



**Environmental  
Planning  
Commission**

**Agenda Number: 06  
Project Number: 1010273  
Case #: 14EPC-40071  
December 11, 2014**

**Staff Report**

<b>Agent</b>	DAC Enterprises, Inc.
<b>Applicant</b>	Shakeel Rizvi, dba Nazish LLC
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lot 13, Tract 2, Block 3, Unit 3, North Albuquerque Acres
<b>Location</b>	On Oakland Ave. NE, south of Eagle Rock Ave. NE and north of Alameda Blvd. NE, west of Wyoming Blvd. (7500 Oakland Ave. NE)
<b>Size</b>	Approximately 1 acre
<b>Zoning</b>	SU-2 O-1

**Staff Recommendation**

**APPROVAL of 14EPC-40071 based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 13.**

**Staff Planner  
Catalina Lehner-AICP, Senior Planner**

**Summary of Analysis**

This proposal is for a site development plan for building permit for an approx. 1 acre site on Oakland Ave. NE, south of Eagle Rock Ave. NE and north of Alameda Blvd. NE. The applicant proposes to develop an assisted living facility.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The La Cueva Sector Development Plan (LCSDP) also applies. Overall, the request furthers applicable Goals and policies.

The LCSDP contains design regulations for all SU-2 zoned properties. The request complies with most applicable design regulations; instances of non-compliance can be remedied through conditions of approval.

A facilitated meeting was held on November 18, 2014. There is general neighborhood support and no known opposition, though Staff has not received anything in writing. Staff recommends approval subject to conditions.

City Departments and other interested agencies reviewed this application from 11/3/2011 to 11/14/2011.  
Agency comments used in the preparation of this report begin on Page 17.

**I. AREA CHARACTERISTICS**

*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	Developing Urban Area La Cueva Sector Development Plan	Baseball diamond
<b>North</b>	R-D, 7 DU/ac	Developing Urban Area La Cueva Sector Development Plan	Vacant, single-family homes
<b>South</b>	SU-2/O-1	Developing Urban Area La Cueva Sector Development Plan	Small office building, vacant
<b>East</b>	SU-2/O-1	Developing Urban Area La Cueva Sector Development Plan	Church parking lot and church, vacant
<b>West</b>	SU-2/O-1	Developing Urban Area La Cueva Sector Development Plan	The rest of the baseball diamond

**II. INTRODUCTION**

**Request**

This request is for a site development plan for building permit (SPBP) for Lot 13, Block 3, North Albuquerque Acres, Unit 3, Tract 2, an approximately 1 acre site located on Oakland Avenue NE, south of Eagle Rock Avenue NE and north of Alameda Boulevard NE, west of Wyoming Boulevard (the “subject site”). The subject site is zoned SU-2/O-1 pursuant to the La Cueva Sector Development Plan (LCSDP).

The subject site is developed with a baseball diamond; most of it is on the subject site, but part of it is on the lot adjacent west. The applicant proposes to construct a small assisted living facility, which would be an approximately 14,800 sf, single-story building with courtyard areas on the building’s western and southern sides.

**Environmental Planning Commission (EPC) Role**

This request is before the EPC because EPC review is required for all SU-2 zoned properties in the La Cueva Sector Development Plan (LCSDP) area (LCSDP, p. 22).

**Context**

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The subject site is not located in a designated activity center. Rather, it is part of 10 similarly-sized lots that comprise the NW corner of the Wyoming Blvd./Alameda Blvd. intersection.

To the north, across Oakland Ave., are single-family homes. The two lots directly north are the only ones that remain vacant. To the south is a small office building (a dental practice). East of the

subject site is a church and a large parking area, some of which is vacant. is the rest of a baseball diamond. The main part of the baseball diamond is on the subject site, but part of it is adjacent west of the subject site. There is also a storage shed and some batting cages on the lot adjacent west.

### ***History***

The subject site was part of the 630 acres annexed into the City in 1995 by the NM State Boundary Commission. The annexed land covered the area from Florence Ave. to Palomas Ave. (north to south), and from Ventura St. to Louisiana Blvd. (east to west). The City established R-D zoning for much of the area (C/S O-1, Enactment 25-1996, in Appendix A of the LCSDP).

