Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date o	f Request*:
This re	quest for a Neighborhood Meeting for a proposed project is provided as required by Integrated
Develo	pment Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:
Neighb	orhood Association (NA)*:
Name	of NA Representative*:
Email A	Address* or Mailing Address* of NA Representative1:
The ap	plication is not yet submitted. If you would like to have a Neighborhood Meeting about this
propos	ed project, please respond to this request within 15 days. ²
	Email address to respond yes or no:
The ap	plicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of
Reque	st above, unless you agree to an earlier date.
	Meeting Date / Time / Location:
Projec	t Information Required by <u>IDO Subsection 14-16-6-4(K)(1)(a)</u>
1.	Subject Property Address*
	Location Description
2.	Property Owner*
3.	Agent/Applicant* [if applicable]
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [mark all that apply]
	□ Conditional Use Approval
	□ Permit (Carport or Wall/Fence – Major)
	□ Site Plan
	□ Subdivision (Minor or Major)

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

		(Easement/Private Way or Public Right-of-way)				
	□ Variance					
	☐ Waiver					
	☐ Zoning Map Amendment					
	Other:					
	Summary of project/request ^{3*} :					
	·					
5.	This type of application will be decided by*:	☐ City Staff				
	OR at a public meeting or hearing by:					
	☐ Zoning Hearing Examiner (ZHE)	☐ Development Review Board (DRB)				
	☐ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)				
	☐ City Council					
6.						
Projec	t Information Required for Mail/Email Not	ico by IDO Subsection 6 4/V/(1)/b):				
_	•	•				
1.	Zone Atlas Page(s)*5					
2.	Architectural drawings, elevations of the prop	osed building(s) or other illustrations of the				
	proposed application, as relevant*: Attached	to notice or provided via website noted above				
3.	The following exceptions to IDO standards wil	l be requested for this project*:				
	☐ Deviation(s) ☐ Variance(s)	□ Waiver(s)				
	Explanation:					
4.	An offer of a Pre-submittal Neighborhood Me	eting is required by Table 6-1-1*: \Box Yes \Box No				

[Note: Items with an asterisk (*) are required.]

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

5.	For Site Plan Applications only*, attach site plan showing, at a minimum:
	□ a. Location of proposed buildings and landscape areas.*
	□ b. Access and circulation for vehicles and pedestrians.*
	□ c. Maximum height of any proposed structures, with building elevations.*
	☐ d. For residential development*: Maximum number of proposed dwelling units.
	e. For non-residential development*:
	☐ Total gross floor area of proposed project.
	☐ Gross floor area for each proposed use.
Ad	lditional Information:
1.	From the IDO Zoning Map ⁶ :
	a. Area of Property [typically in acres]
	b. IDO Zone District
	c. Overlay Zone(s) [if applicable]
	d. Center or Corridor Area [if applicable]
2.	Current Land Use(s) [vacant, if none]

https://ido.abc-zone.com/

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	 [Other Neighborhood Associations, if any]
	_
	•
	-
	 -

⁶ Available here: <u>https://tinurl.com/idozoningmap</u>

EXHIBIT 1

LIST OF NEIGHBORHOOD ASSOCIATION CONTACT (PROVIDED BY ONC)



Kevin Zenk

Alameda Blvd & San Pedro Neighborhood Meeting Inquiry Tuesday, October 19, 2021 10:26:49 AM

image007.png IDOZoneAtlasPage_C-18-Z.PDF

[EXTERNAL EMAIL]

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West La Cueva NA	Erica	Vasquez	ericamvas@gmail.com	8511 Rancho Del Oro Place NE	Albuquerque	NM	87113	Thone	5056817286
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquelle NE	Albuquerque	NM	87113		5059778903
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. https://www.cabq.gov/planning/urban-design-development/public-notice. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

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

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

 $\underline{https://ido.abe-zone.com/integrated-development-ordinance-ido?document=1\&outline-name=6-1\%20 Procedures\%20 Summary\%20 Table Figure 1.0 Summary 1.0$

Thanks



Dalaina L. Carmona

Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9th Floor Albuquerque, NM 87102 505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message

