

01 APPLICATION & FORM S2



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review and Comment for an Urgent and Emergency Care facility		

APPLICATION INFORMATION		
Applicant: Anthony Santi, Dekker/Perich/Sabatini		Phone: (505)761-9700
Address: 7601 Jefferson St Suite 100		Email: anthony@s@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TR A FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 1.4709 AC		Block:
Subdivision/Addition:		Unit:
MRGCD Map No.:		UPC Code: 101905801743620418
Zone Atlas Page(s): J-18 and J-19	Existing Zoning: MX-H	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2100 Louisiana Blvd NE		Between: and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1002202, 1008660		

Signature:		Date: 10/19/2020
Printed Name: Anthony Santi		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form S2 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 10/19/2020</p>
<p>Printed Name: Anthony Santi</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

02 ZONE ATLAS MAP



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

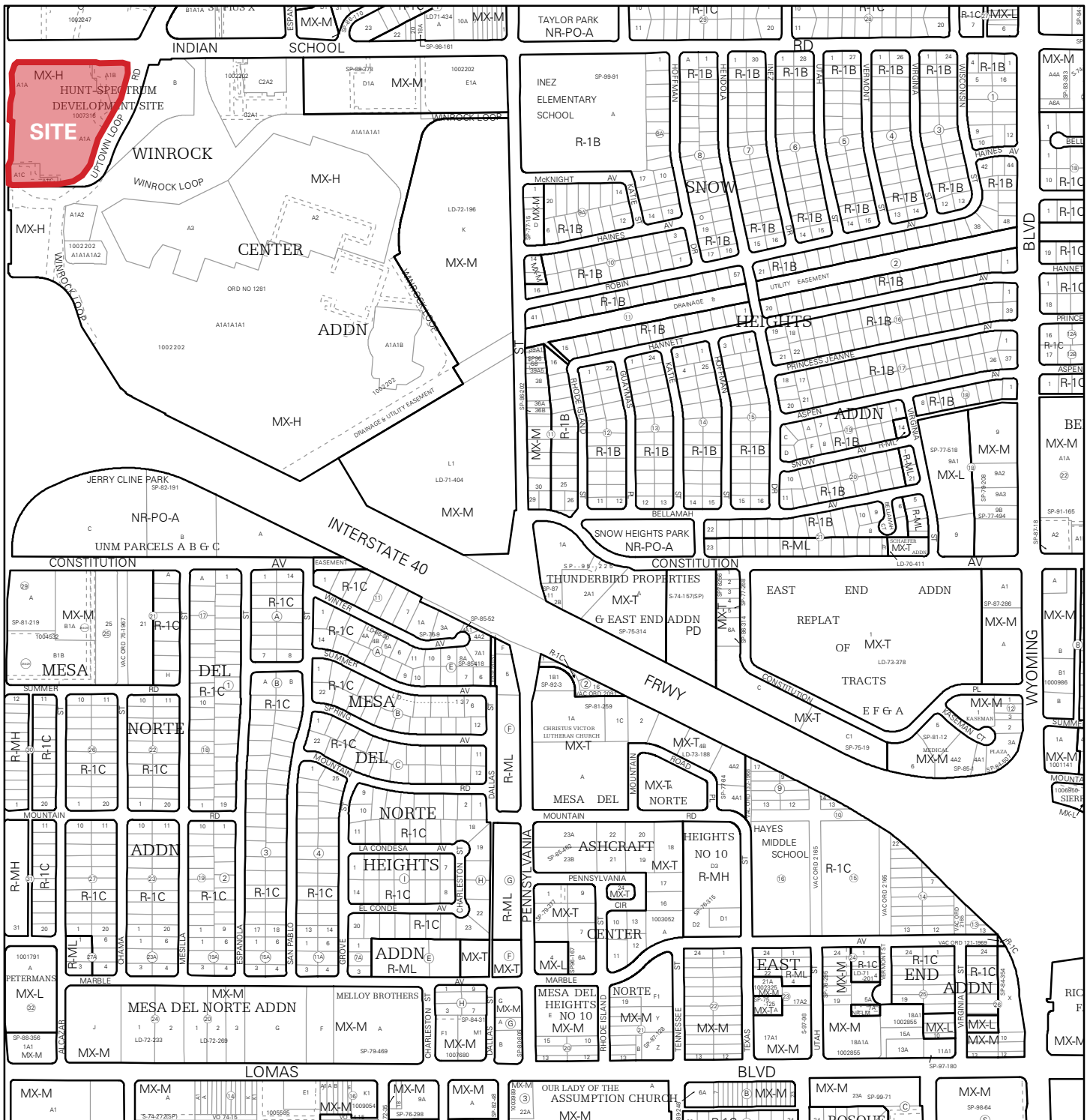
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

