

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. **Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.**

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____

Applicant Name: MIRIAM HICKS/ DPS Phone#: 761-9700 Email: miriamh@dpsdesign.org

APPOINTMENT DATE & TIME: September 24th, 2018

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT. Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

Approximately 76,000 sf, 3 story Assisted Living and Memory Care Facility with 72 units.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 2 acres Existing Zoning: MX-L Proposed Zoning: MX-L

Previous zone change or site plan approval case number(s) for this site: 1005237

Applicable Area or Sector Plans: La Cueva

Residential: Type and No. of Units Proposed: 72 units of Assisted Living and Memory Care

Commercial: Estimated building square footage: Approx. 76,000sf No. of Employees: 35

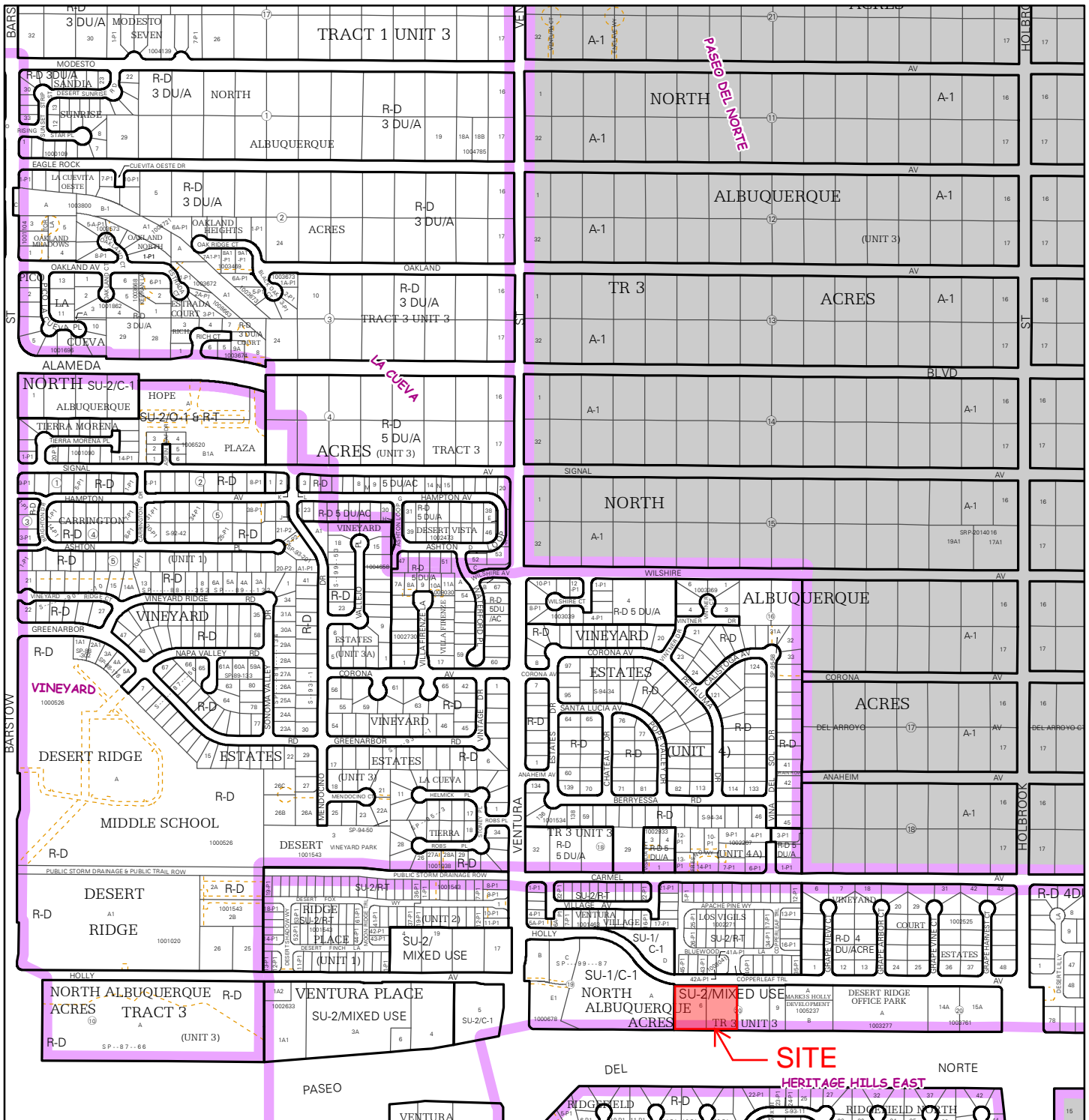
LOCATION OF REQUEST:

Physical Address: 9100 HOLLY AVE. NE Zone Atlas Page (Please identify the subject site on the map and attach) C-20-Z

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

(Please be specific so our staff can do the appropriate research)

1. REVIEW THE CURRENT DESIGN OF THE SITE PLAN, BUILDING ELEVATIONS AND DETAIL PROVIDED WITHIN THE SUBMITTAL IN ANTICIPATION OF THE DRB HEARING. _____
2. REVIEW THE JUSTIFICATION LETTERS AND DEVIATION JUSTIFICATION FOR COMMENTS. _____
3. REVIEW THE APPLICATION FOR COMPLETENESS IN ANTICIPATION OF DRB. _____



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mon.

0 750 1,500 Feet

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-142 Date: 6-5-18 Time: 2:30 pm

Address: west of 9300 Holly Ave NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Vince Montano

Fire Marshall: Eric Gonzalez

Transportation: Mogjan Maadandan

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Assisted living + memory care facility -
≈ 78,000 SF, 3-story, w- 75 Beds

SITE INFORMATION:

Zone: MX-L Size: ≈ 2 ac.

Use: assisted living Overlay Zone: none

Comp Plan: Area of Consistency

Associated Plans: _____

MPOS / Sensitive Lands / MR Area / CPO: _____

Parking / Landscaping / Street Trees: _____

Use Specific Standards: 14-16-4-3

Dimensional Standards: 14-16-5-1

*Neighborhood Organization/s: Vinyard Estates, Heritage East.

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Review and Approval Body: DRB Is this PRT a requirement? _____

Type of Action: DRB over 50,000 SF

Notification: _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-142 Date: 6-5-18 Time: 2:30pm

Address: west of 9300 Holly Ave NE

NOTES: _____

• assisted living facility is a defined term (p.448)

• permissive use - ~~to~~

• no use specific standards

Fire • needs easement to adjacent property

• must be 26' min - Bldg > 30 feet Fall

• w/in 15 feet, max 30 feet:

• sprinkler system required • turn in Fire I ASAP.

• dimensional standards - mixed use zones 5-1(D) p.194

• neighborhood edges regs - 5-9 (p.286).

• courtyard faces parking lot and no pathways

• deviation up to 10% - administrative

• variance - the process

• is the existing SPS still applicable?

references the CSDP

• process - DRB (6-6(G)) p.395

• notification required

• eliminate lot line

• existing curb cut to west encroaches onto lot

• neighbors may be opposed to height