

October 31, 2016

Mr. Jack Cloud
Chair, Development Review Board
City of Albuquerque
Albuquerque, New Mexico

Re: Site Plan Amendment/Replat - 98th and Central SW

Dear Chair Cloud:

This is a request to relocate an approved Starbucks restaurant with a drive up service window to the east of the original location and to establish a 2498 square foot retail building in place of the originally approved restaurant. It is also a request to replat existing lots 3B and 4A to new configurations. The property is zoned SU-2/PCA and is located within the West Route 66 Sector Development Plan boundaries. Attached to this request is a copy of the approved site development plan for building permit, and the approved site development plan for subdivision.

Background

Although there is an approved site development plan for both building permit and subdivision, the controlling document is the site development plan for subdivision. Lot 1 is improved with a MacDonal's restaurant that was approved independent of the rest of the site. It was approved when the entire center was zoned SU-2/IP. The entire east side of the center is constructed and occupied.

The portion of the parcel identified on the site plan as proposed Lot 4A is currently approved for future development. The restaurant on Lot 3B was originally approved for an 1872 square foot building with 44 seats. This request is for a 2178 square foot building (Building 7A on the site plan) Based upon the revised seating capacity of 76 seats, including outdoor seating, 19 parking spaces are required and 22 parking spaces are provided. The retail building (Building 8) will be approximately 2500 square feet requires 13 parking spaces and provides 14 spaces.

In addition to requesting approval for these two buildings, applicant also intends to subdivide the current lot configurations as shown on the site plan for subdivision.

Justification

The SU-2/PCA zone category of the *West Route 66 Sector Development Plan* allows “[r]etailing of any consumer product and provision of any customer personal or business service, provided that it is not listed as conditional use in the C-2 zone, or as a permissive or conditional use listed for the first time in the C-3 zone...” There are further regulations regarding certain uses, but there are no restrictions on drive up service windows for restaurants. As such, the is request is for the construction of two buildings that will accommodate permissive uses in the SU-2/PCA zone category. The total square footage of both buildings is well below the 10% threshold for approval of an Administrative Amendment.

Overview and Summary of Request

The proposed administrative amendment is to relocate an approved Starbucks restaurant with drive up service window, and to construct a 2498 square foot retail building.

An 2178 square foot restaurant with a drive up service window is requested for the proposed Lot 3B. The 2498 square foot retail building will be constructed on the proposed Lot 4A

The requested restaurant for the proposed Lot 3B will have 76 seats and 22 parking spaces, including handicap parking. There will be an outdoor patio with five tables and 14 seats located on the southwest portion of the building.

Required landscaping for this amendment is 5585 square feet and 5722 square feet of landscaping is provided. Live groundcover and live plants also exceed that which is required. A revised landscaping plan is provided with this request.

The proposed restaurant will have a drive up service window. The window will be located on the east side of the building.

There will be queuing for ten vehicles area for the drive up service window and the service window will not be located abutting 98th Street.

There will be pedestrian access between the two proposed buildings as well as pedestrian access to the existing buildings on site as shown on the plan. Each proposed restaurant will have the required handicap and motorcycle spaces.

There will be no new free standing signs.

Building design for each building will be in conformance with the colors and materials approved for the site. They will not be built to standard franchise architecture.

Two existing lots will be replatted into Lots 3B and 4A as shown on the attached site plans.

All proposed changes are noted on the site plan submitted with this request for an administrative amendment.

Please let me know if you need anything else. Thank you for your consideration of our request.

Sincerely,

Doug Crandall
Doug Crandall, Principal
DAC Enterprises, Inc.