The La Cueva Sector Development Plan (LCSDP) was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. One of the reasons behind this planning effort was to provide a mix of uses more suitable for a developing urban area; rezoning was one way to accomplish this. Enactment 65-2000 adopted Exhibit 12, a zoning map of the LCSDP area (see attachment). With this action, the subject site's zoning was changed to SU-2/O-1.

There are no case numbers that relate directly to the subject site. It's unclear when the existing baseball diamond was developed, though it may have pre-dated adoption of the LCSDP. The same is likely regarding the existing church and its parking lot on the two lots adjacent east of the subject site. In 2008, the EPC approved a site development plan for building permit for the office building on the lot adjacent south of the subject site (Project #1007266).

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Alameda and Wyoming Blvds. are designated as Urban Collectors in this location. Oakland Ave. is a local street.

### ***Trails & Bikeways, Transit***

There are no existing bike routes, lanes, or trails abutting the subject site, though there are bike paths along Wyoming Blvd. and Alameda Blvd. The subject site is served by Transit, though not directly. Route #98, Wyoming commuter, runs along Alameda, approximately 900' from the northeast corner of the subject site. Service is limited to weekdays, twice in the am and twice in the pm. About a quarter mile walk from the subject site, it would be possible to catch the bus on Wyoming Blvd. (Route #31-Wyoming). Service is all day weekdays, with fewer trips on Saturdays and Sundays.

### ***Public Facilities/Community Services***

⇒ See attached Public Facilities Map for details.

## **III. ALBUQUERQUE COMPREHENSIVE ZONING CODE**

### ***Definitions (Zoning Code §14-16-1-5)***

***PARKING SPACE, AUTOMOBILE AND LIGHT TRUCK.*** A suitable space for vehicular storage, at least 8.5 feet in width and 18 feet in length, that may be reduced to 16 feet in length where cars can overhang wheel stops, with access and circulation satisfactory to the Traffic

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Engineer; however, if a premises contains more than 20 parking spaces, one-third of the spaces may be at least 8 feet in width and 15 feet in length.

**Zoning**

For sites zoned SU-2/O-1, the LCSDP references the O-1 zone (LCSDP, p. 29). Permissive and conditional uses are as provided in the Zoning Code, with two exceptions: Height- maximum building height is 36 feet, and Site Plan Requirements: the illustrations (p. 29) show buildings near the street and parking interior to the site, with connections between the sidewalk and the buildings.

The O-1 Office and Institution zone (Zoning Code §14-16-2-15) “zone provides sites suitable for office, service, institutional, and dwelling uses.” The request must comply with the requirements of the governing sector development plan (hence the SU-2 zoning) and the O-1 zone with the exceptions as noted.

**IV. ANALYSIS- APPLICABLE ORDINANCES, PLANS & POLICIES**

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

*B. Land Use- Developing & Established Urban Areas*

Policy II.B.5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

*The request would result in development of an assisted living facility in an area that is characterized primarily by single-family homes, though there is a church and a small office nearby. In general, the proposed development would contribute to a full range of land uses in the area. The request generally furthers Policy II.B.5a.*

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

*The location and intensity of the proposed development would generally respect existing conditions and scenic and other resources. The design is required to comply (and should comply to a greater degree, in some instances) with applicable design regulations, which are indicative of what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. Staff has not received any correspondence from neighbors as of this writing, though the facilitated meeting report indicates some concern about parking and drainage. The request partially furthers Policy II.B.5d.*

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

*The subject site is contiguous to existing urban facilities, infrastructure, and services. The proposed development would not compromise the integrity of existing neighborhoods, and is unlikely to adversely affect the residential uses to the west and across Oakland Ave. to the north. The request furthers Policy II.B.5e.*

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The proposed building is designed to be generally appropriate to the Plan area and complies with the La Cueva Sector Development Plan (LCSDP) design standards regarding architecture. Items such as façade recessions, height variation and details provide quality. The request furthers Policy II.B.5l.*

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*The proposed building would not exceed approx. 25 ft. and would generally contribute to maintaining unique vistas. The quality of the visual environment would be somewhat improved, since the baseball diamond would be replaced. The request furthers Policy II.B.5m.*

### *C. Environmental Protection & Heritage Conservation*

Community Identity & Urban Design Goal: to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

*The request mostly complies with applicable design regulations which create an identity for the LCSDP area, and therefore partially contributes to creating the natural and built characteristics that make this part of the City identifiable as a distinct community. The request generally furthers the Community Identity & Urban Design Goal.*

### **B) La Cueva Sector Development Plan (LCSDP)-Rank III**

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. Exhibit 12 shows specific boundaries (see attachment).

