## CITY OF ALBUQUERQUE PLANNING DEPARTMENT May 22, 2013 DRB Comments

**ITEM # 7** 

PROJECT # 1007362

**APPLICATION # 13-70554** 

RE: Tract A-1-A, Block 22, Bellhaven Addition

It may be difficult to obtain a shared parking agreement to meet required on-site parking based on C-2 zoning; such agreements generally require a mix of uses, such as residential with commercial.

Jack Cloud, DRB Chairman 924-3880/ jcloud@cabq.gov

4. Project# 1005354
13DRB-70549 MINOR FRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC age (a) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 1, SAWMILL VILLAGE, SAWMILL VILLAGE zoned SU-2, SU-1 FOR PRD, located on BELLAMAH BETWEEN 18TH ST AND 19TH ST containing approximately 5.701 acre(s). (H-13) INDEFINITELY DEFERRED.

5. Project# 1008255

13DRB-70543 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BRASHER AND LORENZ INC agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 2A, Block(s) 2, SANTILLA PLACE zoned C-3, located on CAGUA RD NE BETWEEN CENTRAL AVE NE AND DOMINGO RD NE containing approximately 1.7416 acre(s). (K-18) THE PRELIMINARY/FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.

6. Project# 1009710

13DRB-70546 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

13DRB-70557 VACATION OF PRIVATE
EASEMENT

ARCH + PLAN LAND USE CONSL. agent(s) for CHRISTOPHER SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) P-1, Q-1& R-1, THE PALISADES zoned R-1, located on 5215, 5209 & 5219 LA BAJADA NW containing approximately .4944 acre(s). (J-11) INDEFINITELY DEFERRED.

#### NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

7. Project# 1007362
13DRB-70554 SKETCH PLAT REVIEW
AND COMMENT

DARREN SOIVELL ARHCITECTS agent(s) for TRACTION RETAIL, LLC request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) A1A, DALE J BELLAMAH'S BELLHEAVEN zoned C-2, located on CONSTITUTION AND WYOMING containing approximately 3.7632 acre(s). (J-20)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

8. Project# 1007489
13DRB-70550 SKETCH PLAT REVIEW
AND COMMENT

HIGH MESA CONSULTING GROUP agent(s) for COA CULTURAL SERVICES request(s) the above action(s) for all or a portion of Lot(s) TRACT C-43, TOWN OF ATRISCO GRANT, LOT 2, UNM HOSPITALS CLINIC, zoned SU-2, located on CENTRAL BETWEEN UNSER AND VOLCANO containing approximately 13 acre(s). (K-10) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

9. Other Matters: Minutes for 5/15/13 ADJOURNED:

# Acity of Albuquerque



### DEVELOPMENT/ PLAN REVIEW APPLICATION

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	Variance (Non-Zoning)					Zoning, includes Zoning within Sector
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<del></del>	for Subdivision		7		~~~	Text Amendment to Adopted Rank 1, 2 or 3
<del></del>	for Building Permit	4/A				Plan(s), Zoning Code, or Subd. Regulations
<del></del>	Administrative Amendment Plant		D			Straat Nama Changa (Lagai & Callagian)
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Staff signature & Date

