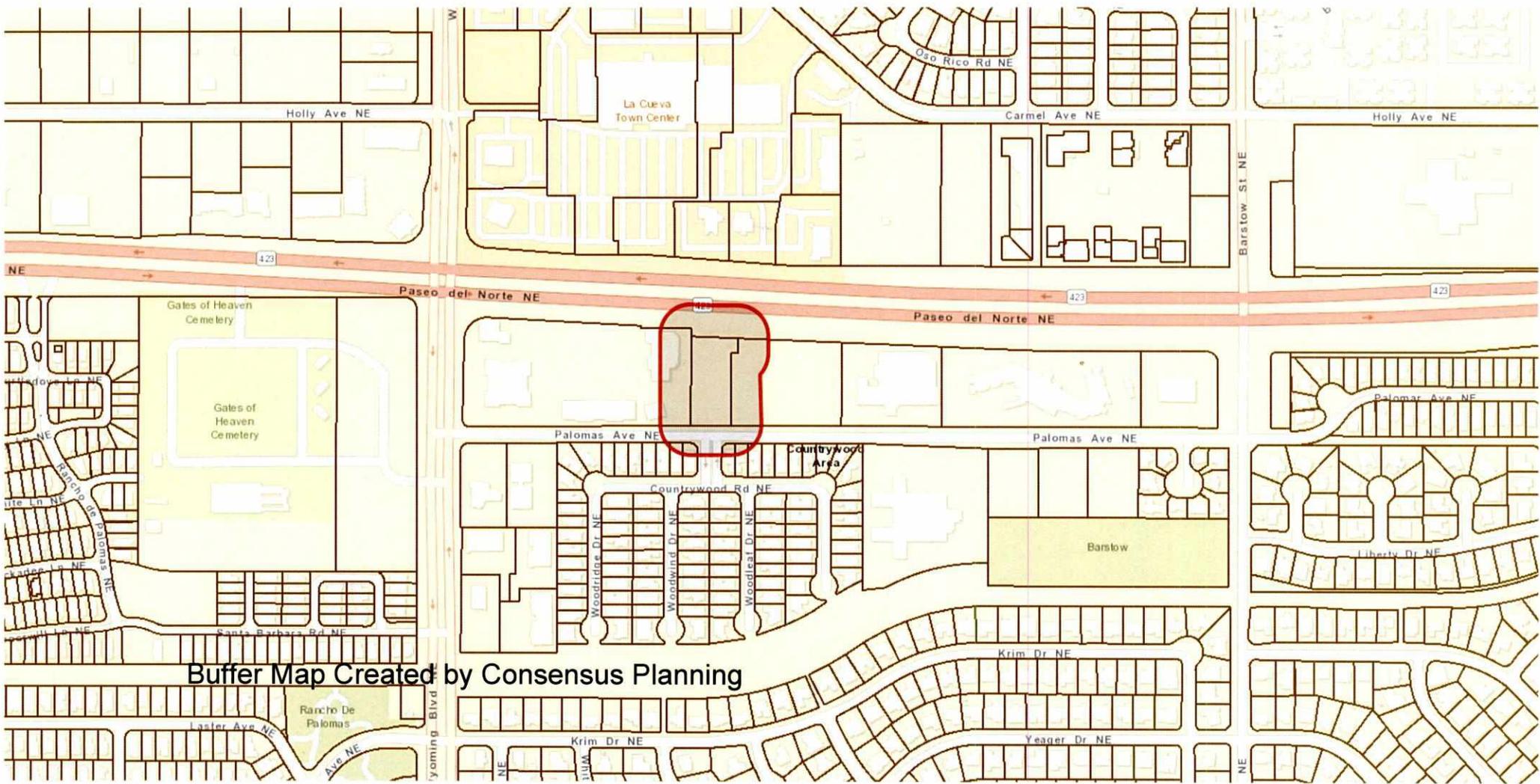
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UPC Owner Owner Address Owner Address 2SITUS Address SITUS Address 2 Legal Description Property Class Acres

1.01906E+17 CROW CARROLL & AVIS G8209 COUNTRY WOOD RD NEALBUQUERQUE NM 871098209 COUNTRY WOOD RD NEALBUQUERQUE NM 87109\*93 COUNTRYWOOD SUBD AMENDED REPL OF TR X-2 NOW COMPR COUNTRYWOOD SUBD CONT 0.1136 ACR0.1136  
1.01906E+17 PHELAN PAUL 8201 COUNTRY WOOD RD NEALBUQUERQUE NM 871098201 COUNTRYWOOD RD NEALBUQUERQUE NM 87109\*95 COUNTRYWOOD SUBD AMENDED REPL OF TR X-2 NOW COMPR COUNTRYWOOD SUBD CONT 0.1075 ACR0.1075  
1.01906E+17 PALAFOX JOHN R TR PALAFOX RVT8205 COUNTRYWOOD RD NEALBUQUERQUE NM 87109-52638205 COUNTRYWOOD RD NEALBUQUERQUE NM 87109\*94 COUNTRYWOOD SUBD AMENDED REPL OF TR X-2 NOW COMPR COUNTRYWOOD SUBD CONT 0.1048 ACR0.1048  
1.01906E+17 RIOS THOMAS A & DOLORES P8125 COUNTRYWOOD RD NEALBUQUERQUE NM 871098125 COUNTRYWOOD NEALBUQUERQUE NM 87109\* 2 COUNTRYWOOD SUBD AMENDED REPL OF TR X-2 NOW COMPR COUNTRYWOOD SUBD CONT 0.1136 ACR0.1136  
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1.01906E+ 26 & 27 BI 7& 8 BLK 21 TR A UNIT A NORTH ALBUQ ACRES) CONT .9086 AC"V0.9086

January 25, 2018

Property Owner:

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, March 8, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

#### EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Kym Dicome, Current Planning Manager of the Urban Design and Development Division, at (505) 924-3337 or at [rbrito@cabq.gov](mailto:rbrito@cabq.gov).

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, March 1, 2018.

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Sincerely,

Consensus Planning, Inc.

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01/25/2018

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Street and Apt: 5319 MENAUL BLVD NE  
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
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Postage	\$0.50
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Postage	\$0.50
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Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

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 MS ALBUQUERQUE NM LLC C/O  
 Street and A HARBERT MANAGEMENT CORP  
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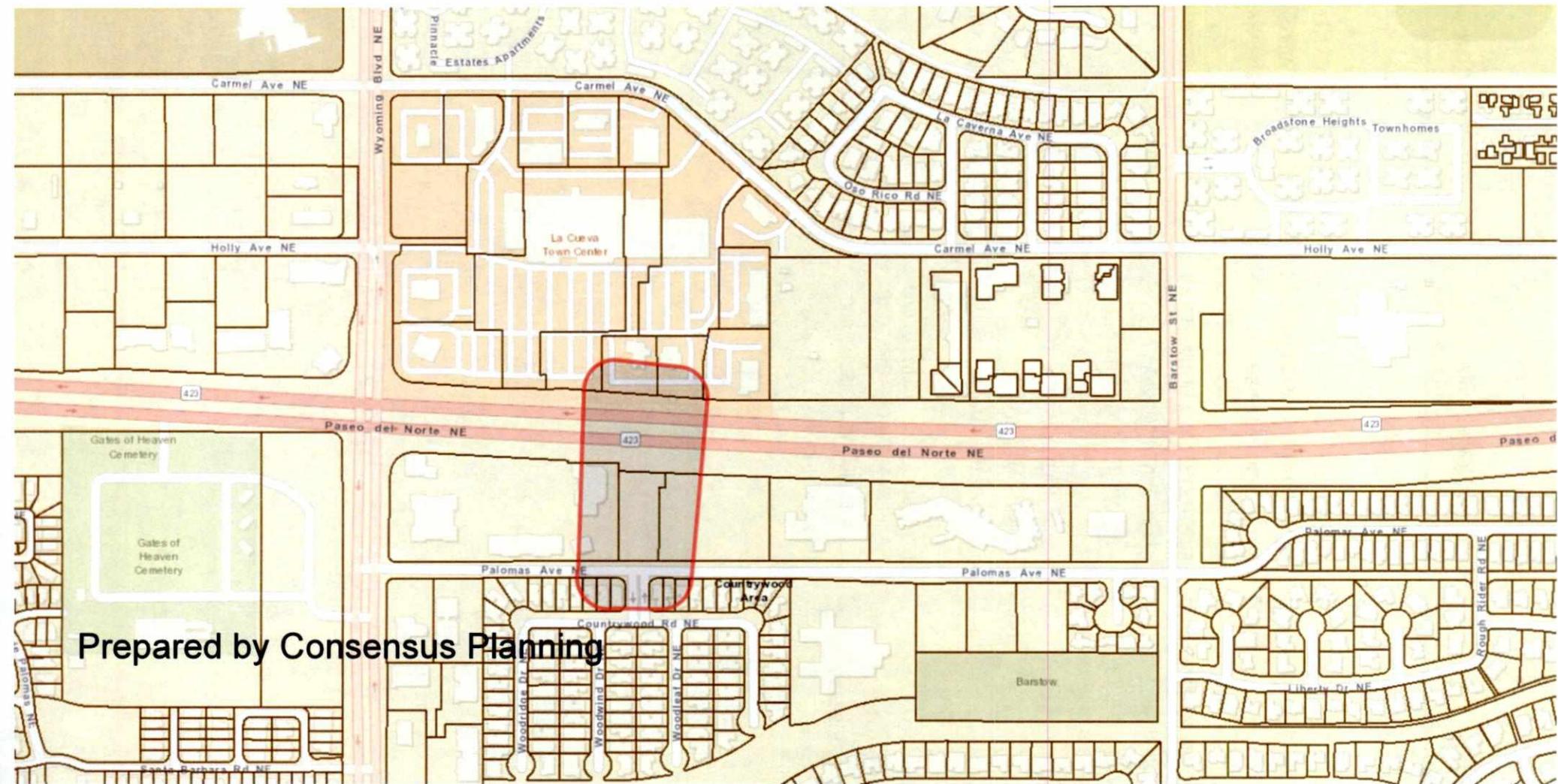
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Prepared by Consensus Planning