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

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request: Compliance with the Design Regulations is evaluated in Section V of this report.

OVERARCHING GUIDING PRINCIPLES (p. 4):

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

*The request generally furthers overarching Guiding Principle, Bullet 4. The proposed use, 30-bed assisted living facility would be generally compatible with existing development in the area, which consists of various uses including mostly single-family homes, a church and a small office.*

GUIDING LAND USE PRINCIPLES (p. 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.

Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

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 request generally furthers Guiding Land Use Principle 2 because it would add to the mix of services in the area and would help meet the needs of the area's growing population. Principle 9 is also furthered. The proposed development would be compatible with the area because it would mostly comply with the Design Regulations that create identity for the area.*

*The LCSDP identifies views as important to the community. The proposed building, at approx. 25 ft. high, would respect its surroundings and would not be likely to obstruct residents' views. The request furtheres Principle 8.*

## V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The applicant proposes to develop a 30-bed assisted living facility on Lot 13. The request is required to comply with the design regulations in the La Cueva Sector Development Plan (LCSDP), which apply to all SU-2 zoned properties in the Plan area.

### *Site Plan Layout / Configuration*

The proposed site development plan is for a 14,800 square foot (sf) building situated on the eastern side of the subject site and oriented north-south. The building's entrance faces west at its parking area. Vehicular access is from Oakland Ave. The refuse enclosure is proposed at the building's SW corner.

### *Vehicular Access, Circulation and Parking*

Vehicular access is from Oakland Ave. via a 30 foot entrance that turns into a 24 foot drive aisle. There is one way in and one way out. Parking spaces are proposed along the building's western elevation. A Traffic Impact Study (TIS) was not required.

Parking for a nursing home is calculated at one space for every two beds (Zoning Code §14-16-3-1, General Parking Regulations). For 30 beds, 15 spaces are required. 17 spaces, including the one required handicap parking space, are proposed. One motorcycle space is required and proposed in a location visible from the entrance, as required. The LCSDP states that the maximum allowed parking is the minimum plus 10% ( $15 + 1.5 \approx 17$ ). The request complies.

The proposed spaces are compact. Most are 16 feet long and a few are 17 feet long. 18 feet long is the standard measurement. If shorter, wheel stops need to be shown. The standard 8.5 feet is provided for the width (see Section III of this report).

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

An 8 foot wide pedestrian connection proposed from the building's main entrance to the sidewalk along Oakland Ave. Material needs to be specified pursuant to §14-16-3-1(H), Off-Street Parking Regulations, which requires "special paving, grade separation, or pavement marking of a permanent nature.". The 8 foot wide pedestrian sidewalk required along the western façade of the building is provided. Note that the clear area cannot be reduced to less than 6 feet (wheel stops are needed- see Parking). The subject site is served by Transit, though not directly. Route #98, Wyoming commuter, runs along Alameda.

***Walls/Fences***

A retaining wall, 6 feet high maximum, is proposed along the subject site's eastern side. A courtyard wall is proposed along most of the southern side.

***Lighting and Security***

Three light poles are proposed. Maximum height is 16 ft. One of the light poles is sited next to a tree that will grow large. The light pole needs to be moved as to not create a future conflict. Building-mounted lighting is proposed on all elevations.

***Landscaping***

*Scope:* Landscaping is proposed on all sides and in the three courtyard areas. A wide variety of shrubs is proposed, along with three types of ground covers, an ornamental grass, a desert accent and a vine. Turf is proposed in one of the courtyards in the front. Street trees are required pursuant to the Street Tree Ordinance (§ 6-6-2-1). Street trees are proposed along Oakland Ave. Staff recommends that they be either Japanese Pagoda Tree or Chinese Pistache, as proposed in v.1, rather than Lacebark Elm, which is allergenic.

