**Application to:**

City of Albuquerque Development Review Board

Submitted on: December 2, 2016

Project No. 1011008

16EPC-40057 – Zone Map Amendment

16EPC-40058 – Site Development Plan for Building Permit

**Final Sign-off for EPC-approved Site Development Plan for Building Permit**

1801 Randolph Road SE in Albuquerque, New Mexico

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

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

**Applicant: Applicant: Agent:**

Sequel of New Mexico LLC AOC of New Mexico, LLC Design Plus, LLC

1131 Eagletree Lane 99 S. Raymond Avenue 2415 Princeton Drive NE

Huntsville, Alabama 35801 Pasadena, California 91105 Albuquerque, NM 87107

(505) 843-7587 or (505) 228-7418



**Introduction and Project Description:**

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

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

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

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

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

**Conditions of Approval – 16EPC-40057, Zone Map Amendment**

1. *The zone map amendment does not become effective until the accompanying site development plan and re-plat of the subject to create Tract 2A-1 is approved by the DRB, pursuant to §14-16-4-1(c)(16) of the Zoning Code. Is such requirements are not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by applicant*.

Response:

Final plat for re-plat was submitted by Tiera West to the City of Albuquerque. Refer to Blue Sheet attached. A copy of the final plat is attached in this application for reference.

**Conditions of Approval – 16EPC-40058, 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 how 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*.

Response:

This condition is addressed with this letter.

1. *Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*

Response:

Applicant met with Staff Planner Vicente Quevedo on Monday, November 11, 2016 at 10:00 am.

1. *The square footages for the proposed activity areas identified as Keyed Note 27, 28 and 29 shall be added to Sheet SDP 1.0*

Response:

Refer to Notes 27, 28, and 29 on sheet SDP 1.0 for proposed activity area square footages.

1. *Two additional picnic seating areas shall be added to the existing landscaped areas located within the existing parking lot area southwest of the existing building and along the western building façade (identified as Keyed Note 2).*

Response:

Refer to plan and Note 44 on sheet SDP 1.0 for location of additional picnic area.

1. *The parking calculations listed on the Site Development Plan for Building Permit shall ~~be~~ reflect the correct minimum requirement of 34 spaces per §14-16-3-1(A)(16) (Off-Street Parking Regulations) of the Zoning Code.*

Response:

Refer to Parking Calculation on Sheet SDP 1.0 of the Site Development Plan for Building Permit for revised parking calculations.

1. *A note shall be added to Sheets SDP 1.0 and SDP 5.2 stating that all walls and fences shall conform to the requirements of the General Height and Design Regulations for Walls, Fences and Retaining Walls of the Zoning Code (§14-16-3-19), except in the locations identified with a Keyed Note on Sheet SDP 1.0 indicating that the fence will be a maximum height of 8’. The purpose of the exception is to prevent students with neuro-behavioral and severe developmental disabilities to climb and leave the safety of the premises.*

Response:

Refer to General Note D on sheet SDP 1.0 and General Note A on sheet SDP 5.2 for notes confirming wall and fence requirements. All walls and fences which are 8’0” high are indicated on Sheet SDP 1.0 and Sheet SDP 5.2.

1. *Notations shall be added to Sheet SDP 5.2 stating that all on-site lighting shall conform to the requirements of the Area Light Regulations of the Zoning Code (§14-16-3-9), as well as the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).*

Response:

Refer to General Note B on sheet SDP 5.2 for note confirming lighting requirements.

1. *A note shall be added to Sheet SDP 2.0 stating that the landscape plan shall conform to the City’s Pollen Ordinance.*

Response:

Refer to SDP 2.0. The majority of the work proposed in this application is interior renovation and come outdoor play areas. Therefore, a majority of the existing landscaping is to remain. All new landscaping shall conform to the City of Albuquerque Pollen Ordinance.

1. *The proposed 91 sf free standing signage area exceeds the maximum 75 sf signage area allowed by the IP zone by 16 sf. The free standing sign area shall be reduced to 75 sf.*

Response:

Refer to A2 on sheet SDP 5.2 for revised Monument sign layout which conforms to signage area allowed by IP zone.

1. *The 7’7” signage element shown above the proposed free standing signage on Sheet SDP 5.2 shall be identified and labeled (applicant has stated that this ~~is~~ item is not additional signage area, but rather part of the backlighting for the signage).*

Response:

This sign no longer proposed.

1. *A notation shall be added to Sheet SDP 5.2 that all proposed signage for the subject site will meet the requirements of the IP zone and General Sign Regulations of the Zoning Code (§14-16-3-5).*

Response:

Refer to General Note C on sheet SDP 5.2 for note confirming signage to meet IP zone requirements.

1. *Conditions of Approval from City Engineer:*
   1. *The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 “Violators Are Subject to a Fine and/or Towing.” Please call out detail and locations of HC signs*.

Response:

Refer to plan on sheet SDP 1.0 for ‘NO PARKING’ notation on ADA access aisles.

Refer to B2 on sheet SDP 5.2 for revised language on parking signage.

1. *Conditions of Approval from Albuquerque/Bernalillo County Water Utility Authority:*
   1. *The utility plan incorrectly reference waterline in the legend*

Response:

Refer to sheet SDP 4.0 for revised waterline legend.

* 1. *The water meter symbols seem to be used for valves along Randolph Rd. Please confirm.*

Response:

Refer to sheet SDP 4.0 for revised valve symbols.

* 1. *Provide updated utility plan indicating existing public waterline and public sanitary sewer line, as well as existing and proposed water services, sanitary sewer services, fire lines, fire hydrants, etc*.

Response:

Refer to sheet SDP 4.0 for existing public waterline and sanitary sewer line locations.

1. *Conditions of approval from Public Service Company of New Mexico*:
   1. *It is the applicant’s obligation to determine if existing utility easement or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.*

Response:

All conditions and terms of easements regarding existing overhead electric distribution lines shall be met.

* 1. *It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:  
     Mike Moyer  
     PNM Service Center  
     4201 Edith Blvd NE  
     Albuquerque, NM 87107  
     Phone: (505) 241-3697*

Response:

PNM shall be contacted by project developer.

* 1. *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 PNM Electric Service Guide at* [*www.pnm.com*](http://www.pnm.com) *for specifications.*

Response:

All ground-mounted screening shall be designed per PNM Electric Service Guise specifications.

1. *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.*

Response:

This Site Development Plan shall comply with all applicable design regulations except as approved by the EPC.

Submitted by: Rupal S. Engineer

Design Plus, LLC

Agent for Applicants