



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

A wavier for the IDO Parking and Loading standard for a drive-through or drive-up facility (5-5(I)(1)(f)) to relocate a drive through for a new building pad to be located between the front facade of the building and the front lot line.

APPLICATION INFORMATION		
Applicant: Central Ave & Atrisco Pros Real Estate, LLC		Phone: 951-288-5611
Address: 6565 Americas Parkway Suite 200		Email: michael@provenzanore.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Modulus Architects, INC. Angela Williamson		Phone: 505-338-1499
Address: 100 Sun Ave NE Ste. 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Central Ave & Atrisco Pros Real Estate, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract AA	Block:	Unit:
Subdivision/Addition: Rancho Village Partners	MRGCD Map No.:	UPC Code: 101205722915021301
Zone Atlas Page(s): K-12-Z	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (Acres): +/- 13.1683
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4201 CENTRAL AVE. NW 87105	Between: Central Ave SW	and: Atrisco Dr SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1006814, 1007711		

Signature: Regina Okoye	Date: 8/7/2020
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent


FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM V2: Waiver– DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS

- Interpreter Needed for Meeting? ___ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- WAIVER – IDO**
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
 - Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives
- WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**
 - ___ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
 - ___ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
 - ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if variance is to be heard with minor subdivision plat**
 - ___ Sign Posting Agreement - **this step is not required if variance is to be heard with minor subdivision plat**
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - ___ Letter describing, explaining, and justifying the deferral or extension
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Regina Okoye</u></p>	<p>Date: <u>8/7/2020</u></p>
<p>Printed Name: <u>Regina Okoye</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

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

**RE: AGENT AUTHORIZATION NOTICE – 4201 CENTRAL AVE. NW, ALBUQUERQUE, NM 87105 –
(ATRISCO PLAZA SHOPPING CENTER)**

To Whom It May Concern,

Central Ave & Atrisco Pros Real Estate, LLC c/o Michael Provenzano, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 4201 Central Ave. NW Albuquerque NM 87105 and legally described as: TRACT A A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS CONT 13.1683 AC. This authorization is valid until further written notice from Central Ave & Atrisco Pros Real Estate, LLC or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this Development Review Board (DRB) request.

Sincerely,



Central Ave & Atrisco Pros Real Estate, LLC
C/O Michael Provenzano
6565 Americas Parkway Suite 200
Albuquerque, NM 87110



Ms. Jolene Wolfley, DRB Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

August 7, 2020

RE: WAVIER TO IDO - DRB
4201 CENTRAL AVE. NW – ALBUQUERQUE, NM. 87105 (ATRISCO PLAZA SHOPPING CENTER)
LEGALLY DESCRIBED AS: TRACT A A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS CONT
13.1683 AC

Ms. Wolfley and Members of the Board,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Central Ave & Atrisco Pros Real Estate, LLC, hereafter referred to as “Applicant”. We, “Agent” is requesting approval from the Development Review Board for a Wavier for 13.1683 acres legally described as TRACT A A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS CONT 13.1683 AC. The parcel (the “subject site”) is 13.1683 acres in size, zoned Mixed-use-Medium Intensity Zone District (MX-M) and is located on the North West corner of Central Ave SW and Atrisco Dr SW.

The purpose of this request is to ask the DRB for a waiver to the IDO Text per the Parking and Loading standard stated below:

Drive-through or Drive-up Facility Design 5-5(I)(1)(f)

5-5-(I)(1)(f) In UC-AC-MS-PT-MT areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required side setback abutting a street.

The subject site is located in the following areas: Premium Transit Station Area (PT), Activity Center (AC), Main Street Corridor (MS), and a Major Transit Corridor (MT). Therefore, meeting the standard for this requirement. The applicant is requesting a Wavier to the location of the drive-through lane requirement of IDO Section 5-5-(I)(1)(f). The proposed drive-through will be located between the front façade of the primary building and the front lot line. The drive-through will face Central Avenue NW. Attached to this submittal is the proposed Site Plan with the drive-through area shown and labeled.