*Requirements:* Zoning Code §14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development, applies. The minimum requirement for 75% coverage with living, vegetative materials has not been met along the eastern and western buffer. The buffers are landscaped with trees only, but trees do not count towards the requirement for 75% coverage. Groundcover must be added in addition to the trees.

Staff recommends that landscape areas be at grade with the parking areas, so that the curb notches can capture some runoff water for supplemental irrigation. Curb notches are discussed in a note, but need to be shown on the landscaping plan.

***Grading & Drainage Plan***

The subject site slopes downward approximately from east to west, with about 5 ft. of elevation change. Contour elevations range from 5,380 ft. 5,375 ft. A retaining wall (max height 6 feet) is proposed along the site's eastern side. No ponding areas are shown. A storm drain inlet near the subject site's northwestern corner would convey drainage runoff to Oakland Ave.

Typically, the Grading & Drainage plan shows the location of curb notches and matches those shown on the landscaping plan. A note needs to be added to mention that landscaping is at grade. A curb notch detail should be included.

***Utility Plan***

The proposed building will connect to an existing 8 inch water line and an existing 8 inch sanitary sewer line that run along Oakland Ave. A new fire hydrant is proposed. If there are any easements, they need to be shown and labeled.

***Architecture & Design***

The proposed building does not match any particular architectural style but can be considered contemporary. The building is 14,800 sf and approx. 25 ft. tall, which does not exceed the maximum height allowed in the La Cueva Sector Development Plan. The western and eastern elevations are approximately 200 feet long, and the southern and northern elevations are approximately 93 feet long.

The main façade, which faces west, has a covered entry porch, and is articulated by projections and recesses. The usage of trim and windows add variety. Four doors are proposed and are recessed. The roof is of light tan concrete tile. Three stucco colors, light, medium and dark tan, are used. Manufacturer's colors are specified.

***Signage***

A four foot tall monument sign is proposed along Oakland Ave. Total sign area is 32 sf. Letters are steel and background is stucco. Color needs to be specified and the design of the monument sign clarified. Ground-mounted lighting is proposed on the site development plan, though the facilitated meeting notes indicate that the monument sign would not be lit. No building-mounted signage is proposed.

***Outdoor Seating***

The entry (western) façade is an approx. 200 feet long. Since it exceeds 100 feet, outdoor seating is required pursuant to Zoning Code §14-16-3-18(C)(3) at the rate of one seat for each 25 linear feet. Eight seats are required. Four benches are proposed, with three seats each (see bench detail) for a total of 12 seats, not 14 as indicated.

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## VI. LA CUEVA SECTOR DEVELOPMENT PLAN (LCSDP) DESIGN REGULATIONS

The LCSDP contains 16 categories of design regulations applicable to all SU-2 zoned properties (see p. 31). The proposed site development plan mostly complies with applicable design regulations. In some cases, more information (MI) is needed to determine compliance. In others, minor revisions are needed to create compliance or clarify (NC-Non-Compliant). The following analysis focuses on these rather than on the instances of compliance.

### 3. Pedestrian Circulation

*Intent:* Provide pedestrian connections through mixed-use areas and activity centers and separation between parking and pedestrian circulation.

3R-4: A 15-foot sidewalk shall be provided along the entire entry façade of all buildings. Shading shall be provided along the façade, using canopies, portals or shade trees spaced at 25 ft. The sidewalk area should be predominantly a walkable surface, although shade structures, landscaping and seating may be placed within this area. **NC**

*The 15 foot sidewalk is provided in front of the entry area only, which measures 125.5 feet. Along the rest of the entry façade is an 8 foot sidewalk.*

3R-5: The internal pedestrian circulation system is intended to provide clear, logical pathways within and between properties. The site plan shall demonstrate that a development will not impair access to adjoining properties or to major public facilities such as parks and schools.

*A retaining wall is proposed on the site's eastern side. A courtyard wall is proposed along most of the southern side, where the refuse enclosure is also located. There is no access or pathway between this property and adjoining properties. NC*

### 5. Architectural Character, Non-Residential Buildings

*Intent:* Reduce the apparent scale and uniformity of facades to make large buildings seem more inviting.

