

PRE-APPLICATION MEETING NOTES

PA#: 22-209

Notes Provided (date): 8-8-22

Site Address and/or Location: 401 Alvarado SE

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Change of use of existing structure from business to education and renovation of parking lot as well as Interior renovations.

Basic Site Information

Current Use(s): Office

Size (acreage): 1.02

Zoning: MX-M

Overlay Zone(s): NA

Comprehensive Plan Designations

Corridor(s): NA

Development Area: _____

Near Major Public Open Space (MPOS)?: NA

Center: Highland Activity

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Adult or child day care facility

Use Specific Standards: NA

Applicable Definition(s):

Adult or Child Day Care Facility

A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. For the purposes of this IDO, the City regulates child care facilities that require a license from the state. This use includes pre-schools. This use does not include overnight care. See also *Family Home Day Care, Family Care Facility, Community Residential Facility, and Group Home*.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan Admin

Specific Procedure(s)*: 6-5(G)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: Staff Is this a PRT requirement? No

Handouts Provided

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input checked="" type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- I could only locate one previous site plan with a Project number of ZA-84-86 which was approved as Storage Units on the site. The site has been updated since this site plan with no records.
- An As Built may be required due to no history of the existing building.
- Please follow design standards for the MX-M zone district which can be found in IDO section 14-16-2-4(C)
- Since a change of use is requested and the parking lot is to be renovated, please see table 5-5-1 for parking requirements for the Adult or child care facility use which is 1 space / 400 SF GFA. Since the subject site is within an Activity Center, there's a 20% parking reduction applied. See IDO section 5-5(C)(5)(a).