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Postage \$0.50

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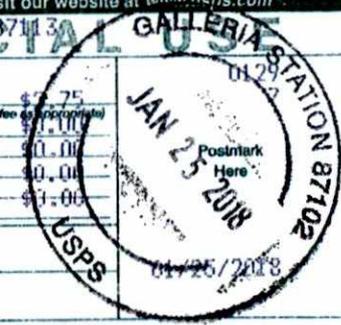
Sent To ROCK VALLEY LAND CO LLC

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Postage \$0.50

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# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Primrose School of Woodcreek Reserve DATE OF REQUEST: 1/19/2018 ZONE ATLAS PAGE(S): D-19-Z

**CURRENT:**

ZONING SU-2 for O-1

PARCEL SIZE (AC/SQ. FT) 0.9 Acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # Tract A BLOCK # \_\_\_\_\_

SUBDIVISION NAME Morning Star at Palomas

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]

BUILDING PERMIT [✓] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [✓]

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 1

BUILDING SIZE: 13,895 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *malafa*

DATE 1-22-18

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

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

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

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

Notes:

*Please Provide a Trip analysis To determine if a TIS is needed.*

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.**

*Loyan Paty*  
TRAFFIC ENGINEER

01-23-18  
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

Revised January 20, 2011

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 2/21/18 To 3/8/18

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Malaff 1-25-18  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1/25/18, Mindy Star  
(Date) (Staff Member)

PROJECT NUMBER: 1008952

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project #:** 1008952  
**Property Description/Address:** Tract A, Morning Star at Palomas

**Date Submitted:** February 16, 2018  
**Submitted By:** Jessie Lawrence

**Meeting Date/Time:** February 15, 2018, 6:00 PM  
**Meeting Location:** North Domingo Baca  
Multigenerational Center  
7521 Carmel Ave. NE

**Facilitator:** Jessie Lawrence  
**Co-facilitator:** None

**Parties (individual names and affiliations of attendees are listed at the end of the report):**

- **Applicant**
  - o Primrose School of Woodcreek Reserve
- **Agent**
  - o Consensus Planning
- **Affected Neighborhood Associations (per CABQ notification requirements)**
  - o North Wyoming NA
  - o Countrywood Area NA
  - o Nor Este NA
  - o District 4 Coalition of Neighborhood Associations

**Background/Meeting Summary:**

Applicant requests approval of a Site Development Plan for Building Permit for property located on Palomas Ave. NE west of the existing MorningStar Assisted Living and Memory Care facility, a 0.9 acre lot currently zoned SU-2 for O-1. The applicant is proposing development of a daycare on the site.

Meeting participants expressed mixed views about the application, with at least one person supporting the project and others expressing opposition. The primary concern was traffic, how the increase in traffic would cause difficulties at the entrance to the Countrywood neighborhood and all along Palomas, and related safety and noise concerns. Neighbors were concerned about the number of cars that would be coming in and out of the site each day, and were skeptical of the provided City peak hour traffic counts given the expected school enrollment. Neighbors were also concerned about the combination of this project, another planned development project on Palomas, and a planned traffic light at Palomas and Wyoming, and suggested that this combination of factors should merit a City traffic study. The idea of a stop sign on Palomas at the site was raised as one possible solution, but meeting participants had mixed opinions on whether this could be a positive option. A

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT MEETING REPORT

meeting participant also expressed concerns about the location of the dumpsters near the entrance and the size of the entryway.

Other items of discussion included whether a daycare is appropriate on this site and questions and concerns about the operations.

Agent agreed to follow up on the following questions:

- Whether the kitchen at the site would be a full commercial kitchen.
- Number of employees at the planned daycare.
- Number of buses.

#### **Outcome:**

- *Areas of Agreement*
  - None noted at the meeting.
- *Unresolved Issues & Concerns*
  - The primary issue was traffic, with neighbors expressing concerns about how the combination of this project, another proposed project, and a planned stoplight at Palomas and Wyoming would affect traffic all along Palomas, at Palomas/Wyoming, and on Palomas at the entry to the Countrywood neighborhood. A four-way stop on Palomas at the entry to the Countrywood neighborhood was discussed, but there were mixed views on this.
  - A meeting participant expressed concerns about the entry to the site, suggesting that the size of the entryway should be widened and dumpsters could be moved to improve access.
  - Meeting participants expressed differing opinions on whether they supported a daycare as a use at the site.
- *Other Key Points*
  - Meeting participants expressed concerns about the accuracy of the projected traffic counts by the City traffic engineer.
  - Meeting participants suggested that the City should complete a larger traffic analysis that looks at the combination of factors affecting traffic on Palomas.

#### **Meeting Specifics:**

##### **1) Overview of Project**

- a) Jacqueline Fishman, Principal for Agent Consensus Planning, presented an overview of the project.
- b) She stated that she had met with neighbors a few years ago regarding a credit union on this property, and while that application is not dead, there is another potential use on the site, a daycare.
- c) Daycares are a permissive use in the O-1 zone, so there is not a request for a zone change.
- d) The current application is a request to the EPC for site plan for building permit approval.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM**  
**PROJECT MEETING REPORT**

- i) A public hearing is required for this under the La Cueva Sector Development Plan, though that is expected to change once the Integrated Development Ordinance is adopted.
- e) The facility is planned to have approximately 190 children, and will be just less than 14,000 square feet in size over two stories.
  - i) The site is 0.9 acres.
  - ii) There will be a playground between the building and Paseo del Norte.
- f) The site will use a shared access easement established several years ago by the MorningStar assisted living facility, located next door.

**2) Questions and Concerns about Traffic**

- a) A meeting participant expressed a concern about traffic along Palomas, which runs between two busy streets without traffic lights at either end, and suggested that at pick-up times traffic will be backed up all along Palomas.
  - i) Agent stated that a trip generation analysis has been done and a traffic study is not required by the City.
  - ii) Another meeting participant provided an update on the intersection of Palomas and Wyoming, and said that a traffic signal at that intersection has been funded and approved and has an estimated completion date of October, 2018.
- b) A meeting participant asked if the City's decision about a traffic study was made before the decision about the new traffic signal, and suggested that given the combination of the traffic light, this project, and another proposed project on the street, the City ought to consider a traffic analysis.
  - i) Agent said that they were aware of the study regarding the traffic light and that it had been done in response to community concerns.
- c) A meeting participant noted that the entry to this site does not line up perfectly with the entry to the Countrywood neighborhood and expressed concerns that traffic will back up as cars try to turn into or out of both locations.
  - i) Another meeting participant expressed a concern that it would be difficult to exit the Countrywood neighborhood at peak hours, and it's already difficult because people don't follow the speed limit.
    - (1) Agent stated that at the time of the last application, they had proposed a four-way stop sign at this intersection.
      - (a) Meeting participants expressed mixed responses to this idea.
        - (i) A meeting participant expressed a willingness to wait and make a decision on stop signs if they are needed to address a traffic problem.
        - (ii) Other meeting participants noted that the process of getting a four-way stop could take months.
      - ii) Another meeting participant expressed a concern that the traffic in and out of the daycare wouldn't pay any attention to traffic trying to leave the Countrywood neighborhood.
      - iii) Another meeting participant noted that if cars are trying to turn left into both locations, there could be a huge conflict.

**CITY OF ALBUQUERQUE  
LAND USE FACILITATION PROGRAM  
PROJECT MEETING REPORT**

- d) A meeting participant noted that the traffic estimate in the application is 724 vehicles per day.
  - i) Agent clarified that 724 is the trip count, and the number of vehicles is  $\frac{1}{2}$  of that, or 362.
  - ii) The meeting participant estimated that most of those cars would be arriving between 6:00-8:00 AM and 4:30-6:00 PM.
    - (1) Agent expressed doubt that there would be many cars at 6:00 AM, but otherwise said that it would probably be typical peak hours.
  - iii) Agent stated that the City traffic engineer's projected traffic counts are 71 cars entering and 63 leaving in the AM peak hour (7:00-9:00 AM) and 60 cars entering and 68 leaving in the PM peak hour (4:00-6:00 PM).
    - (1) Another meeting participant stated that those numbers seem inconsistent with a total of about 360 cars.
    - (2) Agent stated that a count under 100 usually indicated a full traffic study wouldn't be necessary.
      - (a) Meeting participants expressed skepticism about the traffic engineer's projections.
      - (b) Meeting participants stated several times that the numbers didn't seem correct.
        - (i) Agent suggested that meeting participants could also contact the City with questions about the traffic engineering.
- e) A meeting participant stated that the combination of the stoplight, proposed daycare, and proposed medical office is the straw that broke the camel's back, and something needs to be done to mitigate the traffic safety concerns.
  - i) Agent noted that what currently exists on Palomas has less traffic than might have been allowed under the permitted uses.
    - (1) The meeting participant stated that there is still a traffic safety concern that needs to be addressed.
- f) A meeting participant said that she hears traffic noise from Palomas and if there was an increase in traffic noise it wouldn't be a peaceful place to live.
- g) A meeting participant said that the number of emergency vehicles on Palomas is intense because of the existing uses, and the increase in traffic could make driving more dangerous.
- h) A meeting participant asked about traffic that is turning into the site, entering the school or MorningStar, and how it would be divided at the entryway.
  - i) Agent said that there is an access easement established in 2014 for the benefit of MorningStar with enough room for two-way traffic, and there is no divider.
- i) A meeting participant shared an experience with traffic at a charter school, where it lines up along the street.
  - i) Agent stated that there will be busy pick-up times when cars are in the parking lot and circling.
  - ii) Agent stated that there will also be buses.
    - (1) Meeting participants asked for more information about the number of buses.

**CITY OF ALBUQUERQUE**  
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**PROJECT MEETING REPORT**

- j) A meeting participant said that he had submitted a letter with two concerns related to traffic at the entryway.
  - i) The first concern is that the location of the dumpster near the entryway will result in garbage trucks blocking the entry to MorningStar and the daycare for an extended period, and suggested relocating the dumpster to remove the bottleneck.
    - (1) This is likely to result in the loss of one parking space.
  - ii) The second concern is that the Development Process Manual regulations for entryways indicate that a single-lot two-way traffic entryway requires at least 25 feet, and this is only 24 feet.
    - (1) He stated that he does not think this will be adequate for the additional traffic plus the concerns about traffic on Palomas, but if it can be widened, traffic flow will be better and safer, and it will be safer for trucks coming into MorningStar.