5R-4: Facades greater than 100 feet in length must incorporate recessions along at least 20% of the length of the façade. Recessions must be a minimum depth of three feet and a minimum width of 10 feet. **MI**

*According to Staff's calculations, the building complies. However, the applicant needs to show the math on the site development plan.*

### 8. Open Space & Common Areas

8R-2: Every non-residential development shall contribute to the enhancement of the community and public spaces by providing amenities such as a plaza, courtyard, patio seating area, or a pedestrian plaza with benches. **MI**

*The area labeled "public courtyard plaza" is enclosed by a wall, so it doesn't count. The label should be moved to the open plaza just south of the building's entrance.*

8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 sf or four percent or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan. **NC**

*The proposed open plaza area needs to be dimensioned. Staff calculates that it's 528 sf. Four percent of the building footprint is 592 sf, so 64 sf more is needed.*

13. Signage

13R-1: All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site. **MI**

*The monument sign detail doesn't show any design details, but needs to in order to evaluate compliance with this regulation. Colors need to be specified.*

14. Lighting

14R-2: All outdoor lighting fixtures shall be fully shielded and equipped with automatic timing devices. **MI**

*A note is needed on the site development plan to ensure that all outdoor light fixtures will have automatic timers.*

14R-3: All outdoor light fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards and parking lots. **MI**

*A note is needed on the site development plan to ensure that all outdoor light fixtures will have light and motion sensors and/or automatic timers.*

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

*It's evident that the request complies, but the dimension (height to light fixture) needs to be shown on the elevations.*

15R-1: Loading dock, trash collection & similar facilities.

Loading docks, trash receptacles, utility structures and similar facilities shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for these areas shall be the same as the principal materials of the building and landscape. **MI**

*The color of the refuse enclosure gates needs to be specified, especially since they'll be visible from the street.*

Landscaping 16G-1: The standards of the Street Tree Ordinance and landscaping provisions of the City Zoning Code apply except that:

Trees placed along the primary pedestrian walkway must be no more than 25 feet apart.

Trees may be clustered at plaza areas or other public gathering places. **NC**

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*Compliance with the Street Tree Ordinance and the Zoning Code landscaping regulations is required. The eastern and western landscaping beds need to have at least 75% coverage with living, vegetative materials.*

## **VII. AGENCY & NEIGHBORHOOD CONCERNS**

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

City Departments and other agencies had the opportunity to review this application between 11/3/14 and 11/14/14. Agency comments used in preparation of this report begin on Page 17. The pre-hearing discussion meeting was held on November 19, 2014.

Transportation Development Staff requested several clarifications. The Police Department recommends that trees not be positioned immediately adjacent to parking light poles and that an exterior video surveillance system should be considered. PNM had a couple of standard comments about coordination with new service delivery and screening of ground-mounted equipment.

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

The applicant notified the Quail Springs Neighborhood Association (NA), the Noreste NA and the District 4 Coalition of NAs as required. The request was advertised in the Albuquerque Journal and yellow signs were posted.

A facilitated meeting was held on November 19, 2014 (see attachment). Though no objections were voiced at the meeting, attendees had questions about parking, drainage and clean-up of the adjacent lot. They were concerned that people would park on the street, wanted to know how drainage would be handled and requested that the adjacent lot be maintained to keep the weeds down. As of this writing, Staff has not received any phone calls or correspondence.

## **VIII. CONCLUSION**

The request is for a site development plan for building permit for an approximately 1 acre site on Oakland Ave., north of Alameda Blvd. and west of Wyoming Blvd., zoned SU-2/O-1. The applicant intends to develop a 30-bed assisted living facility.

The La Cueva Sector Development Plan (LCSDP), and the SU-2 Design Regulations therein, apply. The request mostly furthers applicable Goals and policies and mostly complies with applicable design regulations.

The affected neighborhood associations and the District 4 coalition were notified. A facilitated meeting was held on November 19, 2014. There was no opposition to the project, but there were concerns about parking, drainage and weeds on the adjacent lot. As of this writing, Staff has not received any phone calls or correspondence.

Staff recommends approval subject to conditions, which are needed for clarification and to improve compliance with a few design regulations.

