

December 12, 2024

Attention: Planning Department

Re: Albuquerque Collegiate Charter School  
Request for Review of Sketch Site - DFT

Dear Planning Department:

We are writing on behalf of our client, Albuquerque Collegiate Charter School to request review of a Sketch Site Plan Administrative for a proposed phased Charter School Project on 90<sup>th</sup> Street SW between Sunset Gardens SW and Bridge Blvd, SW. The current lot is described as *LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC*.

The zoning designation for this property is NR-C (Non-Residential Commercial). Elementary and Middle Schools are permissive uses within the NR-C Zone.

The site contains 8.19 acres and will contain up to 60,000sf of Educational Buildings, constructed in phases. The first phase will only contain 40,000sf. This request is for both phases. Plans have been approved for Fire 1, Conceptual Grading and Drainage, Conceptual Traffic Circulation Layout, and the ABCWUA Water and Sewer Availability Statement has been received. Copies of the approved plans are included in the package for easy reference.

This application narrative letter is organized to correspond with the Form P2: Site Plan Administrative - DFT checklist.

Included in this application you will find the following:

- DFT-Application,
- Form P2 Site Plan Administrative – DFT,
- Form SP (Prior approval signature sheet),
- Zone Atlas Page,
- Site Plans (Site Plan – DFT, TCL, G&D, Fire 1, Building Elevations, Landscaping Plans),
  - Approval Responses from TCL, G&D, and ABCWUA Water and Sewer Availability Statement
- Infrastructure List,
- Sensitive Lands Analysis,
- Site Plan Checklist,
- Letter of Authorization,
- Justification Letter,
- Sign Posting Agreement, and
- ONC Coordination.

A Neighborhood Impact Analysis has been prepared by another consultant and has been submitted for approval.

The initial permit plans will only be developed for the first phase. We are submitting Site Plan Administrative – DFT due to the need for public infrastructure. We are also including an Infrastructure List for Public Roadway and Utility Improvements.

Phased Site Plans will be prepared and submitted at approximately 2 year intervals. Landscaping is fully developed for the Phase 1 portion of the site. The remaining Phases will be covered by a separate Alternative Landscaping Plan.

The landscape plan has been designed to comply with the Integrated Development Ordinance (IDO) requirements, ensuring alignment with all relevant standards for street trees, parking lots, required landscape areas, and vegetative coverage.

Given that the development will proceed in three phases, the landscape requirements for Phase One have been calculated based on the defined limits of work for this initial phase. To maintain environmental stability and regulatory compliance, areas designated for future phases will be stabilized in accordance with the Stormwater Pollution Prevention Plan (SWPPP).

As subsequent phases are designed and constructed, the landscape treatments will continue to reflect the density, coverage, and plant material specifications established in Phase 1, ensuring continuity and consistency across the entire site.



Aerial of the Site.





Image of site looking from Sunset Gardens and 90<sup>th</sup> Street.



Image of site looking north from Sunset Gardens.

Thank you for your consideration. We look forward to hearing from you.  
Please do not hesitate to contact me at (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David Aube

CC: P:\2421.01 ABQ Collegiate Charter MP\20-Admin & Correspondence\Permit Comments\Site Plan - DFT\Justificaiton Letter ACCS SDP-DFT 12-12-24.doc