 $\textbf{From:} we bmaster = cabq.gov@mailgun.org \ [mailto:webmaster = cabq.gov@mailgun.org] \ \textbf{On Behalf Of} webmaster @ cabq.gov@mailgun.org] \ \textbf{On Behalf Of} webmaster = cab$

Sent: Monday, October 18, 2021 5:26 PM

To: Office of Neighborhood Coordination <kevin@azseg.com> Cc: Office of Neighborhood Coordination <onc@cabg.gov> Subject: Neighborhood Meeting Inquiry Sheet Submission

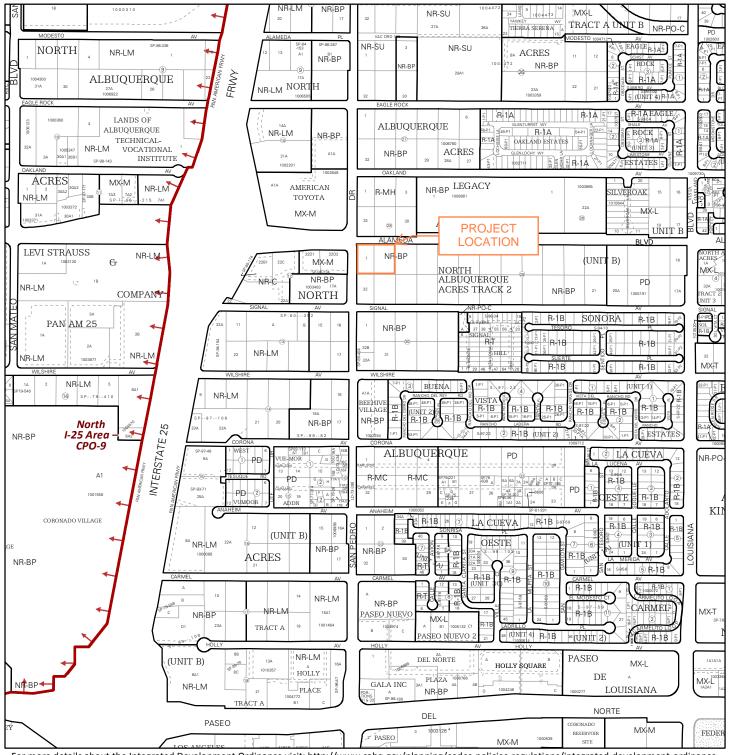
Neighborhood Meeting Inquiry For: Development Review Board

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If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Kevin Zenk
Telephone Number
480-740-8950
Email Address
        kevin@azseg.com
Company Name
        Sustainability Engineering Group, LLC
Company Address
8280 E. Gelding Dr., Suite 101
City
        Scottsdale
State
        ΑZ
ZIP
        85260
Legal description of the subject site for this project:
Lot 1-A, Block 29, of Lot 1-A, 2-A, 4-A & 6-A, Block 29 of Tract A, Unit B, North Albuquerque Acres Physical address of subject site:
Not Assigned
Subject site cross streets:
Alameda Blvd & San Pedro
Other subject site identifiers:
UPC: 101806428134810229
This site is located on the following zone atlas page: C-18-Z
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EXHIBIT 2