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***FINDINGS - 14EPC-40071, December 11, 2014, Site Development Plan for Building Permit***

1. This request is for a Site Development Plan for Building Permit for Lot 13, Block 3, North Albuquerque Acres, Unit 3, Tract 2, an approximately 1 acre site located on Oakland Avenue NE, south of Eagle Rock Avenue NE and north of Alameda Boulevard NE, west of Wyoming Boulevard (the “subject site”). The subject site is zoned SU-2/O-1 pursuant to the La Cueva Sector Development Plan (LCSDP).
2. The applicant proposes to develop a small assisted living facility, which would be an approximately 14,800 sf, single-story building with courtyard areas on the building’s western and southern sides. A baseball diamond exists on the subject site; part of it is on the lot adjacent west.
3. The subject site is located in the Developing Urban Area of the Comprehensive Plan and in the boundaries of the La Cueva Sector Development Plan (LCSDP).
4. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The General SU-2 Regulations of the LCSDP apply to development on the subject site. Approval of a site development plan and landscape plan by the Environmental Planning Commission (EPC) is required by the LCSDP.
6. The request generally furthers the Comprehensive Plan’s Community Identity & Urban Design Goal, which is “to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.” The request mostly complies with applicable design regulations which create an identity for the LCSDP area, and therefore partially contributes to creating the natural and built characteristics that make this part of the City identifiable as a distinct community.
7. The request furthers the following, applicable Comprehensive Plan policies:
  - A. Policy II.B.5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would result in development of an assisted living facility in an area that is characterized primarily by single-family homes, though there is a church and a small office nearby. In general, the proposed development would contribute to a full range of land uses in the area.

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

*The location and intensity of the proposed development would generally respect existing conditions and scenic and other resources. The design is required to comply with applicable design regulations, which are indicative of what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. Staff has not received any correspondence from neighbors as of this writing, though the facilitated meeting report indicates some concern about parking and drainage.*

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

*The subject site is contiguous to existing urban facilities, infrastructure, and services. The proposed development would not compromise the integrity of existing neighborhoods, and is unlikely to adversely affect the residential uses to the west and across Oakland Ave. to the north.*

- D. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The proposed building is designed to be generally appropriate to the Plan area and complies with the La Cueva Sector Development Plan (LCSDP) design standards regarding architecture. Items such as façade recessions, height variation and details provide quality.*

- E. Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*The proposed building would not exceed approx. 25 ft. and would generally contribute to maintaining unique vistas. The quality of the visual environment would be somewhat improved, since the baseball diamond would be replaced.*

8. Regarding the La Cueva Sector Development Plan (LCSDP), the request generally furthers Guiding Land Use Principle 2 because it would add to the mix of services in the area and would help meet the needs of the area's growing population. Principle 9 is also furthered. The proposed development would be compatible with the area because it would mostly comply with the Design Regulations that create identity for the area. The proposed building, at approx. 25 ft. high, would respect its surroundings and would not be likely to obstruct residents' views. The request furthers Principle 8.
9. Conditions of approval are needed to create and improve compliance with applicable design regulations and provide clarification.

10. The applicant notified the Quail Springs Neighborhood Association (NA), the Noreste NA and the District 4 Coalition of NAs as required. The request was advertised in the Albuquerque Journal and yellow signs were posted. A facilitated meeting was held on November 19, 2014. Though no objections were voiced, attendees had questions about parking, drainage and clean-up of the adjacent lot. As of this writing, Staff has not received any phone calls or correspondence.

***RECOMMENDATION*** -14EPC-40071, December 11, 2014, ***Site Development Plan for Building Permit***

**APPROVAL of 14EPC-40071 a site development plan for building permit for Lot 13, Tract 2, Block 3, Unit 3, North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL*** -14EPC-40071, December 11, 2014, ***Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
3. Parking: Wheel stops shall be shown.
4. Pedestrian Access & Circulation:
  - A. A 15 foot pedestrian sidewalk shall be provided along the entire entry façade (3R-4).
  - B. Specify material of the pedestrian pathway and indicate that it is raised (3R-3).
  - C. A pedestrian connection to the site adjacent east shall be provided (3R-5).
  - D. The sidewalk along Oakland Ave. shall be labeled as “existing”.
5. Public Space:
  - A. The wall around the middle courtyard shall be removed to create a public open space (8R-3, required of all non-residential buildings).
  - B. Additional square footage shall be added to the open space area (plaza) to ensure that it is equal to the greater of 400 sf or 4% of the building footprint (592 sf) (8R-3).