This waiver request is to add a drive-through to a future pad site for a Starbucks restaurant. A restaurant is a permissive use and a drive-through is a permissive accessory use in the IDO for the MX-M zone district. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. A PRT meeting was held on March 3, 2020. There were no major

concerns that arose in the PRT meeting. It was suggested by staff that a TIS may be needed or an updated talk will need to be had with the transportation staff. This will be addressed once we are further along in our Site Plan design. All other comments that were brought up in the PRT have been addressed.

There is an existing shopping center on the subject site (Atrisco Plaza Shopping Center). The restaurant would be a ground up pad side located on the south end of the subject site. On April 19, 1979 (Z-77-75) the EPC approved a Site Plan for the entire site. The approved Site Plan showed an existing building pad that we are now proposing to develop. The request would be to add a drive-through to the approved building pad on the Site Plan. The site developed in accordance with the EPC approved Site Plan.

Per IDO section 14-16-6-6(L)(3)(a)) Review and Decision Criteria, an application for a Variance – DRB shall be approved if it it complies with the following criteria, as applicable:

1. Any of the following applies:

a. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

b. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

c. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, state, or federal government, and a Variance is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

d. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

e. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response:

Our application demonstrates criteria (e). This Variance (“Waiver”) will encourage flexibility, economy, and ingenuity in design of a subdivision in accordance with accepted principles of site planning. This site is within Rancho Village Partners subdivision. This pad site has been originally approved in the existing EPC Site Plan. Turning the pad into a Starbucks with a drive-through will benefit the community and it will respond to mark demands in the area.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response:

The Variance (“Wavier”) request to include a drive-through will not have a negative or contrary impact to public safety, health, or welfare. The approval of this request will allow for new

development in the area and would be a good addition to the primary building. This accessory use is permissive and will be developed per the IDO and the DPM standards. The drive-through will follow all applicable design standards per IDO Section 5-5-(1)(1)(f).

3. The Variance does not cause significant material adverse impacts on surrounding properties.

Applicant Response:

The Variance (“Wavier”) does not cause significant material adverse impacts on surrounding properties. The Variance will allow the site to develop per the original Site Plan, while adding in a convenient accessory that will be useful for both the owners, as well as the consumers and will be in line with the existing conditions of our economy. The need for drive-throughs have greatly increased due to the hardships that we are facing as an economy. This drive-through would also add to the surrounding properties.

4. The Variance will not hinder future planning, public right-of way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response:

This Variance (“Wavier”) will not hinder future planning, public right-of way acquisition, or the financing or building of public infrastructure improvements. This building pad was approved in the planning process so this will be in line with future planning/development of this site. The drive-through will be internal to the site so it will not affect any public right of way acquisitions or public infrastructure improvements. The existing infrastructure in place can handle the development of this pad site.

5. The Variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Applicant Response:

The Variance (“Wavier”) will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance. A drive-through is a permissive accessory use in the MX-M zone. Further development and site plan design will be subject to the IDO and the DPM standards. The IDO and the DPM will add additional protections to allow the site to develop with identity of the existing community.

6. The Variance will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response:

This request is within the “X” flood zone that has a 0.2% chance of being equaled or exceeded in any given year and has a low to moderate chance of flooding. It is also known as the 500 year flood. This Variance (“Wavier”) does not constitute as an undesired development. That being said, this Variance (“Wavier”) will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

7. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response:

The request will not materially undermine the intent and purpose of this IDO or the MX-M zone district. The proposed drive-through is a permissive accessory use and the restaurant is a permissive use in the MX-M zone district.

8. The Variance does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.

Applicant Response:

The development will meet the applicable size, area, and development standards in the MX-M zone district. The proposed lot will be less than 10% of the existing development and will be an Accessory building to the existing Primary building.

9. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response:

The requested Variance (“Wavier”) is the minimum necessary to avoid the practical difficulties imposed on the property related to providing adequate planning and design of the stacking lane to have the best traffic circulations and safety. The requested Variance (“Wavier”) is the minimum necessary to provide the safest destination possible in terms of building placement and visibility, parking and circulation required for this development.

10. The Variance for Sidewalk Requirements meets the criteria in (b) below.

Applicant Response:

This Variance request is not for the Sidewalk Requirements.

11. The Variance for Front Yard Parking meets the criteria in (c) below.

Applicant Response:

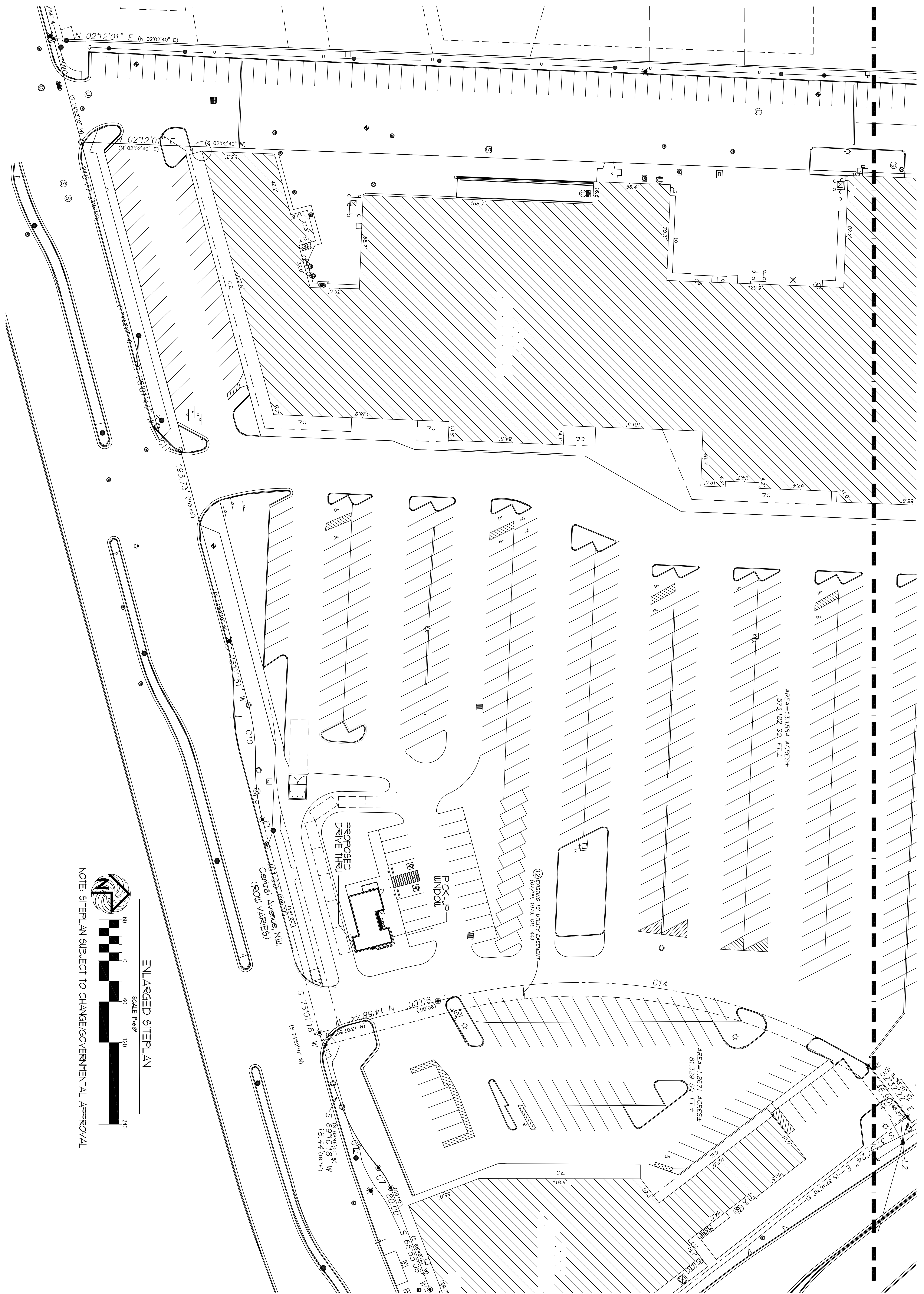
This Variance request is not for Front Yard Parking.

