Albuquerque



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refe	to supplen	iental forms for sub	mittal(requirements:/All/fe	es múst	be paid at the time of	application.
Administrative Decisions 19	Decis	ons Requiring a Pu	olic Meeting or Hearing	Policy	Decisions :	
☐ Archaeological Certificate (Form P3)		☐ Site Pian – EPC including any Variances – EPC (Form P1)			ption or Amendment of Facility Pian (Form Z)	Comprehensive
☐ Historic Certificate of Appropriateness – Mi (Form L)	nor 🗆 Ma	☐ Master Development Plan (Form P1)		Adoption or Amendment of Historic Designation (Form L)		
☐ Alternative Signage Plan (Form P3)		☐ Historic Certificate of Appropriateness – Major (Form L)		☐ Amendment of IDO Text (Form Z)		
☑ Minor Amendment to Site Plan (Form P3)	□ Det	☐ Demolition Outside of HPO (Form L)		☐ Ann	☐ Annexation of Land (Form Z)	
☐ WTF Approva! (Form W1)	□ His	☐ Historic Design Standards and Guidelines (Form L)		□ Ame	endment to Zoning Map	EPC (Form Z)
	□ Wir (Form		ations Facility Walver	□ Ame	endment to Zoning Map	Council (Form Z)
				Appoa		
`				□ Dec <i>A)</i>	ision by EPC, LC, ZHE	, or City Staff (Form
PAPPLICATION INFORMATION						
Applicant: Kat Alvarez				Ph	one: 480-755-0959	
Address: 1743 E McNair Dr Ste 200				Em	ail: alvarez@esencia.o	rg
City: Tempe	City: Tempe			Zip	85283	
Professional/Agent (if any):				Ph	one:	
Address:				Εn	eil:	
City:			State:	Zip:		
Proprietary interest in Site:			List <u>all</u> owners:			
BRIEF DESCRIPTION OF REQUEST:	312					
install canopy's over the existing drive thru fo	r the safely a	and comfort of employ	rees.		***	
SITE INFORMATION (Accuracy of the exist	ing légal dé	scription is crucially	Attach a separato sheet if	necessa	DO SERVICE	
Lot or Tract No.: B6			Biock: 0000	Unit:		
Subdivision/Addition: Cottonwood Corners			MRGCD Map No.: A-14-Z	UP	UPC Code: 101306651410240506	
Zone Atias Page(s): A-13-Z A-14-Z	Ex	disting Zonlng: N	R-BP	Pro	Proposed Zening:	
# of Existing Lots:	# (of Proposad Lots:	1	To	ai Area of Site (acres):	1.1631
LOCATIONOPPROPERTYBY/STREETS	one was the					
Site Address/Street: 3801 Ellison	1.10W Be	etween:		and:		
CASEIHISTORY/Wistany/current/or/prior/	roject and c	ase)number(s)(that	may,bairalavantito,your,re	quest:))		
1/1////////////////////////////////////				n _o	lot an ano	
Signature: 4 CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC				Date: 1/24/20 ☑ Applicant or ☐ Agent		
		n an				
	1446°C123°C					
	Action 4A	Faes	Case Numbers		Action	Fees
51-2030-00035	.i.1.	\$50.00			<u> </u>	
	 	 			<u>-</u>	
Meeting/Hearing Date: N/A		<u> </u>	<u> </u>	1-	Talah Hra	
1/22		 	Date: 1-07-0-5		Totai: \$50.	
Staff Signatura:			Data: 1-27-202	O Pro	ject # PR - 201	9-00-2507

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

Proposed Alternative Signage Pian compliant with iDO Section 14-16-5-12(F)(5)

Required notices with content per IDO Section 14-16-6-4(K)(6)