ZONING ATLAS MAP





For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

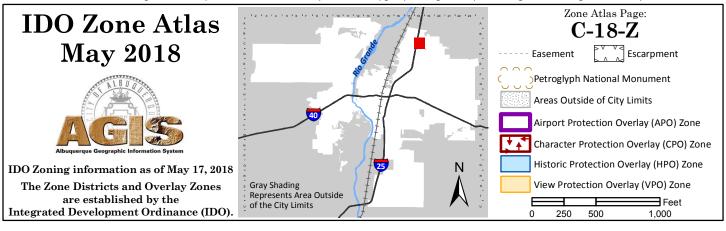
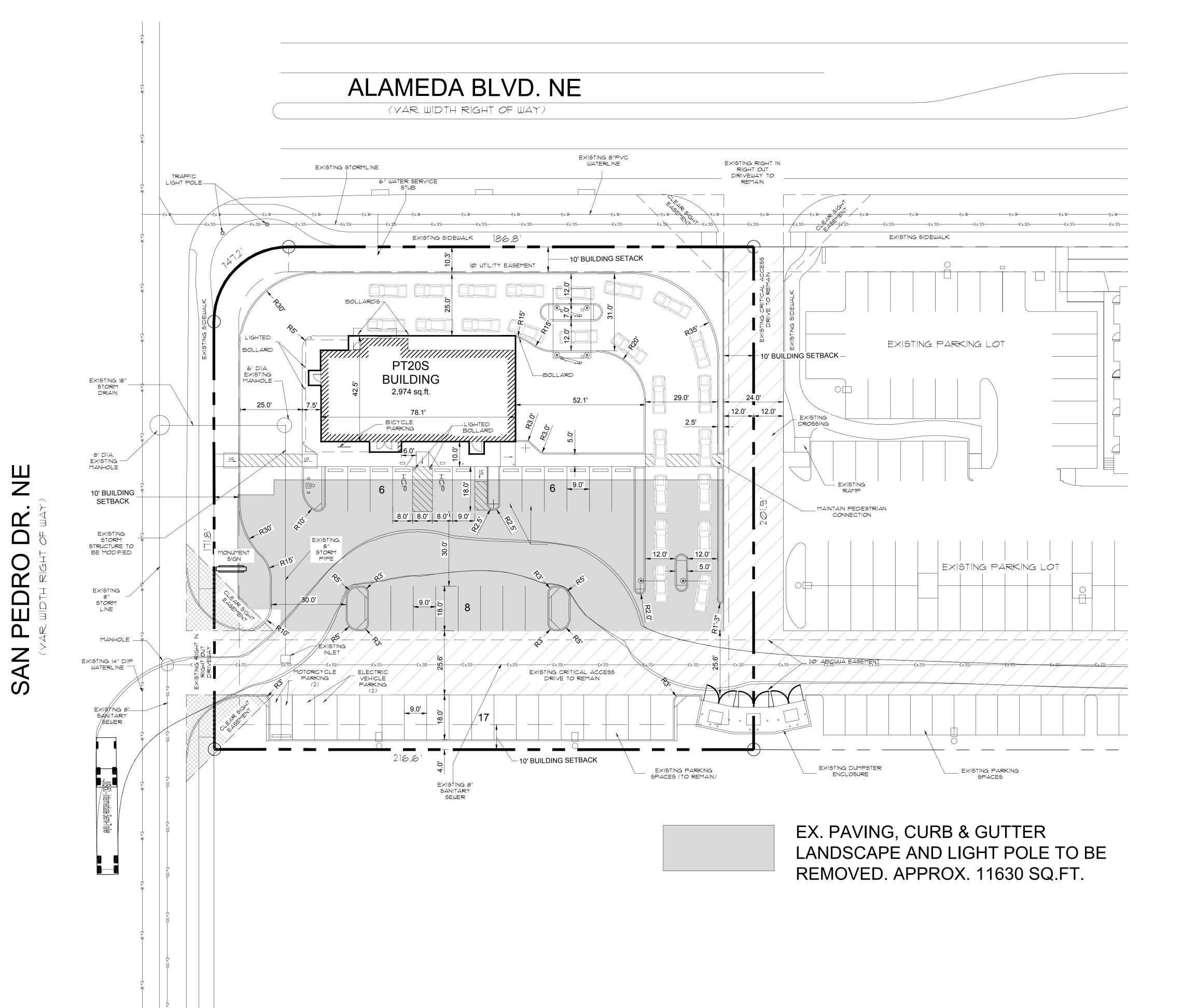


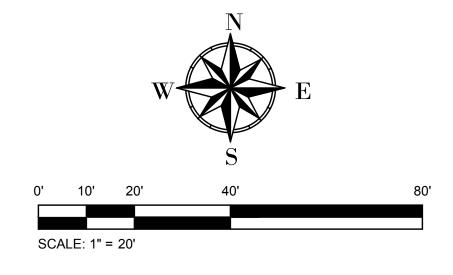
EXHIBIT 3 PRELIMINARY SITE PLAN

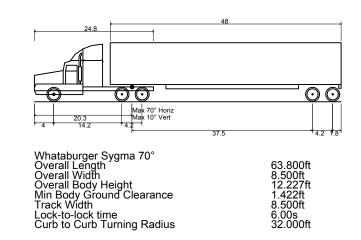






VICINITY MAP





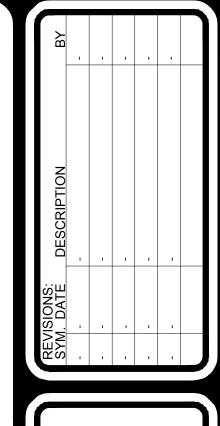
COMMENTS:

- ADA PEDESTRIAN ACCESS PROVIDED TO EXISTING SIDEWALK ALONG SAN

 PEDDO AVE
- 2. THE MASTER DEVELOPMENT PLAN BY THE DEVELOPER SHOWS SHARED DUMPSTER BINS AT THE SHARED PROPERTY CORNERS FOR ALL LOTS WITHIN THE DEVELOPMENT.
- DRIVE AISLE BETWEEN THE FLOATING ROW OF PARKS AND ROW OF PARKS ALONG THE SOUTHERN BOUNDARY LINE IS 25'-8" TO MATCH THE SITE PLAN AND CROSS ACCESS WIDTH.
- 4. EXISTING ISLAND AT TRUCK EXIT EAST OF THE SITE WILL NEED TO BE
- 5. FRONT SETBACK AND SIDE / REAR SETBACK OF 10' HAS BEEN ADDED TO THE PLAN
- 6. ADDED 10' LANDSCAPE BUFFER TO THE NORTH AND WEST OF THE SITE.
- APPROXIMATELY 12,000 SQ FT OF EXISTING ASPHALT PAVING WITH CURB AND GUTTER WILL BE REMOVED PRIOR TO CONSTRUCTION. A DEMOLITION PERMIT WILL BE REQUIRED.
- 8. PARKING RATIOS: MINIMUM OF 8 PER 1000 SQ FT. GFA=24 SPACES. WB STANDARD OF 1 PER 100 SQ FT WILL BE USED. NO MAXIMUM LIMIT. 2 MOTORCYCLE SPACES REQUIRED FOR 26 TO 50 VEHICLE PARKING SPACES. MOTORCYCLE PARKING SHALL BE MINIMUM 4'X8'. 2 ELECTRIC VEHICLE CHARGING STATIONS ARE REQUIRED.
- 9. 3 BICYCLE PARKING SPACES REQUIRED OR 10% OF REQUIRED OFF-STREET PARKING, WHICHEVER IS GRATER. STALLS SHALL BE 2'X6'. REQUIRED BIKE SPACES SHALL BE LOCATED WITHIN 50' IN ANY DIRECTION OF A PRIMARY PEDESTRIAN ENTRANCE. SITES WITH MULTIPLE PEDESTRIAN ENTRANCES SHALL HAVE DISTRIBUTED BICYCLES LOCATIONS.
- 10. AT LEAST 6 CARS ARE REQUIRED BEFORE FIRST STOPPING POINT (MENU BOARD) IN THE DRIVE-THRU STACK. SITE PLAN COMPLIES.
- 11. ANY PARKING LOT LOCATED 30' OF THE FRONT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A 3'-4' MASONRY WALL OR BY A 10' WIDE LANDSCAPE BUFFER WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY, OR AS APPROVED BY THE PLANNING DIRECTOR. ANY PARKING LOT LOCATED WITHIN 20' OF A SIDE/REAR LOT LINE SHALL BE SCREENED BY A 6' WIDE LANDSCAPED STRIP.
- 12. SITE IS DESIGNED TO DISCHARGE 5 CFS OF STORM DRAINAGE SYSTEM. DETENTION IS NOT ANTICIPATED FOR THE SITE.
- 13. DEVELOPER'S INTENT IS TO SHARE THE THREE DUMPSTER WITH THE TWO CONNECTING LOTS. IF IT IS DETERMINED THAT AN ADDITIONAL DUMPSTER IS NEEDED DURING DESIGN, IT WILL BE LOCATED IN ITS TYPICAL LOCATION AND REMOVE THREE PARKING SPACES IN ORDER TO DO SO.
- DEDICATED ELECTRIC VEHICLE PARKING IS REQUIRED PER THE APPROVED MASTER PLAN.