**3) Questions and Concerns about the Site Use**

- a) A meeting participant asked about the status of the credit union project.
  - i) Agent stated that if this application is approved and the applicant is successful in purchasing the property, then the credit union would no longer be a possibility.
    - (1) The credit union issue is in a legal process, at the Court of Appeals.
  - ii) Another meeting participant asked if a credit union could be a possibility again.
    - (1) Agent said the previous applicant was no longer involved; the issue at the Court of Appeals is about the possible zoning for the site.
    - (2) Another meeting participant said that there is a good summary of this issue within the application.
- b) A meeting participant stated that she didn't think Palomas calls for a daycare center.
- c) A meeting participant expressed support for the use, saying that it's within the O-1 use, it provides a buffer, and it's relatively low-impact for that lot, though he stated he did have concerns about the safety of the intersection.

**4) Other Questions and Concerns about the Project**

- a) A meeting participant asked about the operating hours.
  - i) Another meeting participant stated that the application says the primary hours will be 6:00 AM – 6:30 PM Monday through Friday.
- b) A meeting participant asked if there would be evening care.
  - i) Agent said no.
  - ii) Agent said she could never say never, but the applicant operates many daycares, and they do not currently have evening care.
- c) A meeting participant asked if the applicant would be using the number of 190 children in their application for NM daycare licensure.
  - i) Agent said she did not know, but it seems like a good assumption.
- d) A meeting participant asked about the ages of the children.
  - i) Agent said 6 weeks to 12 years.
  - ii) The meeting participant asked if this meant an elementary school.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT MEETING REPORT

- (1) Agent initially said yes, but later clarified that the project is only a daycare and provides after-care and summer programs for older children.
- e) A meeting participant asked if there would be a kitchen.
- i) Agent said she did not believe they would have a full commercial kitchen, but perhaps a warming kitchen, and said she would check with the client to confirm.
- f) A meeting participant asked about the number of employees.
- i) Agent stated that she thought there would be approximately 40 employees, but agreed to check with the client.
- (1) The meeting participant said that 36 parking places would not be enough for that many employees plus parents.
- (a) Agent said that the parking would really only be necessary for employees, and they need an exception because this is more parking than the City requires.
- g) A meeting participant asked for information about other school sites run by this applicant for comparison.
- i) Agent said that information about the applicant is available at [primroseschools.com](http://primroseschools.com).
- h) A meeting participant asked if there are floor plans for review.
- i) Agent said that those would be part of the full design development, but the project is not at that point yet.
- i) A meeting participant shared a comment from another neighbor that they are not a fan of the architecture, though the building is back from the street.

#### **Application Hearing Details:**

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
  - Derek Bohannon, Chair, Council District 5
  - Bill McCoy III, Vice Chair, Council District 9
  - Dan Serrano, Council District 1
  - Vacant, Council District 3
  - Peter Nicholls, Council District 4
  - Maia Mullen, Council District 6
  - David Shaffer, Council District 7
  - Karen Hudson, Chair, Council District 8
2. Hearing Time:
  - i. The hearing is scheduled for March 8, 2018.
  - ii. The Commission will begin hearing applications at 8:30 a.m.
  - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
  - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.

**CITY OF ALBUQUERQUE  
LAND USE FACILITATION PROGRAM  
PROJECT MEETING REPORT**

3. Hearing Process:
  - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - ii. City Planner includes the facilitator report in recommendations.
  - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Comment Submission:
  - i. Comments may be sent to:

Maggie Gould, Staff Planner  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102  
[mgould@cabq.gov](mailto:mgould@cabq.gov)  
(505) 924-3910

OR

Derek Bohannon, Chair, EPC  
Bill McCoy III, Vice Chair, EPC  
c/o Planning Department  
600 2<sup>nd</sup> St, NW, Third Floor  
Albuquerque, NM 87102

**Names & Affiliations of Attendees:**

Bob Borgeson	CWFOA
Rick McInturff	CWFOA
Kakee McInturff	CWFOA
Georgia West	CWFOA
Nancy Kazik	CWFOA
John Palafox	CWFOA
Robert Stetson	D4 Coalition
Nanci Carriveau	NWNA
Bob Jackson	NWNA
Grace Mirretti	CWFOA
Ben Palmer	CWFOA
Ilona Schwab	CWFOA
Jackie Fishman	Consensus Planning
Malak Hakim	Consensus Planning

## Gould, Maggie S.

---

**From:** Jessie Lawrence <jessie@lawrencemeetingresources.com>  
**Sent:** Friday, February 16, 2018 3:04 PM  
**To:** nancic613@hotmail.com; ROBERT BORGESON; Jackie Fishman; Malak Hakim; Jim; balloonerbob@aol.com; pmphelan@msn.com; Tracy & Mark Guidry; cmessersmith@q.com; Michael Pridham; Breanna Bloomquist; ricinturff@gmail.com; nbkaz@comcast.net; jpala67341@aol.com; Bobby Stetson; gracemirretti@hotmail.com; benhpalmer@gmail.com; ilona79@comcast.net  
**Cc:** Gould, Maggie S.; Hummell, Tyson; Triplett, Shannon; Quevedo, Vicente M.; Brito, Russell D.  
**Subject:** CABQ Facilitated Meeting Report: Project #1008952  
**Attachments:** 1008952 Facilitated Meeting Report.pdf

Hi all,

Attached, please find the meeting summary report from Thursday's facilitated meeting. Should you read something in the report that you feel is an inaccurate representation of what was said in the meeting, please refer to the amendment parameters at the bottom of this message.

At the meeting, a few follow-up items were discussed. I'm copying a message from Jackie Fishman with responses to those items:

Jessie -

There were a few questions asked by the group that I promised to confirm with the applicant and get back to you about and add to your report.

1. The facility will have a warming kitchen only. It will have a refrigerator, a freezer, a commercial microwave and a convection oven. It will not have a fry top, grill or burners. It is not a full commercial kitchen. A healthy lunch and morning and afternoon snacks will be served to the children.
2. Primrose will have a staff of about 25 employees at the facility at any one time, with about 40 employees in total.
3. The children will be picked up from school by two small busses.

I'm including links to the applicant survey for the Consensus Planning staff, and the participant survey for everyone else who attended the meeting:

Applicant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-applicant-survey>

Participant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-participant-survey>

Thank you for providing feedback. Please be sure to include project number #1008952 and include my name, Jessie Lawrence, at the top of the form.

Thank you all for your participation. I enjoyed working with you.

Sincerely,  
Jessie Lawrence

## FACILITATED MEETING REPORT AMENDMENTS

<b>Date Submitted:</b>	February 21, 2018
<b>Original Submission:</b>	February 16, 2018
<b>Submitted By:</b>	Jessie Lawrence
<b>Facilitator:</b>	Jessie Lawrence
<b>Co-facilitator:</b>	None
<b>Project Number:</b>	1008952
<b>Meeting Date and Time:</b>	February 15, 2018; 6:00 PM

### Amendments:

#### Background/Meeting Summary:

Change second paragraph, third sentence, to: "Neighbors were concerned about the number of cars that would be coming in and out of the site each day, and were skeptical of the provided peak hour traffic counts given the expected school enrollment."

Change second paragraph, fifth sentence, to: "The idea of a four-way stop sign at Palomas and the Countrywood entrance was raised by the agent as one possible solution, but meeting participants had mixed opinions on whether this could be a positive option."

#### Outcome:

Change "Areas of Agreement" to: "None noted among all meeting participants."

Change first bullet under "Other Key Points" to: "Meeting participants expressed concerns about the accuracy of the projected trip generation analysis by the applicant's traffic engineer."

#### Meeting Specifics:

Change 1)a) to: "Jacqueline Fishman, Principal at Consensus Planning and Agent, presented an overview of the project."

Change 2)d)iii) to: "Agent stated that a traffic engineer, contracted by the applicant, completed a trip generation analysis and calculated 71 cars entering and 63 leaving in the AM peak hour (7:00-9:00 AM) and 60 cars entering and 68 leaving in the PM peak hour (4:00-6:00 PM)."

Change 2)d)iii)(2) to: "Agent stated that a total traffic count under 100 during either peak hour doesn't warrant a full traffic study."

Change 4)f)i)(1)(a) to: "Agent said that the parking would really only be necessary for employees, and they need an exception because this is more parking than the City allows."

**Application Hearing Details:**

Change 3)ii) to: "The facilitated meeting report is included in the staff report and may be used to recommend conditions."

**Jacqueline Fishman, AICP**

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495

**From:** Jessie Lawrence [<mailto:jessie@lawrencemeetingresources.com>]

**Sent:** Thursday, February 15, 2018 7:29 AM

**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; Malak Hakim <[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)>

**Subject:** CABQ Facilitated Meeting: Project #1008952

Jackie and Malak,

A neighbor sent me a letter (attached) with specific thoughts and suggestions regarding the project to be discussed at tonight's facilitated meeting. He did clarify that he wanted me to share this with you so you could consider the ideas in advance of the meeting.

I'll look forward to seeing you tonight.

Jessie

---

**Jessie Eaton Lawrence, JD, MUP, AICP**

**Attorney at Law and Mediator**

**Lawrence Meeting Resources**

Physical Address: 128 Grant #214, Santa Fe, NM 87501

Mailing Address: PO Box 31854, Santa Fe, NM 87594

Phone: 505-603-4351

Website: [lawrencemeetingresources.com](http://lawrencemeetingresources.com)

The CU appellant, Bob Borgeson, has sent a letter in advance of the facilitated meeting tonight indicating he and his parent's support for this application. He addresses two technical site planning issues, the existing access easement that was approved by the DRB several years ago and the location of the trash enclosure.

The existing access easement is an issue that should be addressed by City transportation staff and determine whether the easement should be modified per Mr. Borgeson's reading of the DPM. Note that the property owner who created this easement to accommodate Morningstar and this remnant property no longer owns the Morningstar assisted living facility, though they do still own this .9 acre property.