South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations were notified about this request. There was no opposition to the request, no inquires on what was happening on the site and no request for a neighborhood meeting from neighborhood representatives.

We look forward to reviewing our submittal with you at the DRB hearing. The approval of this request for a **Variance (“Wavier”)** for the subject property will allow for development to move forward all will follow all required standards of the IDO and the DPM. We respectfully request that the DRB support this request with and approval.

Sincerely,

Angela M. Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com



ENLARGED SITEPLAN
 SCALE: 1"=60'
 0 60 120 240
 NOTE: SITEPLAN SUBJECT TO CHANGE/GOVERNMENTAL APPROVAL

DATE	PROJECT TITLE		
1/15/2010	PROPOSED STARBUCKS (ATRISCO)		
SCALE	CENTRAL AVE. SW		
RESCALE	ALBUQUERQUE NEW MEXICO		
SHEET	PROJECT MANAGER	JOB NO.	DRAWN BY.
	STEPHEN DUNBAR, AIA	ATRISCO	S
A1	SHEET TITLE		
	ENLARGED SITEPLAN		

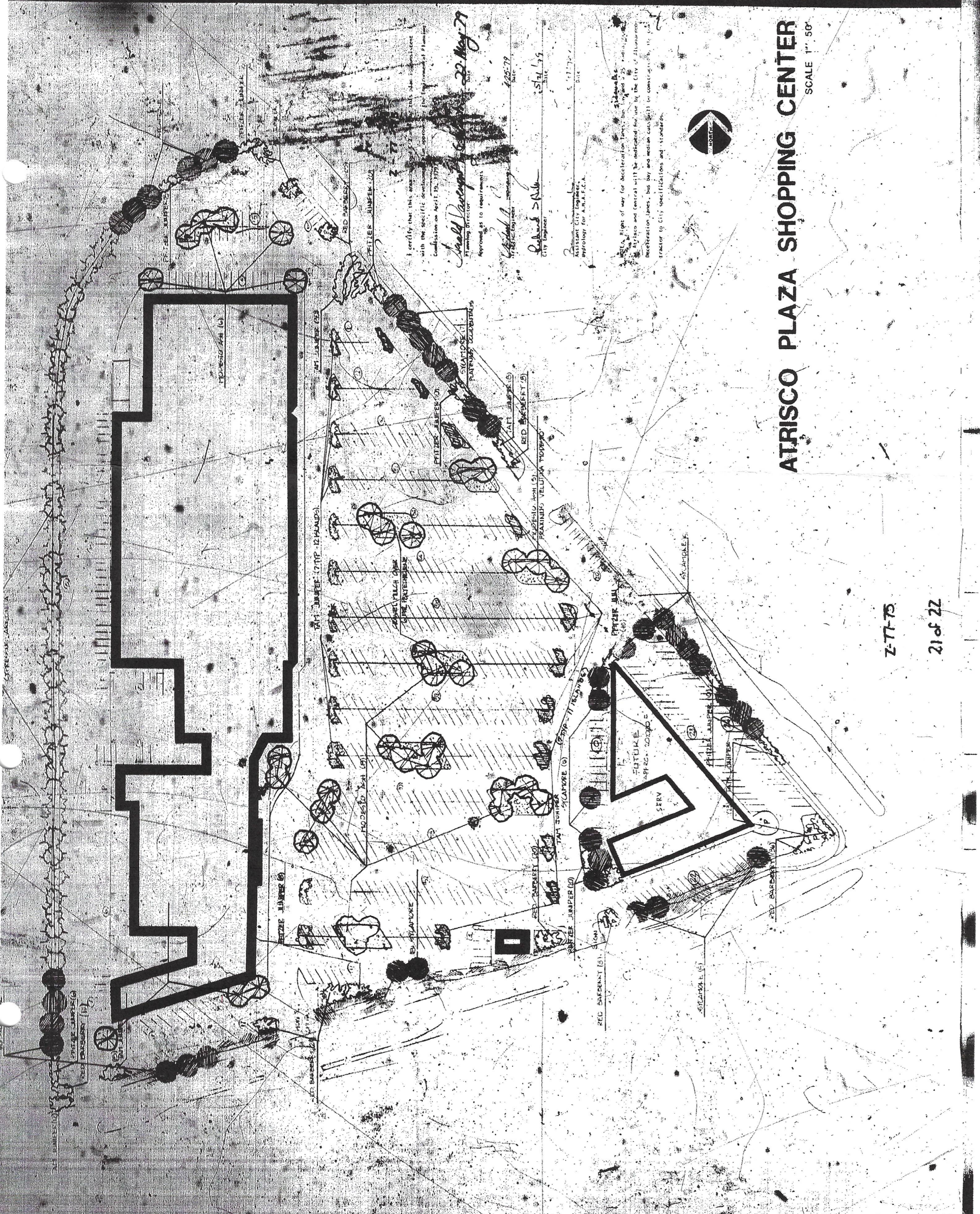


MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

2-77-75

PRINTED
MAY 22 1979
F. B. R. L.
ARCHITECTS



I certify that this was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer with the specific development as approved by the Department of Planning Commission on April 19, 1979.

David S. R. L.
Planning Director
Date: 22 May 79

Approved as to requirement:
[Signature]
City Engineer
Date: 25 May 79

[Signature]
City Engineer
Date: 27 May 79

Assistant City Engineer,
Inspector for A.M.A.P.C.A.

Right of way for Acceleration Times, but subject to 75 mph. The
Mission and Central will be indicated for use by the City of Alameda
Department, James, Bus Bay and western (A.M.A.P.C.A.) for construction, its
tractor to City specifications and standards.

ATRISCO PLAZA SHOPPING CENTER

SCALE 1" = 50'

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, July 27, 2020 5:03 PM
To: Regina Okoye
Subject: 4201 CENTRAL AVE. NW, Neighborhood Meeting Inquiry