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0 250 500 1,000
Feet

03 JUSTIFICATION LETTER

October 19, 2020

Jeanne Wolfenbarger
Manager for Transportation Division
Development Review Board
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Sketch Plat Review
2100 Louisiana Blvd NE
Albuquerque, NM 87110

Dekker/Perich/Sabatini (D/P/S), acting as agent for the owner of the subject property, is submitting a request for a Sketch Plat Review including details on a reconfiguration of an existing access easement in regards to development of a proposed 24/7 Urgent and Emergency Care facility located at 2100 Louisiana Blvd NE. The applicant is also anticipating submitting an application to the ZHE for a variance to the maximum street side setback standard (IDO Table 2-4-7). Proposed development of this site includes a new two-story urgent and emergency care facility. During a Pre-Application Review Team Meeting (PRT) on September 18, 2020, staff recommended that the applicant submit a Sketch Plat for review due to the multiple challenges of development on this site.

The purpose of this sketch plat is to further discuss the critical elements that are needed in order to facilitate and accomplish the proposed development, as shown on the attached site plan document:

1. **Adjustments to the existing access easement along Americas Parkway.** The applicant is requesting approval to adjust the location of the existing access easement so that it follows along the northern property line rather than encroaching onto the northern portion of the property. The applicant has explored various design alternatives for this constrained infill site; the only plausible scenario to accommodate the parking requirements for this use requires on-site parking spaces to encroach into the existing access easement. The roadway and pedestrian infrastructure along Americas Parkway has already been constructed and access into the area is therefore preserved. This subject site borders a fully developed intersection and public streets on all sides. The intended development will not make any changes to the public right-of-way or public sidewalk. Given that all the roadway and pedestrian infrastructure exists, the access easement is no longer necessary as access is already preserved. Therefore, the applicant is requesting an adjustment to the access easement to follow the property line on the northern boundary rather than encroach into the property in order to accommodate the necessary on-site requirements such as parking.
2. **Variance to the MX-H Zone District Dimensional Standards.** According to *Table 2-4-7: MX-H Zone District Dimensional Standards Summary*, the street side maximum setback within an Urban Center is no more than 15 feet. Because of a constrained site that is surrounded by public streets and the need to accommodate the required amount of on-site parking and landscaping, the applicant is requesting a variance of 53.79 feet to allow a 68.79 foot street side setback

distance along Winrock Loop and a variance of 115 feet to allow a 130 foot street side setback distance along Americas Pkwy.