## FORM S(3): SUBDIVISION .R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

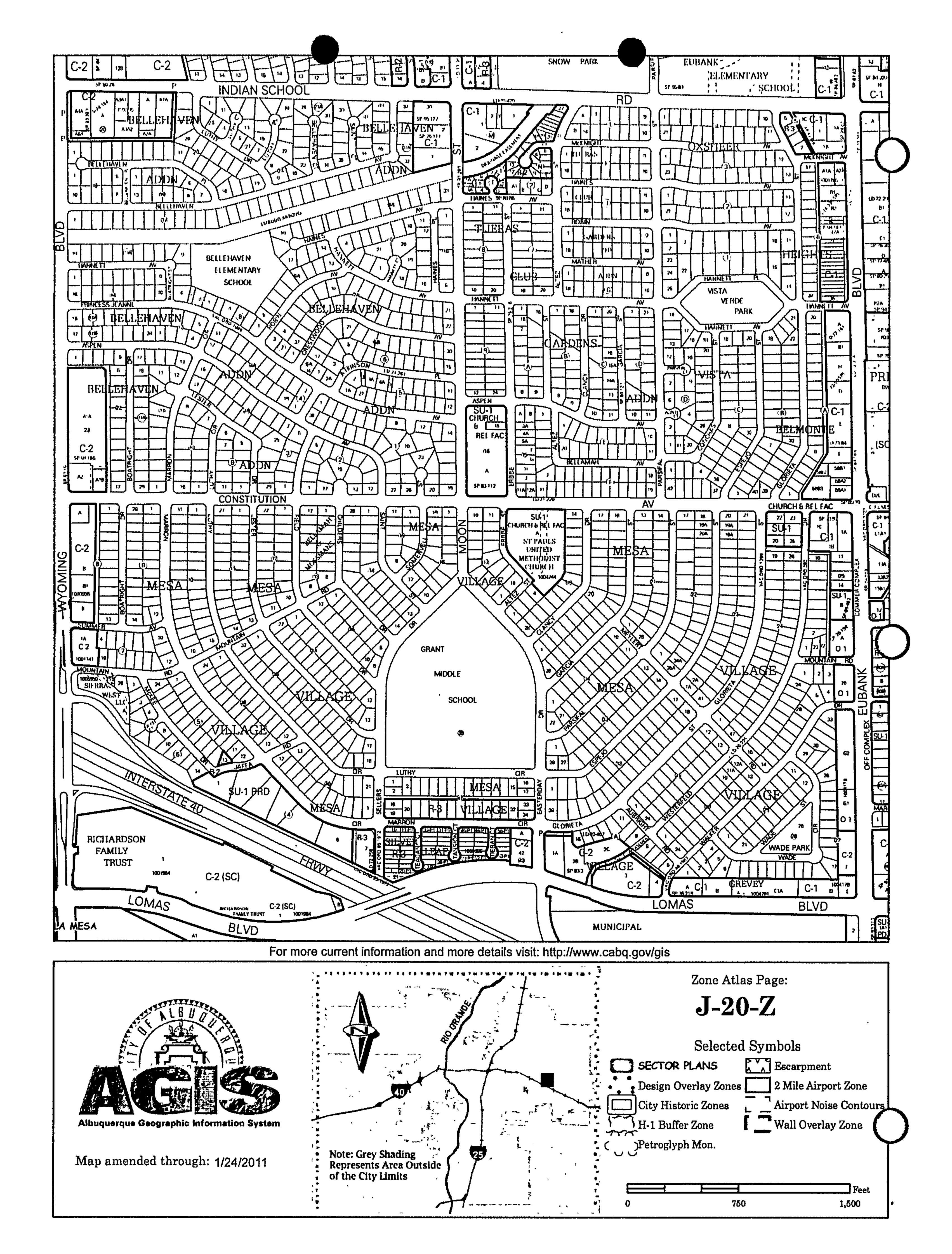
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A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

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Fee's co	s assigned	Application case numbers )'3D2B	Form revised ( Project #	S-14-13 Planner signature / date 07 567



May 14, 2013



Sketch Plat Review Board City of Albuquerque Planning Department Plaza Del Sol, 600 Second NW Albuquerque, NM 87102

#### Sketch Plat Review Board:

This letter is submitted to you in reference to the proposed replat of the property known as Integrity Plaza located near Constitution and Wyoming Blvd.

It is the Owner's intent to replat the existing property so that the front southwest corner will become its own separate piece of property so that use of the center can be maximized. The intended use for this new property would be a drive-thru type of food service with limited seating.

Existing parking has been evaluated preliminarily and it appears there is sufficient parking with some excess as it applies to the existing shopping center when the area dedicated to the replat is removed. Since the restaurant has a smaller piece of land and the design of the new building will only be for a shell, parking requirements are not exact. However, in our preliminary planning it looks like that space would require 11 to 13 parking spaces based on one space per four seats required for a restaurant. Should the requirement go over 11 spaces, a shared parking agreement would be in place allocating the extra 6 spaces for the shopping center to be shared with the new restaurant.

In all of this, the intention of the Owner is to maximize exposure and use of the shopping center and to increase traffic to the center on a more consistent and continual basis.

Thank you for your consideration in the proposal of this replat.

Sincerely,

Darren Sowell

## PLAT OF TOPOGRAPHY OF PORTION OF TRACT A-1-A, BLOCK 22

DALE J. BELLAMAH'S BELLEHAVEN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2013