Attachments: Zone Atlas Map.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnyepena@comcast.net	5921 Central Ave. NW	Albuquerque	NM	87105	5053213551	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727

South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5059809651	
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You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

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, July 27, 2020 2:23 PM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.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

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

100 Sun Ave NE. Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT A A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS CONT 13.1683 AC

Physical address of subject site:

4201 CENTRAL AVE. NW, ALBUQUERQUE, NM 87105

Subject site cross streets:

Central and Atrisco

Other subject site identifiers:

This site is located on the following zone atlas page:

K-12-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

Regina Okoye

From: Regina Okoye
Sent: Tuesday, July 28, 2020 3:41 PM
To: 'johnnyepena@comcast.net'; 'jgallegoswccdg@gmail.com'; 'ekhaley@comcast.net'; 'aboard111@gmail.com'; 'land@trna.org'; 'mbfernandez1@gmail.com'; 'rroibal@comcast.net'
Cc: Angela Williamson
Subject: UPDATED: NEIGHBORHOOD MEETING ABOUT WAIVER APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)

Tracking:

Recipient

Delivery

'johnnyepena@comcast.net'
'jgallegoswccdg@gmail.com'
'ekhaley@comcast.net'
'aboard111@gmail.com'
'land@trna.org'
'mbfernandez1@gmail.com'
'rroibal@comcast.net'
Angela Williamson

Delivered: 7/28/2020 3:41 PM



July 28, 2020

UPDATED: NEIGHBORHOOD MEETING ABOUT WAIVER APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood. The project is for the following IDO requirement:

DRB Major Request – Drive-through or Drive-up Facility Design 5-5(I)(1)(f)

5-5-(I)(1)(f) In UC-AC-MS-PT-MT areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required side setback abutting a street.