Regarding the trash enclosure location, I believe this is the best location as it will not require the garbage trucks to circulate in front of the day care building and potentially endanger the safety of the children. Again, City staff can make the call whether it would be better to move the enclosure and I will be prepared to argue at EPC why we shouldn't be required to move it.

Let me know what you think and if we need to discuss today.

---

**Jacqueline Fishman, AICP**

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
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**From:** Jessie Lawrence [<mailto:jessie@lawrencemeetingresources.com>]  
**Sent:** Thursday, February 15, 2018 7:29 AM  
**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; Malak Hakim <[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)>  
**Subject:** CABQ Facilitated Meeting: Project #1008952

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I'll look forward to seeing you tonight.

Jessie

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**Jessie Eaton Lawrence, JD, MUP, AICP**  
**Attorney at Law and Mediator**  
**Lawrence Meeting Resources**

Physical Address: 128 Grant #214, Santa Fe, NM 87501  
Mailing Address: PO Box 31854, Santa Fe, NM 87594  
Phone: 505-603-4351  
Website: [lawrencemeetingresources.com](http://lawrencemeetingresources.com)

## Gould, Maggie S.

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**From:** Jackie Fishman <fishman@consensusplanning.com>  
**Sent:** Thursday, February 15, 2018 8:59 AM  
**To:** Gould, Maggie S.; Brito, Russell D.; Michel, Racquel M.; Tebo, Christopher J.  
**Cc:** lwells@wellslawabq.com; John (Jack) S. Campbell; Mark D. Pavey, AIA; 'Fred Arfman (freda@iacivil.com)'; Malak Hakim; Scott Culler; 'Michael McLaughlin'  
**Subject:** FW: CABQ Facilitated Meeting: Project #1008952  
**Attachments:** Primrose School Pre-facilitation Meeting Letter 02142018.docx

Maggie, Russell, Raquel, Chris –

The CU appellant, Bob Borgeson, has sent a letter in advance of the facilitated meeting tonight indicating he and his parent's support for this application. He addresses two technical site planning issues, the existing access easement that was approved by the DRB several years ago and the location of the trash enclosure.

The existing access easement is an issue that should be addressed by City transportation staff and determine whether the easement should be modified per Mr. Borgeson's reading of the DPM. Note that the property owner who created this easement to accommodate Morningstar and this remnant property no longer owns the Morningstar assisted living facility, though they do still own this .9 acre property.

Regarding the trash enclosure location, I believe this is the best location as it will not require the garbage trucks to circulate in front of the day care building and potentially endanger the safety of the children. Again, City staff can make the call whether it would be better to move the enclosure and I will be prepared to argue at EPC why we shouldn't be required to move it.

Let me know what you think and if we need to discuss today.

### **Jacqueline Fishman, AICP**

Principal  
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302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495

**From:** Jessie Lawrence [<mailto:jessie@lawrencemeetingresources.com>]  
**Sent:** Thursday, February 15, 2018 7:29 AM  
**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; Malak Hakim <[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)>  
**Subject:** CABQ Facilitated Meeting: Project #1008952

Jackie and Malak,

A neighbor sent me a letter (attached) with specific thoughts and suggestions regarding the project to be discussed at tonight's facilitated meeting. He did clarify that he wanted me to share this with you so you could consider the ideas in advance of the meeting.

I'll look forward to seeing you tonight.

February 14, 2018

Jessie Lawrence  
CABQ Contract Meeting Facilitator  
PO Box 31854,  
Santa Fe, NM 87594

Re: Site Plan for Building Permit Application dated January 26, 2018 submitted by Primrose Schools  
(Project# 1008952) scheduled for EPC hearing on March 8, 2018

Dear Ms. Lawrence:

This letter is submitted in advance of the facilitated meeting to be held February 15, 2018 with regard to the above referenced application for Site Plan for Building Permit.

My parents and I reside at 8129 Countrywood Rd NE at the corner of Countrywood Dr. and Palomas directly south and across Palomas from the application building site.

My parents and I wish to express our support for this application and believe that the proposed daycare center use by Primrose Schools will be a welcome addition to the neighborhood and provide a suitable buffer between the commercial uses north and west of the lot and the residential areas and facilities to the south and east of the lot.

I have reviewed the application for Site Plan for Building Permit and believe several relatively minor revisions to the site plan (see attached) can make significant improvements to the traffic flow and safety at the entry (ingress/egress) to the site.

As noted in the application, the site shares the entry with the Morningstar facility to the east of the site. The entry width is 24'. Per the DPM 23-6(8)(b)(1) Drive Pad Widths/Local Street: "25' minimum for two-way access – 25' to 35' permitted." . The entry is used on a regular daily basis for deliveries to the Morningstar facility by 30' box trucks and 40-50' semi-trucks. It is also used by waste disposal trucks several times per week. (see attached photos). Per the DPM 23-6(8)(b)(3) drive pad widths should be "40' to 50' where substantial large vehicle usage will occur." Because of the large vehicle use of this entry, along with the estimated additional daily 724 two-way vehicle traffic generated by the daycare facility, I would recommend widening the entry to a minimum of 30' for ease and safety of site access. The widening could occur on the west side of the entry by narrowing the 2 bus parking spaces (site plan items 16) from 12' widths to 9' widths without compromising the parking needs of the buses.

Also related to the safety at the site entry, I am concerned that the location of the dumpster enclosure (site plan item 12) will impede traffic both entering and exiting the site when emptying the dumpsters by waste disposal trucks. The DPM 23-6(18) Common Drives states: "Drives that straddle property lines, or are entirely on one property but are to be used by another must be covered by an access easement(s). *Sufficient area behind the drive for the proper operation of the drive must also be covered.*" [emphasis added] A 30' waste disposal truck servicing the Primrose dumpster enclosure will block both entry and exit lanes to/from the Morningside facility and entry lanes to the daycare facility

and may cause traffic backups on Palomas when the dumpsters are being emptied. Relocation of the dumpster away from the entry will eliminate this safety hazard.

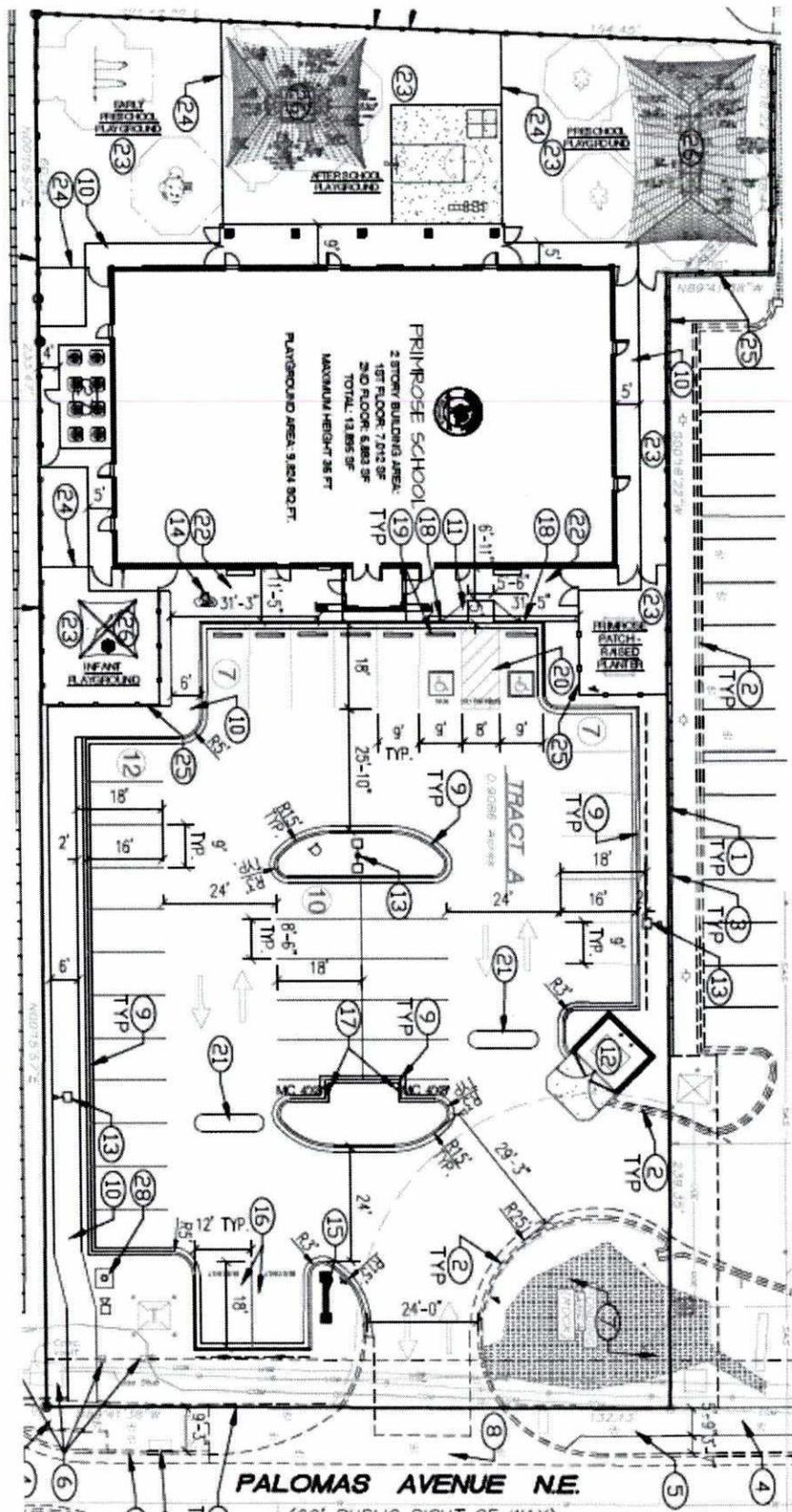
Thank you for presenting Primrose School with these suggestions for their consideration. I look forward to a productive discussion of these possible changes to the site plan.

Again, my parents and I support the planned use of this site for a daycare facility as proposed in the application.

Please contact me if you have any questions or need any clarification.

Sincerely,

Bob Borgeson  
8129 Countrywood Rd NE  
Albuquerque, NM 87109



PALOMAS AVENUE N.E.