#### GENERAL NOTES:

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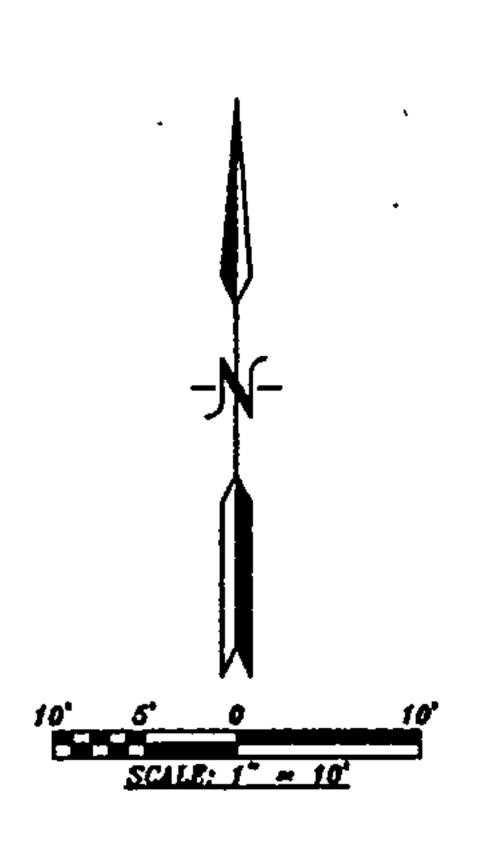
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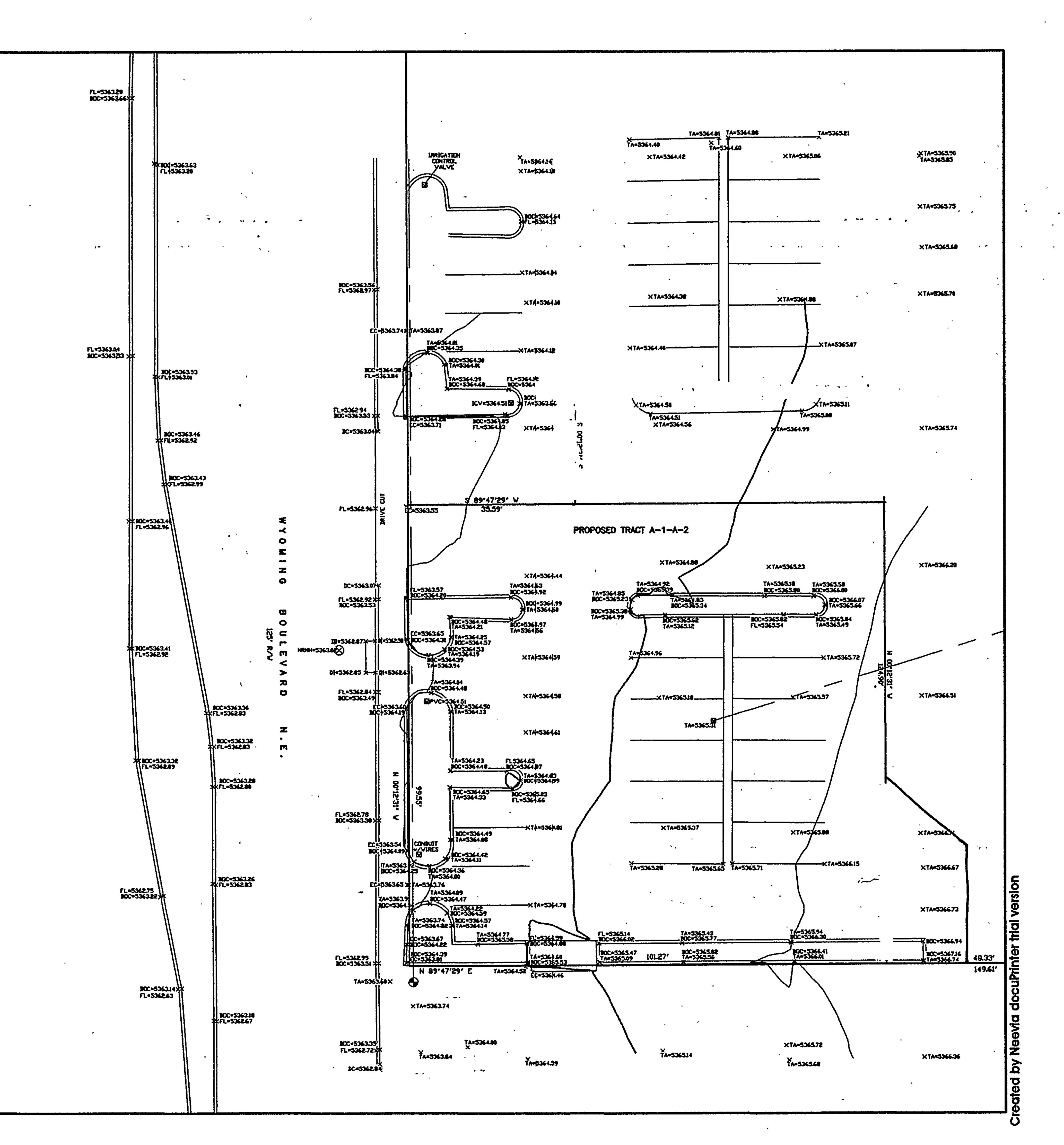
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- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "15-H20", HAVING AN ELEVATION OF \_5477.427\_\_, NAVD 1988
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS—BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON—
- 4: THIS IS \_MOT\_ A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.



#### LEGEN

BOC = BACK OF CURB
TA = TOP OF ASPHALT
DI = DRAINAGE INLET
ICV = IRRIGATION CONTROL VALVE
NRHH = NORTH RIN OF HANHOLE
FL = FLOV LINE



## PROJECT#

# Broject#1007362

App #	Action	Date
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