SITE DATA

SIIL DAIA			
OT AREA	=	43,564 SF	1.00 AC.
PARKING	=	37 (30 REQ'D @ 1	PER 100)
ADA PARKS		2 (2 REQ'D)	
ANE A STACKING	=	11	
ANE B STACKING	=	13	
LECTRIC VEHICLE	=	2 (2 REQ'D)	
CHARGING STATIONS			
MOTORCYCLE PARKING	=	2 (2 REQ'D)	
BICYCLE PARKING	=	3 (3 REQ'D)	
-			



SEC ALAMEDA AND SAN PEDRO ALBUQUERQUE, NM



210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:

PRELIMINARY SITE PLAN

UNIT NO. N/A

DATE: 07-19-2021

SCALE: 1" = 20'

DRAWN BY: P.K.

PSP

CHECKED BY: K.A



EXHIBIT 4 CONCEPTUAL BUILDING ELEVATIONS













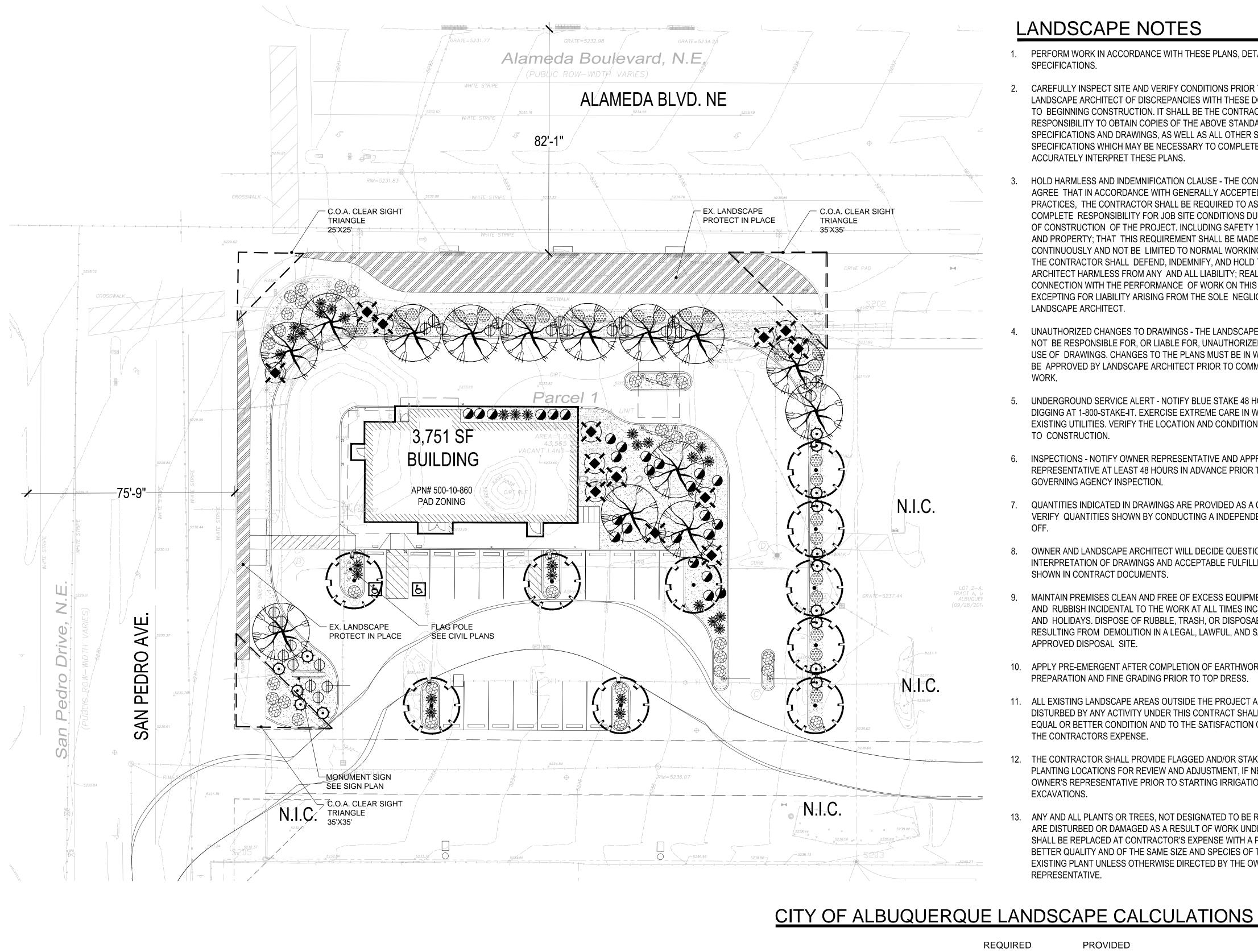
PT20 SMALL

BUILDING MATERIALS:

- 1. UTILITY SIZE BRICK BROWN COLOR
- 2. COMPOSITE METAL PANEL WB ORANGE COLOR
- 3. GLASS
- 5. METAL PANEL CHAMPAGNE GOLD COLOR
- 6. METAL COPING CHAMPAGNE GOLD COLOR
- 7. SUN SHADE CANOPY
- 8. ILLUMINATED SIGNAGE BY OTHERS

EXHIBIT 5 CONCEPTUAL LANDSCAPE PLAN





LANDSCAPE NOTES

- PERFORM WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND SPECIFICATIONS.
- CAREFULLY INSPECT SITE AND VERIFY CONDITIONS PRIOR TO BIDDING. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES WITH THESE DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE ABOVE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE THE CONTRACTOR SHALL AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY TO ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE LANDSCAPE ARCHITECT.
- UNAUTHORIZED CHANGES TO DRAWINGS THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF
- UNDERGROUND SERVICE ALERT NOTIFY BLUE STAKE 48 HOURS PRIOR TO DIGGING AT 1-800-STAKE-IT. EXERCISE EXTREME CARE IN WORKING NEAR EXISTING UTILITIES. VERIFY THE LOCATION AND CONDITION OF UTILITIES PRIOR TO CONSTRUCTION.
- INSPECTIONS NOTIFY OWNER REPRESENTATIVE AND APPROPRIATE AGENCY REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE PRIOR TO REQUIRED GOVERNING AGENCY INSPECTION.
- QUANTITIES INDICATED IN DRAWINGS ARE PROVIDED AS A COURTESY ONLY. VERIFY QUANTITIES SHOWN BY CONDUCTING A INDEPENDENT QUANTITY TAKE OFF.
- OWNER AND LANDSCAPE ARCHITECT WILL DECIDE QUESTIONS RELATING TO INTERPRETATION OF DRAWINGS AND ACCEPTABLE FULFILLMENT OF THE WORK SHOWN IN CONTRACT DOCUMENTS.
- MAINTAIN PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO THE WORK AT ALL TIMES INCLUDING WEEKENDS AND HOLIDAYS. DISPOSE OF RUBBLE, TRASH, OR DISPOSABLE ITEMS RESULTING FROM DEMOLITION IN A LEGAL, LAWFUL, AND SAFE MANNER TO AN APPROVED DISPOSAL SITE.
- 10. APPLY PRE-EMERGENT AFTER COMPLETION OF EARTHWORK, LEACHING, BED PREPARATION AND FINE GRADING PRIOR TO TOP DRESS.
- 11. ALL EXISTING LANDSCAPE AREAS OUTSIDE THE PROJECT AREA THAT ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL PROVIDE FLAGGED AND/OR STAKED LAYOUT OF ALL PLANTING LOCATIONS FOR REVIEW AND ADJUSTMENT, IF NECESSARY, BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING IRRIGATION OR PLANT PIT EXCAVATIONS.
- 13. ANY AND ALL PLANTS OR TREES, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES OF THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

PROVIDED

15% NET =

X% PROVIDED

75% COVERAGE

60% COVERAGE

9 PROVIDED 2 TREE SPECIES

2" CALIPER

17 STALLS ON SITE

1 TREE REQUIRED

4 TREES PROVIDED

NET AREA = 30,000 SF

PROVIDED AREA = 8,380 SF

7 UNDERSTORY SPECIES

1 TREE PER 100

15% MINIMUM

75% OF LS AREA

30% OF LS AREA

5 SPECIES MIN.

2" CALIPER

PARKING STALLS

PARKING AREAS:

NET LANDSCAPE AREA:

SHADE COVERAGE AREA

LANDSCAPE DIVERSITY

MINIMUM TREE SIZE:

GROUND LEVEL COVERAGE AREA

DEVELOPER CONTACT

WHATABRANDS REAL ESTATE 300 CONCORD PLAZA DRIVE SAN ANTONIO, TEXAS 78216 **CLINT SAAVADRA** 210-476-6181

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D) 1921 S. ALMA SCHOOL RD. SUITE 204 MESA, AZ 85210 JASON HARRINGTON, RLA, ASLA, ASIC, APWA (480) 250-0116 JASON@HARRINGTONPLANNINGDESIGN.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP 8280 E GELDING DR #101, SCOTTSDALE, AZ 85260 ALI FAKIH, PE, LEED AP (480) 588-7226 ALI@AZSEG.COM

PLANTING MATERIAL LEGEND

	TREES	SIZE	NOTES	QTY
R	Parkinsonia x 'Desert Museum' Desert Museum Palo Brea Caliper Size: 2.0"	36" Box		14
	Acacia aneura Mulga Caliper Size: 2.0"	36" Box		10
	GROUNDCOVERS			QTY

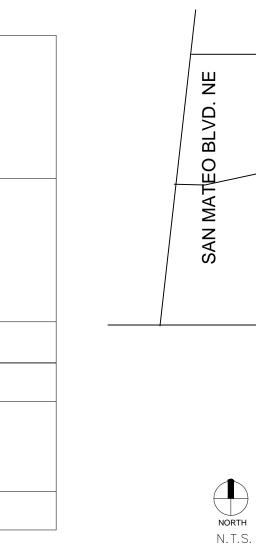
_				
Ē		Lantana montevidensis Trailing Lantana 'gold'	5 Gallon can full	35
K		Dalea greggii Trailing Indigo Bush	5 Gallon can full	33
		SHRUBS / ACCENTS	3	QTY
3	*	Hesperaloe parviflora Red Yucca	5 Gallon can full	29
N		Calliandra x 'Sierra Star' Sierra Star Red Fairy Duster	5 Gallon can full	26
		Bougainvillea gl. v. 'La Jolla' La Jolla Bougainvillea	5 Gallon can full	13
		Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 Gallon can full	28
	\odot	Euphorbia antisyphilitica	5 Gallon	15

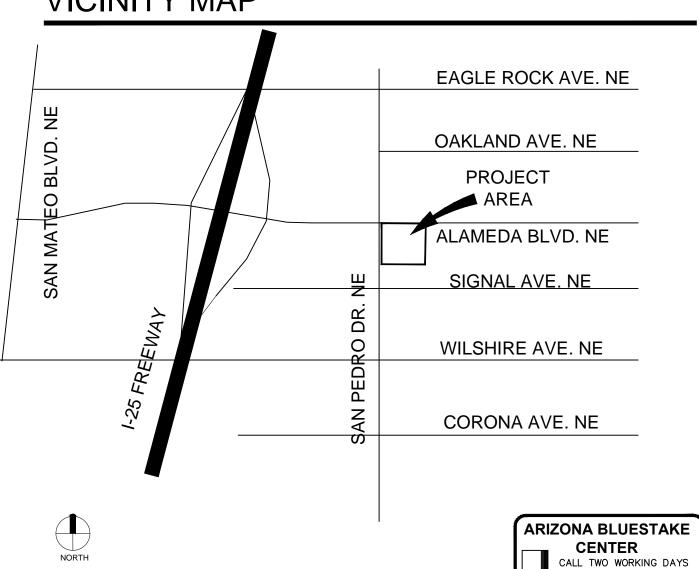
LANDSCAPE MATERIALS

Decomposed Granite. 1/2" screened "Rose Gold", 8,380 s 2" deep in planting areas per plan.

can full

VICINITY MAP





HARRINGTON PLANNING + DESIGN

1921 S Alma School Rd, Suite 204 Mesa, Arizona 85210 Tel: 480-250-0116 www.HarringtonPlanningDesign.com

JASON E. HARRINGTON 21

-BURGEF URANT

WHAT-A-I RESTAI

REV. COMMENT

Preliminary Submittal 10.08.21

LANDSCAPE PACKAGE

October 8, 2021 DRAWN BY: TKW CHECK BY: JEH PROJ. NO.: 2021-056 CASE NO.: TBD

NORTH 0 10 20

> LANDSCAPE PLAN

1 of 1

1.800.782.5348