All photos taken on or about September 23, 2016 between 7:15 and 8:15am.

## Gould, Maggie S.

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**From:** Michel, Racquel M.  
**Sent:** Thursday, February 15, 2018 4:52 PM  
**To:** 'Jackie Fishman'; Gould, Maggie S.; Brito, Russell D.; Tebo, Christopher J.  
**Cc:** lwells@wellslawabq.com; John (Jack) S. Campbell; Mark D. Pavey, AIA; 'Fred Arfman (freda@iacivil.com)'; Malak Hakim; Scott Culler; 'Michael McLaughlin'  
**Subject:** RE: CABQ Facilitated Meeting: Project #1008952

Jackie,  
The proposed site plan and access point follows the requirements of the DPM and the previously approved site development plans  
At this point, transportation is not requesting a change to the site layout or access easement.  
Thanks,

**Racquel M. Michel, P.E.**  
Traffic Engineer  
City of Albuquerque  
Development Review Services – Transportation  
505-924-3991  
[rmichel@cabq.gov](mailto:rmichel@cabq.gov)

---

**From:** Jackie Fishman [<mailto:fishman@consensusplanning.com>]  
**Sent:** Thursday, February 15, 2018 8:59 AM  
**To:** Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>; Brito, Russell D. <[RBrito@cabq.gov](mailto:RBrito@cabq.gov)>; Michel, Racquel M. <[rmichel@cabq.gov](mailto:rmichel@cabq.gov)>; Tebo, Christopher J. <[ctebo@cabq.gov](mailto:ctebo@cabq.gov)>  
**Cc:** [lwells@wellslawabq.com](mailto:lwells@wellslawabq.com); John (Jack) S. Campbell <[jcampbell@montand.com](mailto:jcampbell@montand.com)>; Mark D. Pavey, AIA <[child.design@mindspring.com](mailto:child.design@mindspring.com)>; 'Fred Arfman (freda@iacivil.com)' <[freda@iacivil.com](mailto:freda@iacivil.com)>; Malak Hakim <[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)>; Scott Culler <[Culler@consensusplanning.com](mailto:Culler@consensusplanning.com)>; 'Michael McLaughlin' <[MichaelM@PrimroseWoodcreekReserve.com](mailto:MichaelM@PrimroseWoodcreekReserve.com)>  
**Subject:** FW: CABQ Facilitated Meeting: Project #1008952

Maggie, Russell, Raquel, Chris –

The CU appellant, Bob Borgeson, has sent a letter in advance of the facilitated meeting tonight indicating he and his parent's support for this application. He addresses two technical site planning issues, the existing access easement that was approved by the DRB several years ago and the location of the trash enclosure.

The existing access easement is an issue that should be addressed by City transportation staff and determine whether the easement should be modified per Mr. Borgeson's reading of the DPM. Note that the property owner who created this easement to accommodate Morningstar and this remnant property no longer owns the Morningstar assisted living facility, though they do still own this .9 acre property.

Regarding the trash enclosure location, I believe this is the best location as it will not require the garbage trucks to circulate in front of the day care building and potentially endanger the safety of the children. Again, City staff can make the call whether it would be better to move the enclosure and I will be prepared to argue at EPC why we shouldn't be required to move it.

Let me know what you think and if we need to discuss today.

## Gould, Maggie S.

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**From:** Anaya, Michael A.  
**Sent:** Thursday, February 15, 2018 10:56 AM  
**To:** Gould, Maggie S.  
**Subject:** RE: CABQ Facilitated Meeting: Project #1008952

Hello Maggie,

The current location for the dumpster enclosure at Prinrose School, will be fine. However we need confirmation that there is an access easement/agreement from the property to the East. Without that agreement the Trash truck will have to circle around the Primrose School property, for this to happen tree canopies will have to be reduced. I also cannot guarantee that the Solid Waste vehicle will not use the Primerose property as the turnaround. Please let me know if you have any questions.

Michael

---

**From:** Gould, Maggie S.  
**Sent:** Thursday, February 15, 2018 9:32 AM  
**To:** Anaya, Michael A. <[Maanya@cabq.gov](mailto:Maanya@cabq.gov)>  
**Subject:** FW: CABQ Facilitated Meeting: Project #1008952

Hello Mike,

This the EPC project we talked about last week.

Can you confirm that the dumpster location is OK and clarify what you need for access from the subject site to the site to the east in order to avoid going through the parking area of the subject site?

Please let me know if you have questions.

Thanks,

*Maggie Gould, MCRP*  
Planner  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, NM 87102  
505-924-3910  
[mgould@cabq.gov](mailto:mgould@cabq.gov)

---

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**To:** Gould, Maggie S.; Brito, Russell D.; Michel, Racquel M.; Tebo, Christopher J.  
**Cc:** [lwells@wellslawabq.com](mailto:lwells@wellslawabq.com); John (Jack) S. Campbell; Mark D. Pavey, AIA; 'Fred Arfman ([freda@iacivil.com](mailto:freda@iacivil.com))'; Malak Hakim; Scott Culler; 'Michael McLaughlin'  
**Subject:** FW: CABQ Facilitated Meeting: Project #1008952

Maggie, Russell, Raquel, Chris –

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ADDITIONAL STAFF INFORMATION



## Memorandum

**To:** Maggie Gould  
**From:** Jacqueline Fishman, AICP   
**Date:** February 7, 2018  
**Re:** Project #1008952; 18EPC-40003 – Primrose Schools Site Development Plan for Building Permit Application

The purpose of this memo is to provide the Environmental Planning Commission (EPC) an overview of the entitlement process on the .9-acre property located on Palomas Avenue NE, between Barstow Street and Wyoming Boulevard. The current request is for approval of a Site Development Plan for Building Permit for a daycare on behalf of Primrose Schools. The daycare is a permissive use under the existing SU-2 O-1 zone. The application is scheduled to be heard by the EPC at the March 8, 2018 hearing.

In 2016, a previous application for a zone map amendment to C-1 and a Site Plan for Building Permit was made for this property on behalf of US Eagle Federal Credit Union (Project #1008952; 16EPC-40034; 16EPC-40035). The EPC approved both requests; however, it was subsequently appealed by Harry Borgeson, Laura Lea Borgeson, Borgeson Family Trust, and Robert E. Borgeson, neighbors who live in the Countrywood subdivision to the south of the subject property. The appeal was heard by the City's Land Use Hearing Officer, who recommended that the City Council deny the appeal. The City Council heard the appeal in full, denied it, and approved a zone map amendment to SU-1 for O-1 including a bank branch with drive up service window. Tim Flynn-O'Brien, on behalf of the Borgesons, appealed the City Council's decision to District Court, and the District Court reversed the decision of the City Council. Shortly before the decision of the District Court was announced US Eagle Federal Credit Union decided not to purchase the property and the property owner, MVG-MS (Albuquerque) LLC, was thereafter substituted in the place of US Eagle Federal Credit Union. The Owner directed legal counsel (Mr. Lawrence Wells and Mr. John Campbell) to file a Petition for Writ of Certiorari to the Court of Appeals for the review the District Court's decision, and the Court of Appeals granted the Petition on November 22, 2017. MVG-MS (Albuquerque) LLC's Brief in Chief was filed on January 8, 2018. The scheduled deadline for the Borgesons' brief was February 22, 2018, but the parties agreed to a stipulated order extending the deadline, and on February 6, 2018, the Court of Appeals entered an Order extending the Borgesons' briefing deadline to April 16, 2018. It is anticipated that the Court of Appeals process will take up to 18 months. MVG-MS (Albuquerque) LLC wishes to continue to pursue the zone change granted by the EPC and the City Council if the property is not sold for another permitted use, and thus intends to pursue the appeal unless and until the property is sold.

A question was raised by City Attorney, Christopher Tebo, with Mr. Campbell whether the EPC can consider the current application for the Site Plan for Building Permit concurrently with the pending