ALTERNATIVE SIGNAGE PLAN

Association representatives Sign Posting Agreement

A single PDF file of the complete application including all plans and documents being submitted must be emalled to PLNDRS@cabg.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via emall, in which case the PDF must be provided on a CD. INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled ARCHEOLOGICAL CERTIFICATE Archaeological Compliance Documentation Form with property information section completed Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b) MINOR AMENDMENT TO SITE PLAN - ADMIN, EPC, or DRB Justification letter describing, explaining, and justifying the request per the criteria in iDO Section 14-16-6-4(X)(2) Three (3) copies of all applicable sheets of the approved Site Pian being amended, folded Copy of the Official Notice of Decision associated with the prior approval Three (3) copies of the proposed Site Pian, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan. Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request. MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a) Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, foided Copy of the Official Notice of Decision associated with the prior approval Three (3) copies of the proposed Site Development Plan, with changes circled and noted Refer to the Site Plan Checktist for information needed on the proposed Site Plan. Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)

Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood

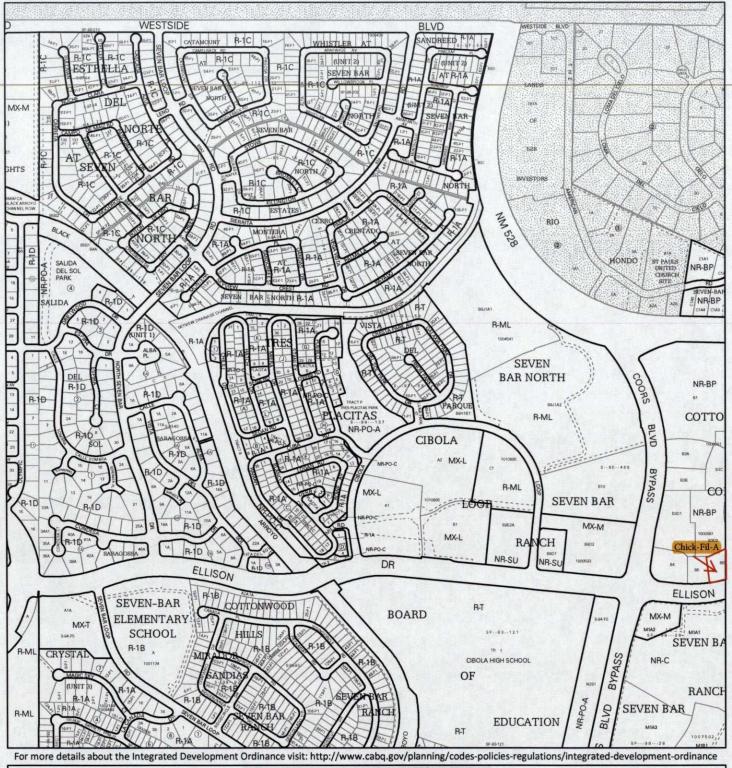
I, the applicant or agent/acknowledge that is scheduled for a public meeting or hearing. If it	f) any required information is not submitted wi equired, or otherwise processed until It is comp	th this application, the application will not be
Signature:		Date: 1/13/19
Printed Name: Kat Alvarez		☑ Applicant or ☐ Agent
FOR OFFICIAL USE ONLY		· · · · · · · · · · · · · · · · · · ·
Project Number:	Case Numbers	
PR-2019-002507	5#-2020-00025	
	-	
<u> </u>	•	
Staff Signature:		
Date: 1-27-2020		