We are asking the DRB for a waiver to the IDO per the Parking and Loading standard listed above. The subject site is located in the following locations: Premium Transit Station Area (PT), Activity Center (AC), Main Street Corridor (MS), and a Major Transit Corridor (MT). Therefore, meeting the standard for this requirement. The applicant is requesting a deviation (“wavier”) to the location of the drive-through lane requirement of IDO Section 5-5-(I)(1)(f). The proposed drive-through will be located between the front façade of the primary building and the front lot line. The drive-through will face Central Avenue, NW. Attached is proposed Site Plan with the drive-through lane labeled.

This would be an informal meeting where Modulus Architects, Inc. (Agent), would present the proposal, and we can discuss any ideas or concerns you may have.

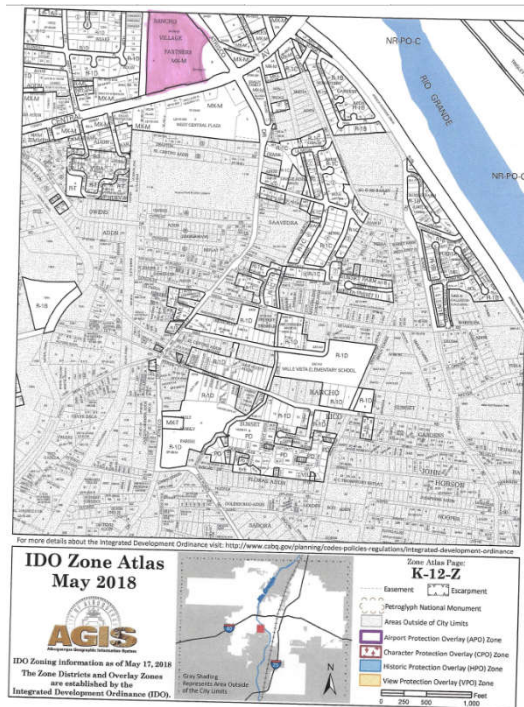
Project or Development Proposal

4201 Central Ave NW
Albuquerque NM, 87105
Starbuck

Legal Description: TRACT A A DIVISION OF LAND OF RANCHO

Contact Information

Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque NM, 87109
c/o Angela Williamson, CEO/Principal (Agent)
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com



VILLAGE PARTNERS CONT 13.1683 AC

Per the IDO, you have 15 days from July 28, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **August 7, 2020**.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016



Ms. Jolene Wolfley, DRB Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

August 7, 2020

RE: NEIGHBORHOOD MEETING DENIAL

WAVIER TO IDO - DRB

**4201 CENTRAL AVE. NW – ALBUQUERQUE, NM. 87105 (ATRISCO PLAZA SHOPPING CENTER)
LEGALLY DESCRIBED AS: TRACT A A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS CONT 13.1683
AC**

Dear Ms. Wolfley and Members of the Board,

South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations were notified about this request. There was no opposition to the request, no inquires on what was happening on the site and no request for a neighborhood meeting from neighborhood representatives.

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, August 3, 2020 12:01 PM
To: Regina Okoye
Subject: 4201 CENTRAL AVE. NW Public Notice Inquiry
Attachments: 02 - Zone Atlas Map.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnyepena@comcast.net	5921 Central Ave. NW	Albuquerque	NM	87105	5053213551	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5059809651	

Neighborhood Associations									
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

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: Friday, July 31, 2020 1:31 PM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

100 Sun Ave NE. Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT A A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS CONT 13.1683 AC

Physical address of subject site:

4201 CENTRAL AVE. NW, ALBUQUERQUE, NM 87105

Subject site cross streets:

Central and Atrisco

Other subject site identifiers:

This site is located on the following zone atlas page:

K-12-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

Regina Okoye

From: Regina Okoye
Sent: Thursday, August 6, 2020 9:48 AM
To: 'johnnyepena@comcast.net'; 'jgallegoswccdg@gmail.com'; 'ekhaley@comcast.net'; 'aboard111@gmail.com'; 'mbfernandez1@gmail.com'; 'rroibal@comcast.net'
Cc: Angela Williamson
Subject: RE: PUBLIC NOTICE ABOUT WAVIER APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)
Attachments: 05 - Site Plan.pdf

Tracking:	Recipient	Delivery	Read
	'johnnyepena@comcast.net'		
	'jgallegoswccdg@gmail.com'		
	'ekhaley@comcast.net'		
	'aboard111@gmail.com'		
	'mbfernandez1@gmail.com'		
	'rroibal@comcast.net'		
	Angela Williamson	Delivered: 8/6/2020 9:48 AM	Read: 8/6/2020 9:51 AM



August 6, 2020

RE: PUBLIC NOTICE ABOUT WAVIER APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)

Dear Neighborhood Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are notifying you that Modulus Architects, Inc. on behalf of Central Ave & Atrisco Pros Real Estate, LLC. will be requesting approval from the Development Review Board within the City of Albuquerque for a Wavier to the IDO requirement for the drive-through standard stated below.

DRB Major Request – Drive-through or Drive-up Facility Design 5-5(I)(1)(f)

5-5-(I)(1)(f) In UC-AC-MS-PT-MT areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required side setback abutting a street.

The applicant is asking the DRB for a Waiver to the IDO per the Parking and Loading standard listed above. The subject site is located in the following locations: Premium Transit Station Area (PT), Activity Center (AC), Main Street Corridor (MS), and a Major Transit Corridor (MT). Therefore, meeting the standard for this requirement. The applicant is requesting a Wavier to the location of the drive-through lane requirement of IDO Section 5-5-(I)(1)(f). The proposed drive-through will be located between the front façade of the primary building and the front lot line. The drive-through will face Central Avenue, NW. Attached is proposed Site Plan with the drive-through shown and labeled.

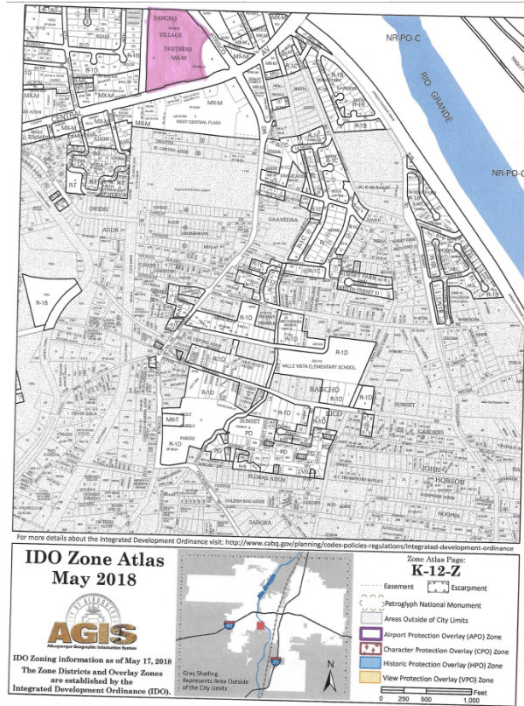
Project or Development Proposal

4201 Central Ave NW
Albuquerque NM, 87105
Starbucks

Legal Description: TRACT A A DIVISION OF LAND OF

Contact Information

Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque NM, 87109
c/o Angela Williamson, CEO/Principal (Agent)
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com



RANCHO VILLAGE PARTNERS CONT 13.1683 AC

The public meeting for this request will be held on September followed:

2, 2020. The meeting will be held VIA Zoom. The Zoom information is as

Join Zoom Meeting
<https://cabq.zoom.us/j/96374208972>

Meeting ID: 963 7420 8972
By phone +1 312 626 6799 US
Find your local number: <https://cabq.zoom.us/j/96374208972>

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

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

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
www.modulusarchitects.com