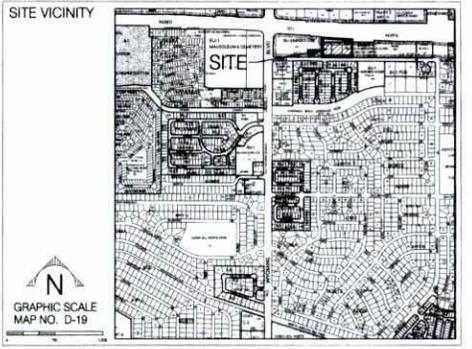
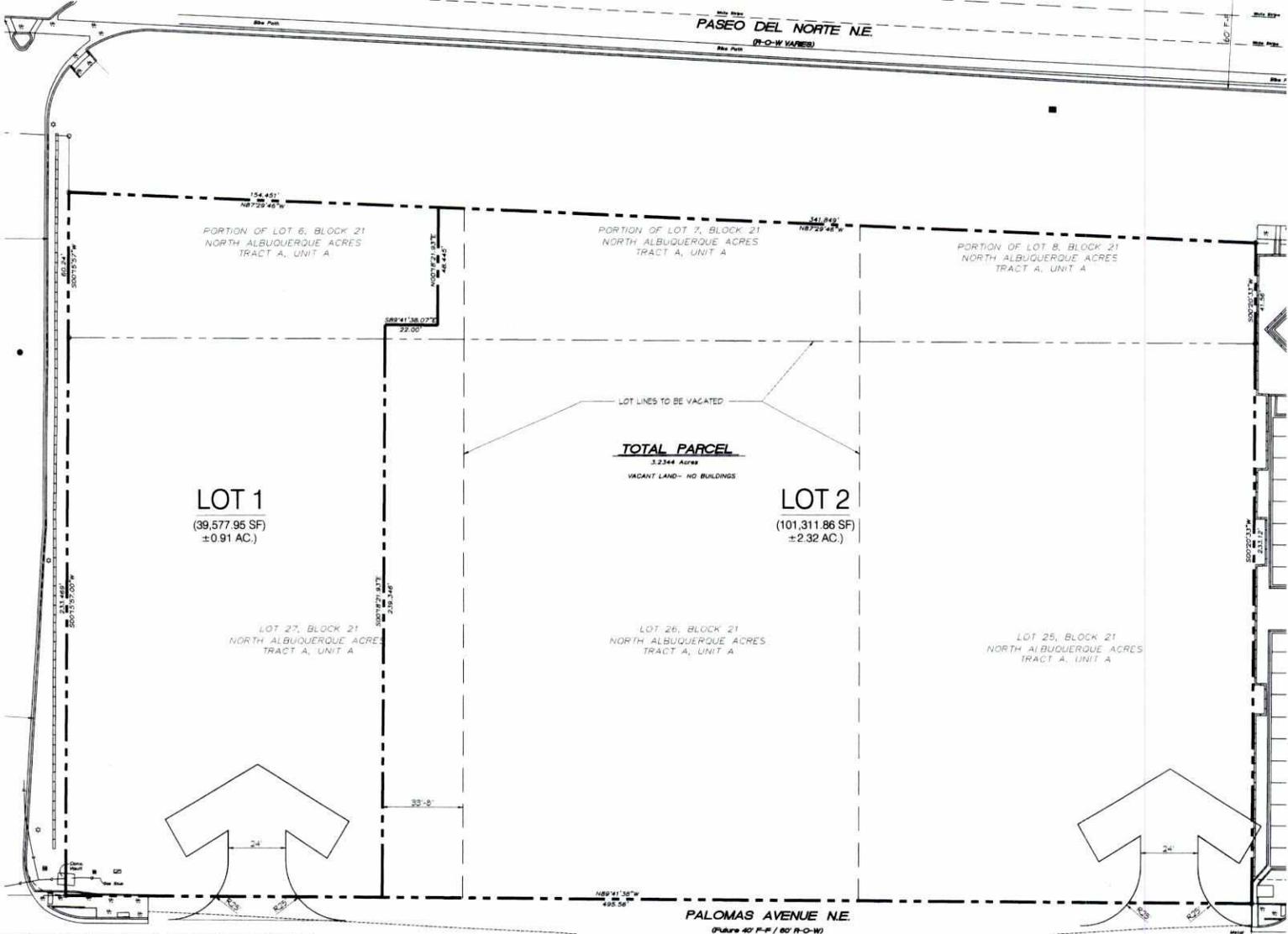
Court of Appeals review. Mr. Campbell advised Mr. Tebo that if the current application for Site Plan for Building Permit is approved and the property sale is completed by Primrose Schools (purchaser of the property) that MVG-MS (Albuquerque) LLC will withdraw the appeal in the Court of Appeals. However, in the alternative event that the property is not purchased by Primrose Schools, the pending appeal at the Court of Appeals will continue forward. With this clarification, it appears that Mr. Tebo is comfortable with allowing the current application to continue as scheduled and Mr. Flynn-O'Brien has advised Mr. Campbell the Borgesons will not object to this application proceeding.

I am prepared to discuss this agreement and answer any relevant questions during the EPC hearing scheduled on March 8, 2018. Please do not hesitate to ask for clarification prior to the hearing.

Cc: Environmental Planning Commission  
John Campbell, Esq.  
Lawrence Wells, Esq.  
Timothy Flynn O'Brien, Esq.  
Christopher Tebo, Esq.  
John Reinsma, MVG  
Michael McLaughlin, Primrose Schools

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SITE PLAN REDUCTIONS



PROJECT NUMBER: 1008952  
 Application Number: 14081-70160

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 10, 2014 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure Lien required? ( ) Yes ( ) No If yes, then a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	05-21-14
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	05-11-14
ABC/WIA	Date
<i>[Signature]</i>	5-21-14
Parks and Recreation Department	Date
<i>[Signature]</i>	8-20-14
City Engineer	Date
<i>[Signature]</i>	8-20-14
Solid Waste Management	Date
<i>[Signature]</i>	8-20-14
DRB Chairperson, Planning Department	Date

# MORNINGSTAR of ALBUQUERQUE

## SITE PLAN FOR SUBDIVISION

**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

**THE SITE:**  
 The site is legally described as Lots 25, 26 and 27; and the southern portion of Lots 6, 7, and 8 Block 21, Tract A, Unit A North Albuquerque Acres. The Site consists of approximately 3.2 acres. The property is bounded on the north by Paseo del Norte and to the south by Palomas Avenue.

**ZONING AND PROPOSED USE:**  
 The Site is zoned SU2 (O-1) as regulated by the La Cueva Sector Development Plan. The proposed use is an Assisted Living and Memory Care Facility.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**  
 Vehicular Access and Circulation - Paseo del Norte is a limited access arterial, so there is no vehicular access permitted. The primary access to the project is from Palomas Avenue and there is one access proposed to Lot 1 and there are two access points proposed to Lot 2. The existing raised traffic diverter to the west on Palomas is proposed to be removed.

**Transit** - The property is currently served by two existing bus routes on Wyoming, 31 and 98.

**Bicycle Facilities** - There are several bike trails that are proximate to the site, on the north side of Paseo del Norte and along the North Domingo Baca Arroyo to the south of the property. There are also bike lanes on Wyoming and Barstow.

**Pedestrian Facilities** - The primary pedestrian access to the site will be from Palomas Avenue.

**BUILDING HEIGHTS AND SETBACKS**  
 Buildings shall not exceed two stories and shall not exceed 30 feet in height. Setbacks shall be as provided in the O-1 zone as provided in the Comprehensive City Zoning Code.

**MAXIMUM FAR/DENSITY:**  
 Buildings shall not exceed a maximum FAR of .65.

**LANDSCAPE PLAN:**  
 Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Requirements in the La Cueva Sector Development Plan.

**CROSS ACCESS EASEMENT:**  
 27' Private Access and Drainage Easement for the benefit of Tract B to be maintained equally by both owners of Tracts A and B.

**DRAINAGE EASEMENT:**  
 Common Private Drainage Easement for the benefit of Tracts A and B to be maintained equally by both owners of Tracts A and B.

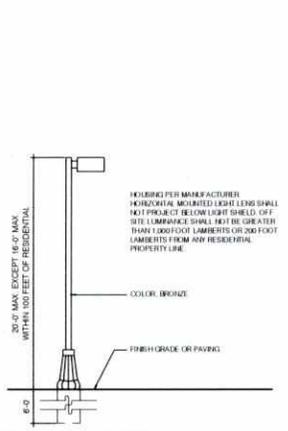
Prepared For:  
 MVG | Development  
 1509 York Street, 3rd Floor  
 Denver, CO 80206

Prepared By:  
 Consensus Planning, Inc.  
 302 Eighth St. NW  
 Albuquerque, NM 87102

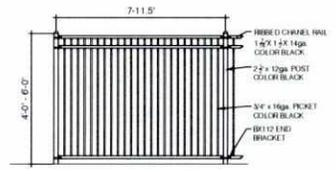


APRIL 29, 2014

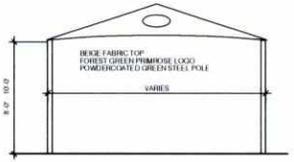




PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



ORNAMENTAL FENCE Not to Scale



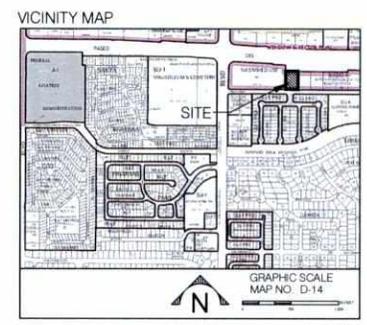
SHADE STRUCTURE DETAIL Not to Scale

KEY NOTES:

1. PROPERTY BOUNDARY
2. EXISTING CURB AND GUTTER TO REMAIN
3. EXISTING CMU BLOCK WALL TO REMAIN
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING ACCESSIBLE RAMP TO REMAIN
6. EXISTING ABOVE GROUND UTILITY ENCLOSURES TO REMAIN
7. EXISTING PONDING AREA TO REMAIN
8. EXISTING DRIVE PAD TO REMAIN
9. CONCRETE CURB AND GUTTER
10. CONCRETE SIDEWALK
11. ACCESSIBLE CONCRETE RAMP
12. REFUSE ENCLOSURE
13. SITE LIGHTING
14. BICYCLE RACK
15. MONUMENT SIGN
16. MINI BUS PARKING SPACE WITH 'BUS ONLY' SIGN
17. 'MOTORCYCLE PARKING ONLY' SIGN
18. ADA HANDICAP PARKING ONLY SIGN. MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.C NMSA 1978 VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING. ADDITIONAL 'VAN ACCESSIBLE' SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE
19. CONCRETE PARKING BUMPER
20. ADA ACCESSIBLE RAMP 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 VEHICLES REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
21. SPEED HUMP
22. OUTDOOR PLAZA - 716 SF. CONTAINS TWO 6-FOOT BENCHES
23. ARTIFICIAL TURF PLAYGROUND SURFACE
24. 4 BLACK ORNAMENTAL FENCE
25. 6 BLACK ORNAMENTAL FENCE
26. SHADE STRUCTURE
27. CONDENSING UNITS LOCATED BEHIND 4 SOLID VINYL FENCE
28. FLAGPOLE

GENERAL NOTES:

1. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBMISSION DESIGN STANDARDS
2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
3. THE MECHANICAL SYSTEMS (HEATING AND COOLING AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY
4. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
5. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL 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
6. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. TRIGHT-ACT SIGNAGE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL, (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
9. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY AND BUS SHELTER LOCATED WITHIN THE SITE SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), BUS SHELTER (2535-02), CURB AND GUTTER (2415A)
10. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.



SITE DATA:

LEGAL DESCRIPTION: TRACT A, MORNING STAR AT PALOMAS  
 SITE AREA: 0.90 ACRES  
 EXISTING ZONING: SU-2(O)-1  
 PROPOSED ZONING: SU-2-FOR C-1 PERMISSIVE AND CONDITIONAL USES  
 LAND USE: 2-STORY DAYCARE FACILITIES  
 BUILDING AREA: 7,012 S.F.  
 MAXIMUM TOTAL BUILDING HEIGHT: 36 FEET  
 PARKING: MAXIMUM ALLOWED PARKING PER LA CLEVA SOP: 2 SPACES PLUS 1 ADDITIONAL SPACE FOR EACH 500 SQUARE FEET OF NET LEASABLE AREA PLUS 1% = 33  
 TOTAL PROVIDED PARKING: 36  
 HANDICAPPED REQUIRED PROVIDED: 2/2  
 MOTORCYCLE REQUIRED PROVIDED: 2/2  
 BICYCLE REQUIRED PROVIDED: 2/2  
 TRANSIT: BUS ROUTE 31 (WYOMING). THE BUS STOPS ARE LOCATED DOWN PALOMAS AVE AT WYOMING BLVD AND APPROXIMATELY 700' TO THE WEST FROM THE SITE.