CITY OF ALBUQUERQUE ADMINISTRATIVE APPROVAL (AA)SITE DEVELOPMENT PLAN AMENDMENT TRACKING SHEET

APPLICATION #: 51-2020-0002	S PROJECT #: 22-2019-002507		
PROJECT NAME: Chick-Fil-A			
ADDRESS: 3801 Ellison Road NI	W, ABQ, NM		
APPLICANT OF AGENT: Kgt Alvare	Z		
PHONE #: (480) 755-0959 EN	MAIL: glvarez@ esencia.org		
ZONE ATLAS PAGE: A-13 > A-14			
ADMINISTRATIVE APPROVAL (AA) for:	□ EPC CASE DRB CASE		
CURRENT PLANNING	DATE RECEIVED: 1/27/20		
APPLICATION COMPLETE:	DATE:		
APPLICATION INCOMPLETE:	DATE:		
ROUTING NEEDED TO: ■ NONE ☐ TRAN	SPORTATION HYDROLOGY ABCWUA		
DATE COMMENTS ARE DUE FROM AGENC	CIES:		
COMMENTS:			
	有些是一种是一种的人的人们的人们的人们的人们们们们们们们们们们们们们们们们们们们们们们们们们		
PLANNING DIRECTOR RECEIVED APPRO	VALS FROM ALL AGENCIES ON:		
COMMENTS:			
Drive through			
Prive through canopies.			
PLANS APPROVED BY:	DATE: 13 Feb 2020		

Revised: March 2015

(Return form with plat / site development plan)

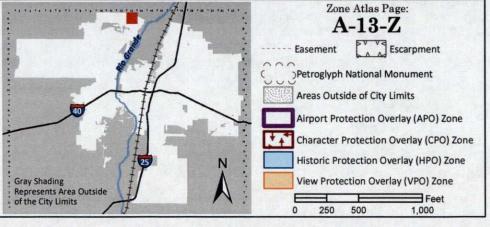


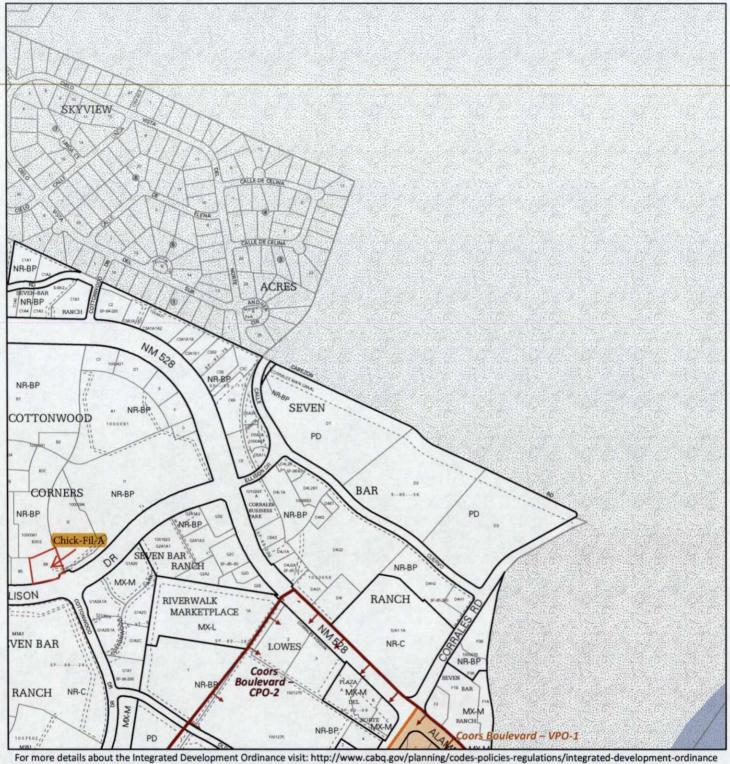
IDO Zone Atlas May 2018

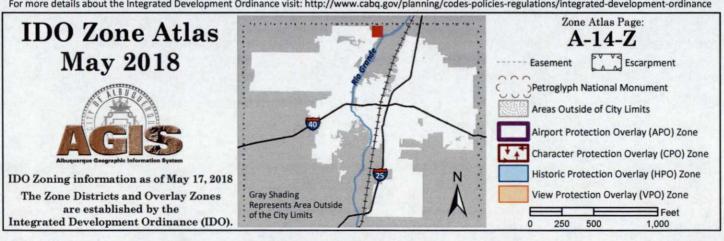


IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).