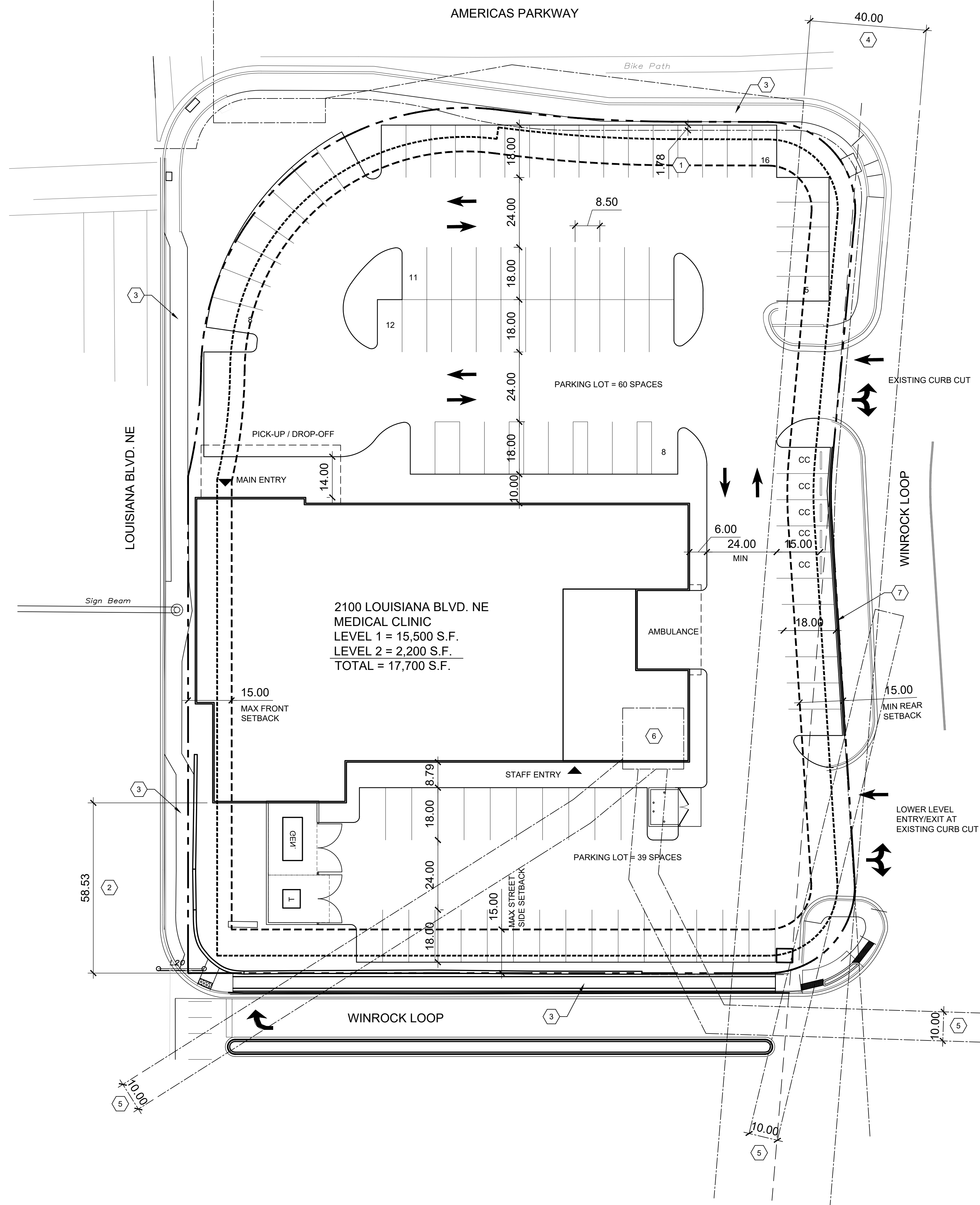
Based on the rationale presented above, we respectfully request a reconfiguration of the access easement to follow the northern boundary of the property line rather than encroach into the property for the purposes of accommodating the required parking for the site. An application to the ZHE is anticipated for a variance to the street side maximum setback. If there are any remaining questions or comments, please contact me at 761-9700.

Sincerely,



Anthony Santi
Dekker/Perich/Sabatini
Agent for Presbyterian Healthcare Services

04 SCALE DRAWING



NORTH

A2 SITE PLAN

1" = 20'-0"

GENERAL SHEET NOTES

- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.

PROJECT DATA

BUILDING AREA: 19,500 SQ. FT.
 CONSTRUCTION TYPE: IIB
 OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.

FIRE FLOW: IFC TABLE 6105.1(2)
 MEDICAL OFFICE 2,750/2 = 1,375 GPM

FIRE HYDRANTS: MEDICAL OFFICE = REQUIRED 1 PROVIDED 1 (50' SPACING)

PARKING CALCULATIONS

<u>MEDICAL OFFICE</u>		
17,000 S.F. @ 5 SPACES PER 1,000 S.F. =	REQUIRED 85 SPACES	PROVIDED 99 SPACES
<u>ACCESSIBLE PARKING</u> 51-100 SPACES 6 ACCESSIBLE, 2 VAN ACCESSIBLE	REQUIRED 4	PROVIDED 8
<u>MOTORCYCLE SPACES</u> 51-100 SPACES	REQUIRED 3	PROVIDED 4
<u>BICYCLE PARKING</u> 10% OF REQUIRED OFF-STREET PARKING	REQUIRED 10	PROVIDED 10