6. Seating:

- A. The bench in the southern courtyard shall be re-instated.
- B. The seating calculations shall be revised to indicate that 12 seats are provided (see bench detail).

7. Landscaping:

- A. The Lacebark Elm (allergenic) street trees shall be replaced with either Japanese Pagoda Tree and/or Chinese Pistache (as proposed in v.1 of the site plan).
- B. Groundcover shall be added to the landscaping beds along the site's eastern and western sides to meet the requirement for 75% coverage with living, vegetative materials (trees do not count).
- C. Landscape areas shall be at grade with the parking areas.
- D. Curb notches shall be shown on the landscaping plan and match those on the Landscaping Plan.

8. Lighting:

- A. The pole light that conflicts with a tree, in the middle landscape island, shall be relocated.
- B. A note shall be added to state that all outdoor light fixtures shall be fully-shielded and equipped with automatic timing devices (14R-2).
- C. A note shall be added to state that fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards and parking lots (14R-3).

9. Architecture & Design: The math shall be shown to demonstrate that recessions or projections are along at least 20% of the length of the façade (5R-4).

10. Signage:

- A. Design details and color(s) of the monument sign shall be specified.
- B. Clarify whether or not ground-mounted lighting is proposed for the monument sign.

11. Grading & Drainage Plan:

- A. Curb notches shall be shown on the Grading & Drainage plan and match those on the Landscaping Plan.
- B. A note shall be added to mention that landscaping is at grade.
- C. A curb notch detail shall be included.

12. Utility Plan: Any easements shall be shown and labeled.
13. The following conditions from Transportation Planning Staff shall be met:
- A. The minimum required length of a parking space is 18 feet, including overhang.
  - B. Define all required curb radii for the parking lot. These must comply with Figure 23.7.2 of the DPM.
  - C. Provide curb ramp details at the access point off of Oakland Avenue.
  - D. Show existing dimensioning for Oakland Avenue including the existing right-of-way dimensions and pavement dimensions.
  - E. Show truck delivery route.
  - F. An architectural scale is shown on the site plan. Only use the engineering scale.
  - G. The vicinity map needs to be more legible, and the street names of streets adjacent or nearby the site must be upsized.
  - H. Please provide a clear site triangle for access onto Oakland Avenue using the mini clear site triangle exhibit called out on Page 23-74 of the Development Process Manual. Add the following note to the clear sight triangle: "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 this area."
14. The following conditions from PNM shall be met:
- A. The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:  
PNM – Electric Service Phone: (505) 241-3425
  - B. Ground-mounted equipment screening shall 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.
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**Catalina Lehner, AICP  
Senior Planner**

cc: DAC Enterprises, Attn: Doug Crandall, 9520 Macallan Rd. NE, Albuquerque, NM 87109  
Jeff Peterson, 7800 Eagle Rock Ave. NE, Albuquerque, NM 87122  
Joe Yardumian, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122  
Dr. Betty J. Fisher, 7311 Quail Springs Pl. NE, Albuquerque, NM 87113  
Goldialu Stone, 7116 Quail Springs Pl. NE, Albuquerque, NM 87113  
Wim Kramer, 10220 Jarash Pl. NE, Albuquerque, NM 87109  
Erica Vasquez, P.O. Box 92315, Albuquerque, NM 87199

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

### ***PLANNING DEPARTMENT***

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

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

Nor Este NA (R), the Quail Springs NA (R), and the District 4 Coalition of NAs

11/6/14 – Recommended for Facilitation

11/6/14 – Assigned to Diane Grover

11/10/14 – A Facilitated Meeting is scheduled for Tuesday, November 18, 2014 @ 6:30 pm at the Eagle Rock Church, 7518 Oakland NE

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

The request is for a Site Development Plan for Building Permit for an 0.88 acre site zoned SU-2 for O-1. The site is within La Cueva Sector Development Plan area. The request would allow an assisted living facility to be constructed. The applicant describes how the request is consistent with applicable design regulations and provides a view analysis of what views can be seen from the site.