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To:	Zoning Hearing Examiner	
Date:		
Project	# <u></u>	
ZHE#		
1. 1	ack M Kotz here	eby authorize Esercia - Nat Alvern to
	my behalf in all matters relating to this app	lication for Special Exception filed for my property
		A THE STATE OF THE
:		
Proper	ty Owner(s)* (Applicant) Printed Name	ack M.Kolz
Proper	ty Owner(s)* (Applicant) Signature	
	g Address 815 Viejo Rasho,	Sauta FE NM 87505

To:	Zoning Hearing Examiner
Date:	
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1, <u>Kot</u>	2-Kallison Ratty Life; hereby authorize Esercia - Kat Alvarez to
	my behalf in all matters relating to this application for Special Exception filed for my property
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r vijsvi	
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*	
Proper	ty Owner(s)* (Applicant) Printed Name Nathan H Kotz managing member
Proper	ty Owner(s)* (Applicant) Signature
	Address P.O. Box 11640 Washington D.C. 20008
waniu	Address 1. U. 12 - Hayo Marking of 10 C 2000 8

To:	Zoning Hearing Examiner
Date:	
Project	#
ZHE#	
act on r	hereby authorize Escada - Kolf Alvova to my behalf in all matters relating to this application for Special Exception filed for my property late 1801 Ellison Boad NW Albequergue NM 87114.
Propert	ty Owner(s)* (Applicant) Printed Name Nathan K. Kotz
Propert	cy Owner(s)* (Applicant) Signature Add Ale Manager menber
Mailing	Address PO BOX 11640 Washington DC 200081

Date:	4.7
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Project#	
ZHE#	
1, Mary Lynn Kotz hereby authorize General Kat	
act on my behalf in all matters relating to this application for Special Exception filed for r	ny property
located at 3801 Ellison Road, NN Albegrange WM	
Property Owner(s)* (Applicant) Printed Name Many Lynn Kotz	
Property Owner(s)* (Applicant) Signature Mary Syms Koth	
Malling Address P.O. Box 11600 Washington De 20008	

 ${\it esencial}$ Architecture and Urban Design

1743 E McNair Dr Ste 288 Tempe Arizona 85283 www.esencia.org T 480.755.0959 F 480.755.8956

January 24, 2020

Planning Department City of Albuquerque 600 2nd Street NW Aibuquerque, NM 87102

Regarding:

Project Narrative Chick-FII-a # 1688. 3801 Ellison Rd NW

Dear City of Albuquerque,

Chick-Fil-a would like to submit the following application for a minor site plan approval at their existing site located at 3801 Ellison Road NW.

This existing corner site is fully developed with on-site parking, outdoor dining patio, drive up window and an existing queuing lane. The fast food restaurant has been in operation for several years, the building and surrounding area has been designed in accordance with the overall architectural features consistent with the shopping centers design standards.

Over the past years Chick-Fil-a has observed the increase in customers using the drive thru lane(s) and has launched a campaign nationwide to provide faster service for meal delivery, the solution was to have a team of employees with smart tablet taking orders ahead of the existing menu board to decrease waiting times, and over-stacking the queuing lanes.

In an effort to free up vehicular traffic further, Chick-fil-a would like to install a 1,008 sq. ft. free standing order point canopy at the queuing lanes and a 504 sq. ft. point of pick-up canopy at the pick-up window. Both canopies will be free-standing and constructed of steel framing, cantilevered beams with caisson footings, the supporting columns can either be left exposed with a powder coat paint finish or wrapped to match the adjacent building architecture. The canopy will be outfitted with fans and recessed L.E.D. lighting with a premanufactured painted metal deck. The purposes of both canopies, is to protect the Chick-Fil-a employees from the sun, other weather elements.

We are excited about this project and feel that this project upholds the City of Albuquerque's standards and stays within the General Plan for that area.

Kat Alvarez esencia