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABC/WUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

**PRIMROSE SCHOOL OF SANDIA HEIGHTS**  
 SITE PLAN FOR BUILDING PERMIT

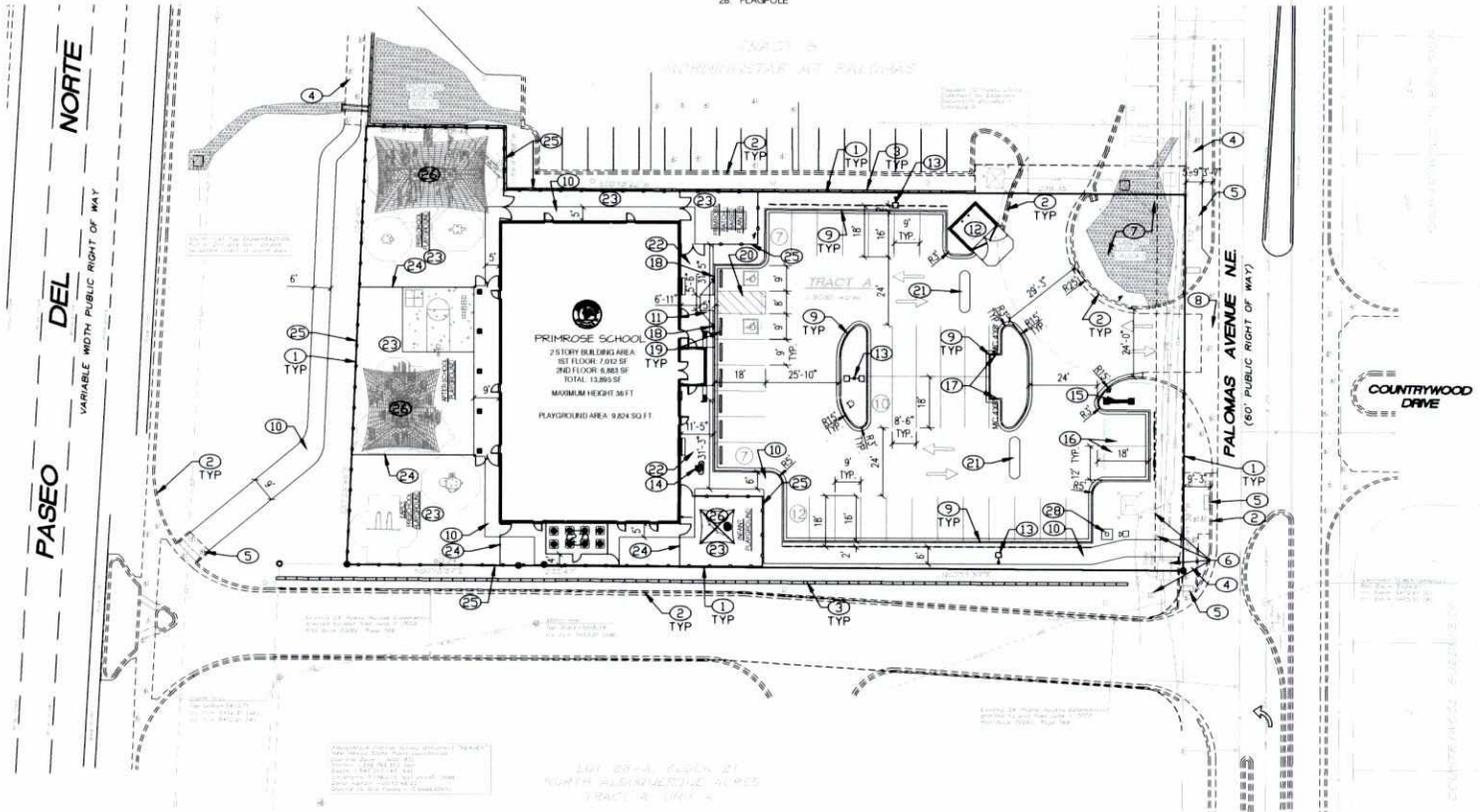
Prepared for:  
 Primrose School Franchising Company  
 3660 Cedarcrest Road  
 Acworth, Georgia 30101

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

Children's Design Group  
 Mark D. Pavey, A.I.A. - Architect  
 PO BOX 1365  
 Gulf Shores, AL 36547

Scale: 1" = 20'

Isaacson & Artman, P.A.  
 128 Monroe St. NE  
 Albuquerque, NM 87108  
 Sheet 1 of 5



PLANT LEGEND

QTY	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE	QTY	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>											
4	(Symbol)	ACER FREEMANI /AUTUMN BLAZE AUTUMN BLAZE MAPLE	2' B&B	16 HT. X 6' SPR 45 HT. X 40 SPR	MEDIUM						
3	(Symbol)	VITEX AGNUS-CASTUS CHASE TREE	24' BOX	8 HT. X 6' SPR 25 HT. X 25' SPR	LOW						
3	(Symbol)	PINUS ELDARICA AFGHAN PINE	B&B	8 MM HT 30 HT. X 20 SPR	MEDIUM						
2	(Symbol)	QUEDITSA TRIACANTHOS SKYLINE SKYLINE HONEYLOCUST	2' B&B	10 HT. X 6' SPR 40 HT. X 35 SPR	MEDIUM						
<b>LARGE SHRUBS</b>											
	(Symbol)	BLODDEIA DAVIDII BLACK KNIGHT BLACK KNIGHT BUTTERFLY BUSH	5-GAL	5' O.C. 6 HT. X 5 SPR	MEDIUM						
	(Symbol)	FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' O.C. 6 HT. X 6 SPR	LOW						
	(Symbol)	PINUS MUGO MUGHUS MUGO PINE	5-GAL	5' O.C. 8 HT. X 8 SPR	MEDIUM						
<b>MEDIUM SHRUBS</b>											
	(Symbol)	ARTEMESIA FILIFOLIA SAND SAGE	5-GAL	4' O.C. 4 HT. X 4 SPR	LOW						
	(Symbol)	CYTISUS SCOP. LENA'S BROOM LENA'S BROOM	5-GAL	4' O.C. 4 HT. X 4 SPR	LOW						
	(Symbol)	LAVENDULA ANGSTIFOLIA ENGLISH LAVENDER	5-GAL	4' O.C. 3 HT. X 3 SPR	MEDIUM						
	(Symbol)	RAPIHOLEPS INDICA INDIA HAWTHORN	5-GAL	5' O.C. 3 HT. X 4 SPR	MEDIUM						
<b>GROUNDCOVERS</b>											
	(Symbol)	LONICERA JAPONICA HALLIANA HALL'S HONEYBUCKLE	5-GAL	10' O.C. 2 HT. X 10 SPR	MEDIUM						
	(Symbol)	ROSMARINUS OFFIC. CREEPING CREEPING ROSEMARY	5-GAL	5' O.C. 18 HT. X 4 SPR	LOW						
<b>ACCENTS</b>											
	(Symbol)	MISCANTHUS SIN. GRACILLIMUS MAIDEN HAIR GRASS	5-GAL	4' O.C. 8 HT. X 4 SPR	MEDIUM						
	(Symbol)	PANICUM VIRGATUM SHENANDOAH SHENANDOAH SWITCH GRASS	5-GAL	4' O.C. 4 HT. X 4 SPR	MEDIUM						
	(Symbol)	YUCCA PENDULA SOFT LEAF YUCCA	5-GAL	2' O.C. 3 HT. X 5 SPR	LOW						
<b>BOULDERS AND GRAVEL MULCH</b>											
	(Symbol)	2'-4' BUILDLOGY BROWN COBBLE MULCH (6" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)	1,770 SF								
	(Symbol)	1/2 SANTA FE BROWN GRAVEL MULCH (3" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)	1,043 SF								

GENERAL LANDSCAPE NOTES

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 7/8" BROWN ROCK MULCH AND 2'-4" BROWN COBBLE MULCH.

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH 60-9 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1" OF WATER PER CYCLE (PEAK SEASON).

