

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

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

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: _____

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), 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.

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

- Vacation _____ (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. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} _____
2. Architectural drawings, elevations of the proposed 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 will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

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: <http://data.cabq.gov/business/zoneatlas/>

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

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.

Additional Information:

1. From the IDO Zoning Map⁶:
- 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] _____
- _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

EXHIBIT 1

LIST OF NEIGHBORHOOD ASSOCIATION CONTACT
(PROVIDED BY ONC)



From: Carmona, Dalaina L.
To: Kevin Zenk
Subject: Alameda Blvd & San Pedro Neighborhood Meeting Inquiry
Date: Tuesday, October 19, 2021 10:26:49 AM
Attachments: image001.onq
 image002.onq
 image003.onq
 image004.onq
 image007.onq
 IDOZoneAtlasPage_C-18-7.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 | | 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): <https://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:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

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.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

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

To: Office of Neighborhood Coordination <kevin@azseg.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
 Development Review Board

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

AZ

ZIP

85260

Legal description of the subject site for this project:

Parcel 1:

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

EXHIBIT 2
ZONING ATLAS MAP

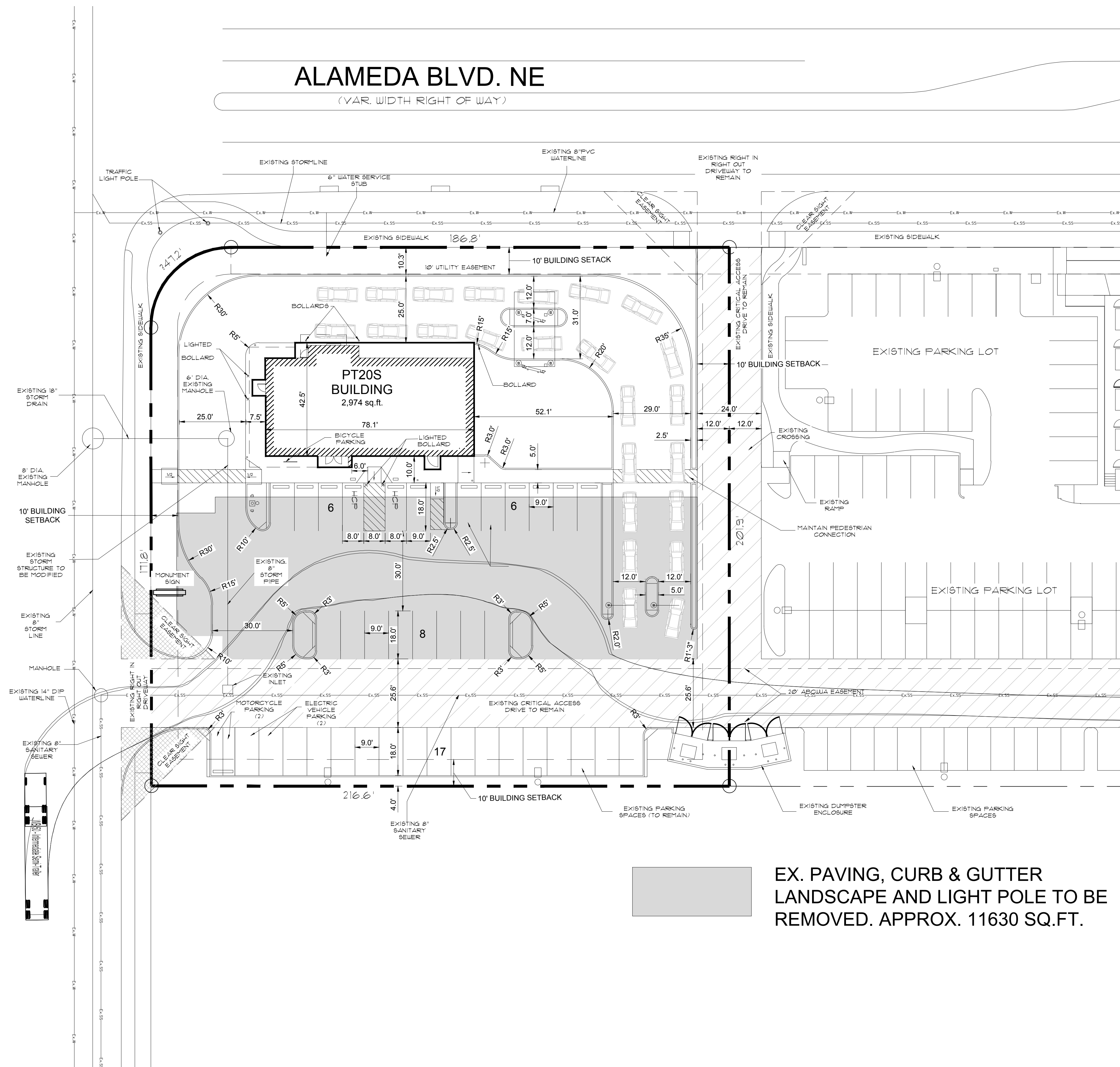