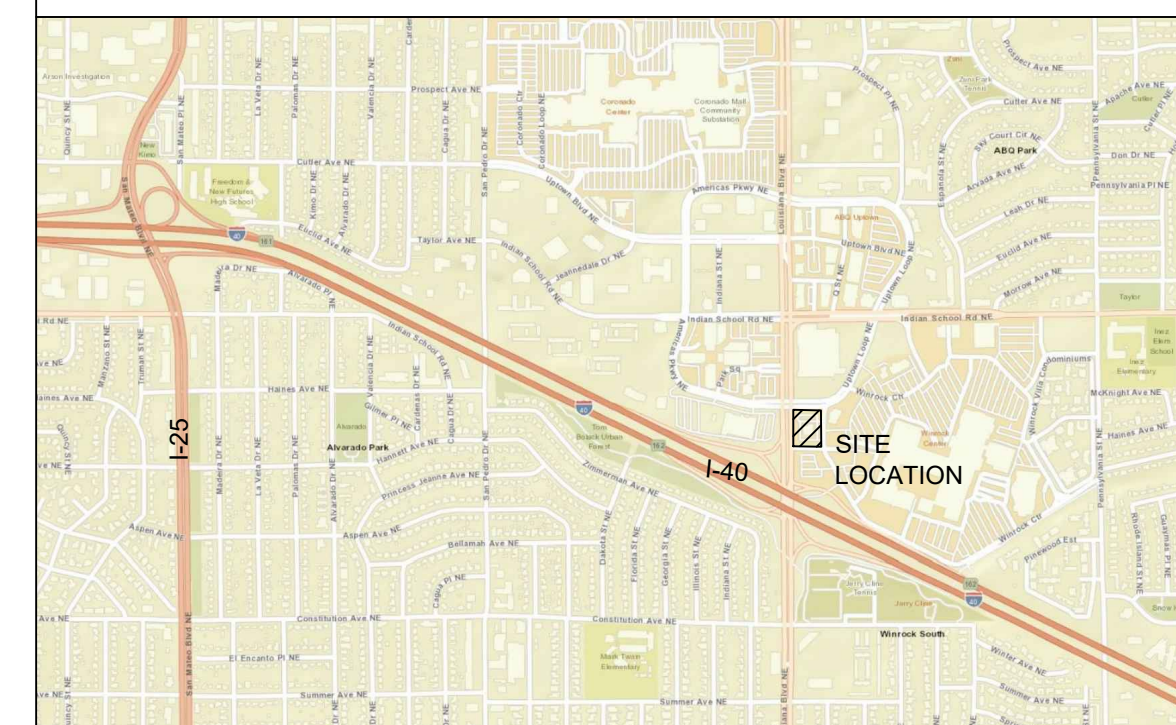
SHEET KEYED NOTES

- A PORTION OF AN EXISTING ACCESS EASEMENT TO BE VACATED AS REQUIRED TO ALLOW PARKING ON THE NORTH END OF THE PROPERTY.
- REQUEST VARIANCE TO THE 15' MIN. STREET SIDE SETBACK.
- EXISTING 6' WIDE PUBLIC SIDEWALK.
- EXISTING 40' WIDE DRAINAGE EASEMENT WITH AN 84" STORM DRAIN.
- EXISTING 10' WIDE PNM/COMMUNICATION EASEMENT.
- EXISTING 21' X 21' ELECTRIC TRANSFORMER EASEMENT.
- NEW 3' HIGH SITE WALL TO SCREEN THE HEADLIGHTS OF PARKED VEHICLES.

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	ACCESS EASEMENT
	COMPACT CAR SPACE, 9' X 15. ALL COMPACT CAR SPACES SHALL BE LABELED WITH THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE

KEYPLAN



NORTH

VICINITY MAP

ZONE ATLAS PAGE:

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

PROJECT

PresNow 24/7
SKETCH PLAN
2100 LOUISIANA BLVD., NE
ALBUQUERQUE, NM

REVISIONS

- △
- △
- △
- △

DRAWN BY	A. SANTI
REVIEWED BY	
DATE	10/20/2020
PROJECT NO.	20-0161.001
DRAWING NAME	

ARCHITECTURAL
SITE PLAN

SHEET NO.