



October, 2024

Ms. Jolene Wolfley
Development Facilitation Team
600 Second NW
Albuquerque, NM 87102

**RE: MINOR AMENDMENT TO PRE-DO APPROVAL – SITE DEVELOPMENT PLAN
TR 3-A-1 PLAT OF LOTS 3-A-1 AND 3-B-1 COORS VILLAGECONT 6.5543 AC
4500 QUAKER HEIGHTS PL NW ALBUQUERQUE NM 87120
IDO ZONE ATLAS PAGE F-11-Z**

Dear Ms. Wolfley:

Tierra West LLC, representing Ativo LLC, is formally requesting an administrative adjustment to a previously approved Site Plan for a property located at **4500 QUAKER HEIGHTS PL NW**. This property, legally described as **TR 3-A-1 PLAT OF LOTS 3-A-1 AND 3-B-1 COORS VILLAGECONT 6.5543 AC**, and currently zoned MX-L.

We're seeking minor modifications to the site plan, which are described below in the "Proposed Changes" section. The subject site is currently being developed as a Senior Independent Living. The proposed changes are necessary to meet ADA standards, ensuring the site is fully accessible to individuals with disabilities. These adjustments, such as reconfiguring sidewalks, adding ramps, and modifying pedestrian crossings, will improve safety and ease of movement throughout the property. By prioritizing accessibility, these modifications will enhance the quality of life for all future residents, creating a more inclusive and user-friendly environment.

We are also seeking an adjustment to the monument sign. We have included the proposed signage as part of the submittal documents.

In addition, these updates align with the originally approved site plan and do not introduce significant changes to infrastructure or access. We respectfully request your approval of this administrative adjustment, which will promote safety, accessibility, and a better living experience for the community.

The request aligns with the guidelines outlined in the IDO Provision 14-16-6-4(Y)(1)(a) for amendments to pre-IDO approvals, that adhere to all relevant Use-Specific Standards, IDO Development Standards, and DPM regulations. As detailed in this letter, our proposal fully meets the criteria specified in IDO Provision 14-16-6-4(Y)(2)(a).

History

EPC Approval

On November 13, 2008 the Environmental Planning Commission voted to approve Project 1000032/08EPC-40030, a Site Plan for Subdivision and a Site Plan for Building Permit. The notice of decision for this case can be found in the attachments. At the time of this approval,

the subject site was zoned S-3. This approval was in 2008, which was pre-IDO. The application for final DRB sign off was submitted by Tierra West on 09/07/2018.

Controlling Site Plan

The EPC approval cited above provided design guidelines, provided as part of this packet. The design guidelines outline Site Design, Internal Focus Area, Roadway Standards, Access (Primary Entry), Pedestrian Connections and Trails, Building Setbacks, Off-Street Parking, Site and Building Lighting, Building Form, Building Materials, Transportation Demand Management (TMD), and Landscaping. These guidelines can be found in the application packet.

Administrative Amendments

SI-2018-000151, PR-2018-001584

Approved Administrative Amendment – 4/17/2020 – Minor changes to building footprint, revised building elevations, updated parking, access, circulation and landscape.

SI-2018-000151, PR-2018-001584

Approved Administrative Amendment – 11/2/2020 – Adjustments to building paint palette to better fit with surrounding neighborhood, addition of fiberglass impregnated downspouts, faux façade posts. Enhanced landscaping, addition of a rooftop deck and associated elevator overrun. Addition of dog park and flagpole.

Proposed Changes:

The proposed changes are based on minor site adjustments as listed below. The changes were required to maintain ADA compliance, which will provide accessibility and ease of circulation for future residents of the Independent Senior Living facility

1. Removed ADA Curb
2. Reconfigured southwest sidewalk connection
3. Added ramp for ADA
4. Moved ADA Pedestrian Crossing to Top of Grade Break
5. Relocated sidewalk and light base to allow Fire Access
6. Added step to generator pad access
7. Removed ADA Crossing
8. Removed Pedestrian Connection to Quaker Heights Sidewalk
9. Reconfigure drainage slope
10. Monument Sign

All the changes are related to pedestrian circulation and are compliant with standards set forth by prior approvals, the IDO and the DPM. The portion of the IDO that is addressed in the amendment is IDO Section 14-16-5-3(D)(3), access and circulation.

IDO Justification Criteria

This request complies with and is not in conflict with the requirements for a Minor Amendment, as outlined in **IDO Section 14-16-6-4(Y)(A)** below.

- a. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

The originally approved design standards included in this application discuss the requirements for on site pedestrian circulation and sidewalks. Those requirements are still being met. Where silent, IDO Section 14-16-5-3 applies, which describes requirements for access and connectivity, and are also being met.

- b. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

The request does not affect a numerical standard, it does however minimally reconfigure site circulation to meet ADA standards. There is not a numerical standard which is measured by the IDO that is changed or affected. All requirements of the site development plan and the IDO are met. Changes to sidewalks maintain widths required by the original site development plan.

The proposed monument sign is dimensioned at 8' -1 ½" x 5' – 6". This is smaller than the approved 8' – 2" x 8' – 0". The location is to remain as called out by keyed note 9 highlighted in red on the amended site plan.

- c. The requested change does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.

The request does not require major public infrastructure, nor has it made significant changes to access the subject property. No traffic impact study is required, and the request does not warrant additional review by the original decision-making body.

- d. No deviations, Variances, or Waivers shall be granted for minor amendments.

No deviations, Variances, or Waivers are requested.

Conclusion

In conclusion, the proposed changes are minor adjustments focused on enhancing pedestrian circulation and ensuring compliance with ADA standards and the new monument sign. These modifications are consistent with the previously approved site plan and do not introduce any significant changes to access, infrastructure, or other essential site features. We believe these revisions align with the intent of the IDO and will contribute positively to the functionality and accessibility of the site. We respectfully request your approval of this administrative adjustment.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,



Sergio Lozoya
Planner

JN: 2019064