

Regina Okoye

From: Regina Okoye
Sent: Tuesday, August 11, 2020 1:27 PM
To: 'johnnyepena@comcast.net'; 'jgallegoswccd@gmail.com'; 'ekhaley@comcast.net'; 'aboard111@gmail.com'; 'mbfernandez1@gmail.com'; 'rroibal@comcast.net'
Cc: Angela Williamson
Subject: UPDATED PUBLIC MEETING DATE: PUBLIC NOTICE ABOUT WAVIER APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)

August 11, 2020

UPDATED PUBLIC MEETING DATE: 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.

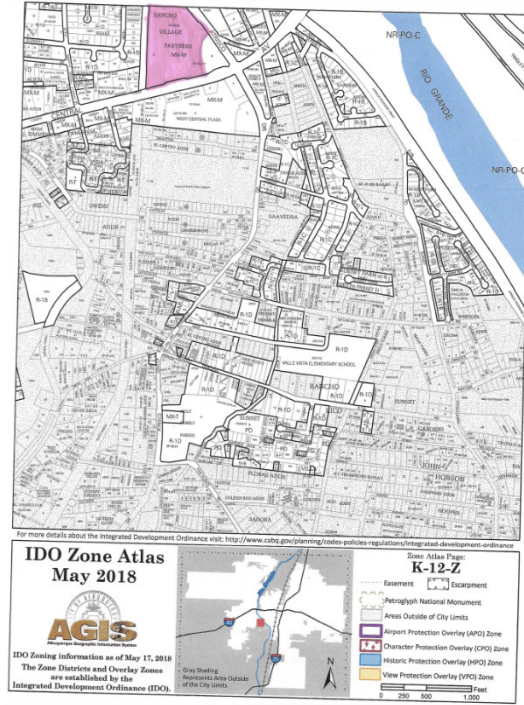
Project or Development Proposal

4201 Central Ave NW
Albuquerque NM, 87105
Starbucks

Legal Description: TRACT A A DIVISION OF LAND OF 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

The public meeting for this request will be held on **August 19, 2020 at 9:00am**. The meeting will be held VIA Zoom. The Zoom information is as followed:

Join Zoom Meeting
<https://cabq.zoom.us/j/91007520990>

Meeting ID: 910 0752 0990
By phone
+1 312 626 6799 US

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,

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



From: Regina Okoye

Sent: Thursday, August 6, 2020 9:48 AM

To: 'johnnyepena@comcast.net' <johnnyepena@comcast.net>; 'jgallegoswccd@gmail.com' <jgallegoswccd@gmail.com>; 'ekhaley@comcast.net' <ekhaley@comcast.net>; 'aboard111@gmail.com' <aboard111@gmail.com>; 'mbfernandez1@gmail.com' <mbfernandez1@gmail.com>; 'rroibal@comcast.net' <rroibal@comcast.net>

Cc: Angela Williamson <awilliamson@modulusarchitects.com>

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



August 6, 2020

RE: PUBLIC NOTICE ABOUT WAIVER 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 Waiver 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 Waiver 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.

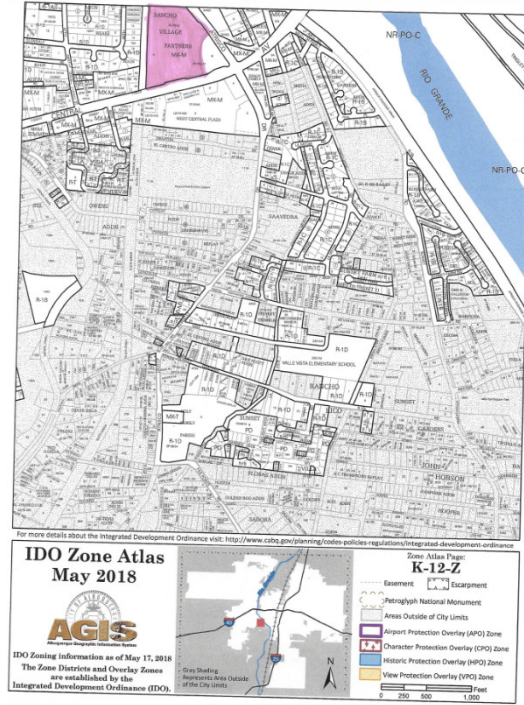
Project or Development Proposal

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c/o Angela Williamson, CEO/Principal (Agent)
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com



VILLAGE PARTNERS CONT 13.1683 AC

The public meeting for this request will be held on September 2, 2020. The meeting will be held VIA Zoom. The Zoom information is as followed:

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/u/aeB9BORDUR>

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

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Zone Atlas Pages for Download

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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

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