### ***CITY ENGINEER***

#### ***Transportation Development (City Engineer/Planning Department):***

- The minimum required length of a parking space is 18 feet, including overhang.
- Define all required curb radii for the parking lot. These must comply with Figure 23.7.2 of the DPM.
- Provide curb ramp details at the access point off of Oakland Avenue.
- Show existing dimensioning for Oakland Avenue including the existing right-of-way dimensions and pavement dimensions.
- Show truck delivery route.
- An architectural scale is shown on the site plan. Only use the engineering scale.
- The vicinity map needs to be more legible, and the street names of streets adjacent or nearby the site must be upsized.
- Please provide a clear site triangle for access onto Oakland Avenue using the mini clear site triangle exhibit called out on Page 23-74 of the Development Process Manual. Add the following note to the clear sight triangle: “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 this area.”

#### ***Hydrology Development (City Engineer/Planning Department):***

- A Conceptual Grading and Drainage Plan has been submitted to Hydrology.

#### ***Transportation Planning (Department of Municipal Development):***

- No objection to the request.

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**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No objection to the request.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT  
and NMDOT:** Conditions of approval for the proposed Site Plan for Building Permit shall include:

- A. The minimum required length of a parking space is 18 feet, including overhang.
- B. Define all required curb radii for the parking lot. These must comply with Figure 23.7.2 of the DPM.
- C. Provide curb ramp details at the access point off of Oakland Avenue.
- D. Show existing dimensioning for Oakland Avenue including the existing right-of-way dimensions and pavement dimensions.
- E. Show truck delivery route.
- F. An architectural scale is shown on the site plan. Only use the engineering scale.
- G. The vicinity map needs to be more legible, and the street names of streets adjacent or nearby the site must be upsized.
- H. Please provide a clear site triangle for access onto Oakland Avenue using the mini clear site triangle exhibit called out on Page 23-74 of the Development Process Manual. Add the following note to the clear sight triangle: "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 this area."

***ABQ/BERNALILLO CO. WATER UTILITY AUTHORITY***

No comment or objection.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

Applicant is amending Landscape Plan to include bubblers for irrigation of street trees. Street trees will be irrigated with separate valve. All other landscaping will be irrigated with drip emitter system.

***Open Space Division***

OSD has reviewed and has no comments.

**City Forester**

***POLICE DEPARTMENT/Planning***

This project is in the Northeast Area Command.

- Proposed landscaping and exterior lighting should not be in conflict with each other. Recommend any tree variety landscaping not be positioned immediately adjacent to parking lot pole lights. Once the trees become mature they will reduce the available illumination. All bush variety plantings should be maintained no more than three feet off the ground.
- An exterior video surveillance system should be considered. Recommend positioning cameras to view all vehicle access points, parking lots, walkways, building approaches, common areas, maintenance and loading points and recreational areas. Each camera should be monitored and recorded for real-time and historical use.

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved. Complies with SWMD ordinance.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

<b>Project #1010273                  14EPC-40072 SITE                  DEVELOPMENT FOR BUILDING PERMIT.                  LOT 13, BLOCK 3, TRACT 2, NORTH ALBUQUERQUE ACRES UNIT3                  ZONED SU-2/O1 LOCATED ON OAKLAND AVE NE BETWEEN LOUISIANANA BLVD NE AND WYOMING BLVD NE. APPROX 0.888 ACRES. (C-19)</b>	Adjacent and nearby routes	Route #98, Wyoming commuter route on Alameda, approximately 900' from the northeast corner of the property.
	Adjacent bus stops	None
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

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

***ALBUQUERQUE PUBLIC SCHOOLS***

<b>Project #1010273                  14EPC-40071 SITE                  DEVELOPMENT FOR BUILDING</b>	<b>North Albuquerque Acres Unit 3, Lot 13 Block 3, Tract 2, is located on Oakland Av NE between Louisiana Blvd NE and Wyoming Blvd NE. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of a 30 bed assisted living facility. This will have no adverse impacts to the</b>
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PERMIT	APS district.
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***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

1. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:

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

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.