



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Sajjad Shaikh (Agent, Sylvia Shaikh) request a Conditional Use to allow a Family Home Day Care for Lot 1-P1, Block 1, The Estates at Tanoan, located at 7019 Starshine St NE, zoned R-1D (D-11-Z) [IDO Section 14-16-4-2, Table 4-2-1; 4-3(F)(8)].

Special Exception No:... CU-2025-00010
Project No:..... NONE
Hearing Date:..... 05/20/2025
Closing of Public 05/20/2025
Record:
Date of Decision:..... 06/04/2025

On May 20, 2025 Sajjad Shaikh (Agent, Sylvia Shaikh) (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Conditional Use Approval to allow for a Family Home Day Care (“**Application**”) upon the real property located at 7019 Starshine St NE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Conditional Use Approval to allow for a Family Home Day Care, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(A).
2. Applicant has authority to pursue this Application, pursuant to 14-16-6-4(D).
3. Applicant duly authorized Agent to act on Applicant’s behalf regarding the Application.
4. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
6. Applicant sent an electronic mail notice to the email addresses on file with the Office of Neighborhood Coordination for each pertinent Neighborhood Association as required by IDO Section 14-16-6-4(J)(2).
7. Applicant sent mailed notice to all property owners within 100 feet of the subject property as required by IDO Section 14-16-6-4(J)(3).
8. Applicant posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
9. The Subject Property is located in the R-1D zone district.
10. Therefore, a Family Home Day Care on the Subject Property requires a Conditional Use Approval pursuant to IDO Subsection 14-16-6-6(A).
11. IDO Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads:
“An application for a Conditional Use Approval shall be approved if it meets all of the following criteria[:]

- (a) *It is consistent with the ABC Comp. Plan, as amended;*
 - (b) *It complies with all applicable provisions of this IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.*
 - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
 - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
 - (e) *On a project site with existing uses, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 10:00 pm and 6:00 am;*
 - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.”*
12. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
 13. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
 14. Applicant appeared at the May 20, 2025 ZHE hearing on the Application and gave evidence in support of the Application.
 15. Applicant has met the burden of providing evidence that established that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended. The proposed use provides in-demand services and employment opportunities in the community, consistent with the Comp. Plan.
 16. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant established that the proposed use would be operated in compliance with all such requirements,
 17. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. No such impacts appear in the record without sufficient mitigation.
 18. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or

vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Although certain neighbors provided evidence that there could be problems with traffic and parking, it appears from the record that the proposed use generates minimal traffic and the parents will drop-off and pick-up children at different times, further minimizing any potential impact. Applicant will advise parents to abide by all traffic and parking requirements. Applicant has requested that this use be limited to 6 children.

19. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M. the proposed use will not operate during prohibited hours.
20. Applicant has met their burden of providing evidence that establishes that the requested Conditional Use Approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. No such resulting impacts appear in the record.
21. IDO Section 14-16-4-3(F)(8) requires the following Use-Specific Standards for a Family Home Day Care:
 - a) *The operator of this use must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use*
 - b) *Only members of the residing household may provide care.*
 - c) *Any outdoor play area shall be enclosed by an opaque wall, fence, or vegetative screen at least 6 feet in height.*
 - d) *Only a sign meeting the requirements for a home occupation is allowed.*
22. Applicant has demonstrated compliance with these use-specific standards.
23. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL WITH CONDITION of a Conditional Use to allow for a Family Home Day Care.

CONDITION:

The Family Home Day Care is limited to 6 children.

APPEAL:

If you wish to appeal this decision, you must do so by June 19, 2025, pursuant to Section 14-16-6-4(U) of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and privileges granted thereby have not been executed or utilized. Approval of a Variance is void

after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

A handwritten signature in dark ink, appearing to read "Robert Lucero". The signature is fluid and cursive, with the first name "Robert" and last name "Lucero" clearly distinguishable.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
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