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

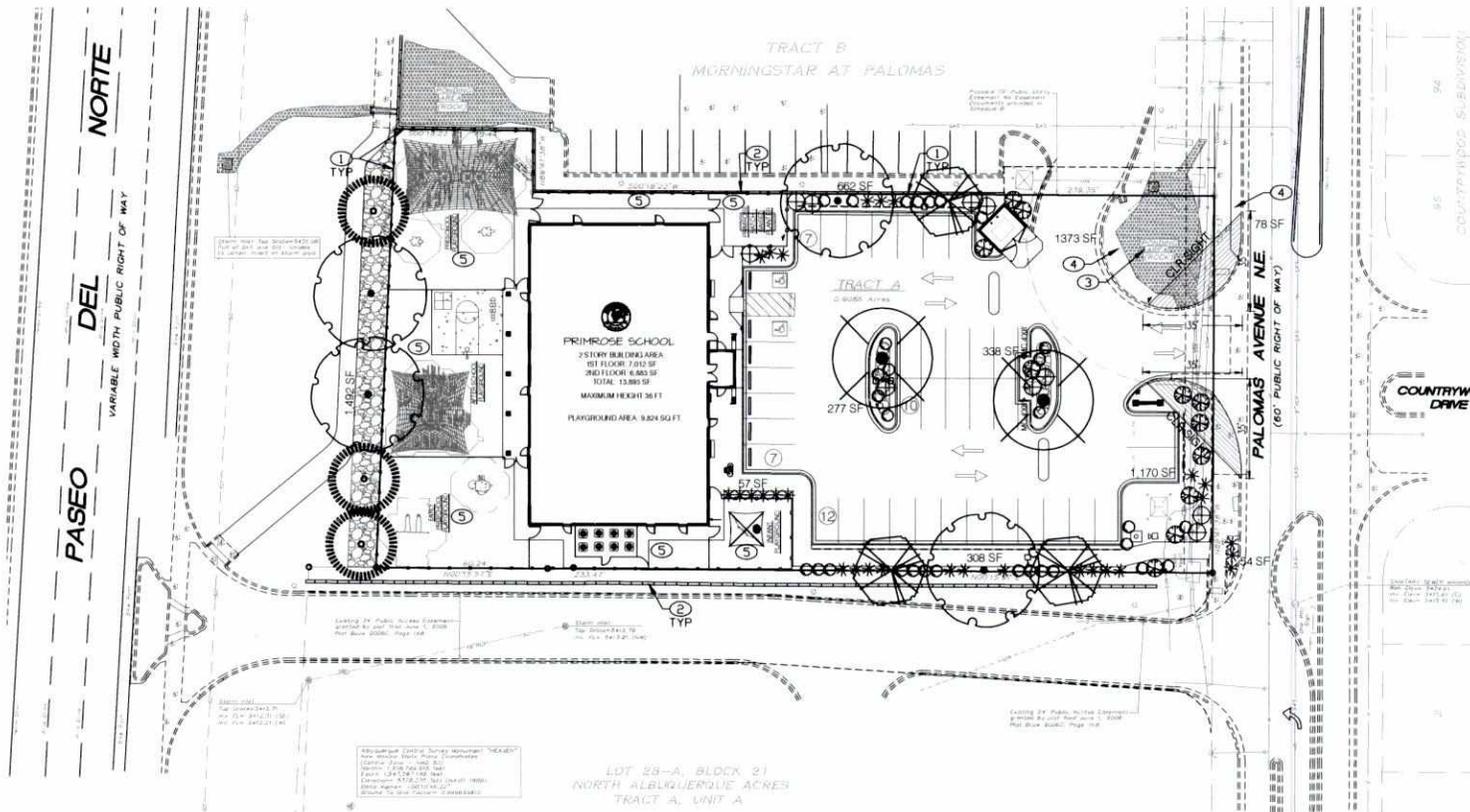
**PRM COORDINATION**  
COORDINATION WITH PRM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING**  
SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

KEY NOTES

- PROPERTY BOUNDARY
- EXISTING CMU BLOCK WALL TO REMAIN
- EXISTING PONDING AREA TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- ARTIFICIAL TURF PLAYGROUND SURFACE NOT COUNTED TOWARDS REQUIRED 15% LANDSCAPE AREA



LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA	39,204 SF (0.00 AC)
BUILDING AREA (BUILDING ENVELOPE)	7,012 SF
NET AREA	32,192 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA)	4,828 SF
PROVIDED LANDSCAPE AREA	5,809 SF (19%)

LANDSCAPE LIVE VEGETATIVE COVERAGE	
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PRIMROSE SCHOOL PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE (OF THE 15%) IN THE LANDSCAPE AREA.	

LANDSCAPE TURF	
ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO TURF IS USED.	

PARKING LOT TREES	
THE PRIMROSE SCHOOL PROJECT IS PROVIDING 36 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.	
PARKING LOT TREES REQUIRED:	4
PARKING LOT TREES PROVIDED:	4

STREET TREES	
PASEO DEL NORTE AVENUE FRONTAGE IS 154'. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.	
STREET TREES REQUIRED:	5
STREET TREES PROVIDED:	5

PALOMAS AVENUE IS A LOCAL STREET AND DOES NOT REQUIRE STREET TREES

**PRIMROSE SCHOOL OF SANDIA HEIGHTS**  
LANDSCAPE PLAN

Prepared for:  
 Primrose School Franchising Company  
 3660 Cedarcrest Road  
 Acworth, Georgia 30101

Prepared by:  
 Children's Design Group  
 Mark D. Pavey, A.I.A. - Architect  
 PO BOX 1365  
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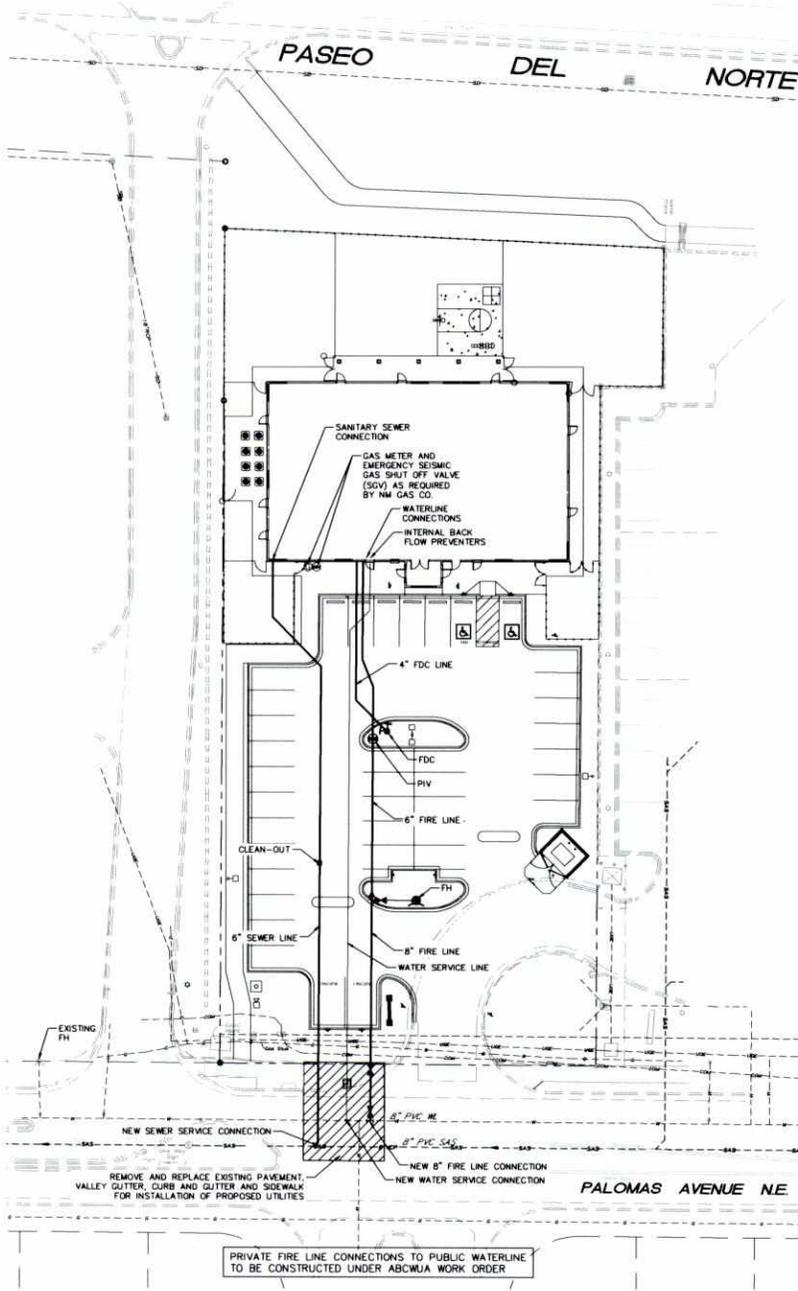
Isaacson & Artman, P.A.  
 128 Monroe St, NE  
 Albuquerque, NM 87108

Scale: 1" = 20'

January 25, 2018

Sheet 2 of 5





**GENERAL NOTES**

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR DISCONTINUED. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LR). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LR) LENGTH SHOWN ON KEYED NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

**UTILITY GENERAL NOTES**

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING ANNA C900 DR-18 REQUIREMENTS.
- L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1863, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS.
- T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

**PRIMROSE SCHOOL OF SANDIA HEIGHTS**  
CONCEPTUAL UTILITY PLAN

Prepared for:  
 Primrose School Franchising Company  
 3660 Cedarcrest Road  
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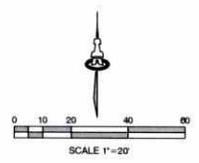
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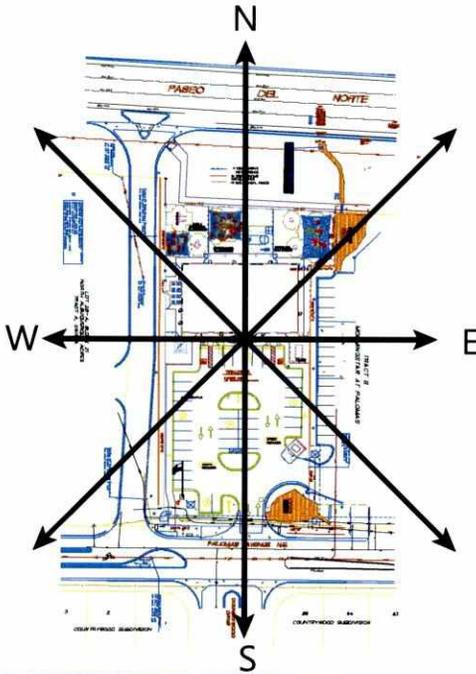
Sheet 4 of 5



PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE TO BE CONSTRUCTED UNDER ABCWAJ WORK ORDER



PRIMROSE SCHOOL OF SANDIA HEIGHTS - N.M.



PRIMROSE SCHOOL OF  
SANDIA HEIGHTS - N.M.



VIEW ANALYSIS  
SOUTH PROPERTY LINE LOOKING NORTH

PRIMROSE SCHOOL OF  
SANDIA HEIGHTS - N.M.



VIEW ANALYSIS  
SOUTH EAST TO NORTH WEST

PRIMROSE SCHOOL OF  
SANDIA HEIGHTS - N.M.



VIEW ANALYSIS  
SOUTH WEST TO NORTH EAST

PRIMROSE SCHOOL OF  
SANDIA HEIGHTS - N.M.



VIEW ANALYSIS  
NORTH EAST TO SOUTH WEST

PRIMROSE SCHOOL OF  
SANDIA HEIGHTS - N.M.



VIEW ANALYSIS  
NORTH WEST TO SOUTH EAST