EXHIBIT 3

PRELIMINARY SITE PLAN



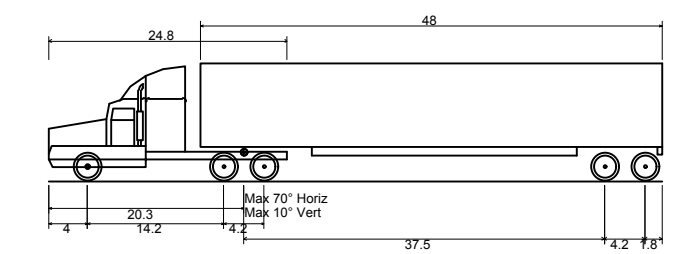
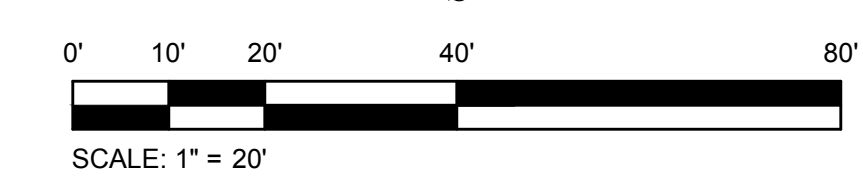
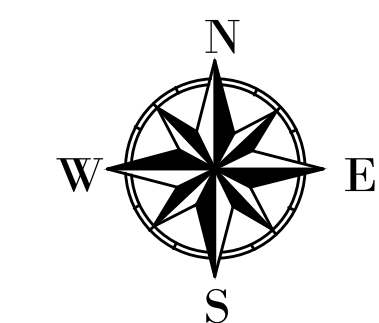
SAN PEDRO DR. NE
(VAR. WIDTH RIGHT OF WAY)



**EX. PAVING, CURB & GUTTER
LANDSCAPE AND LIGHT POLE TO BE
REMOVED. APPROX. 11630 SQ.FT.**



VICINITY MAP
N.T.S.



| | |
|-----------------------------|----------|
| Whataburger Sigma 70* | |
| Overall Length | 63.800ft |
| Overall Width | 8.500ft |
| Overall Body Height | 12.227ft |
| Min Body Ground Clearance | 1.422ft |
| Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Curb to Curb Turning Radius | 32.000ft |

COMMENTS:

- ADA PEDESTRIAN ACCESS PROVIDED TO EXISTING SIDEWALK ALONG SAN PEDRO AVE.
- 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.
- EXISTING ISLAND AT TRUCK EXIT EAST OF THE SITE WILL NEED TO BE REBUILT.
- FRONT SETBACK AND SIDE / REAR SETBACK OF 10' HAS BEEN ADDED TO THE PLAN.
- 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.
- 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.
- 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.
- AT LEAST 6 CARS ARE REQUIRED BEFORE FIRST STOPPING POINT (MENU BOARD) IN THE DRIVE-THRU STACK. SITE PLAN COMPLIES.
- 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.
- SITE IS DESIGNED TO DISCHARGE 5 CFS OF STORM DRAINAGE SYSTEM. DETENTION IS NOT ANTICIPATED FOR THE SITE.
- 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

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

| REVISIONS: | SYMBOL | DATE | DESCRIPTION |
|------------|--------|------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT: **PROPOSED PT20S BUILDING**
SEC ALAMEDA AND SAN PEDRO ALBUQUERQUE, NM

WHATABURGER

300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:

**PRELIMINARY
SITE PLAN**

UNIT NO. N/A

DATE: 07-19-2021

SCALE: 1" = 20'

DRAWN BY: P.K.

CHECKED BY: K.A.

SHEET NO:

PSP



EXHIBIT 4

CONCEPTUAL BUILDING ELEVATIONS





PT20 SMALL

BUILDING MATERIALS:

1. UTILITY SIZE BRICK BROWN COLOR
2. COMPOSITE METAL PANEL WB ORANGE COLOR
3. GLASS
4. METAL PANEL CHAMPAGNE GOLD COLOR
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



