FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

☒ **SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? _No__if yes, indicate language: _____

X 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 S2 at the front followed by the remaining documents in the order provided on this form.*

_X_ Zone Atlas map with the entire site clearly outlined and labeled

_X_ Letter describing, explaining, and justifying the request

N/A Scale drawing of the proposed subdivision plat

_X_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____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 S2 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

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ **SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? _____if yes, indicate language: _____

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__ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

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

___Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ **MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? _____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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

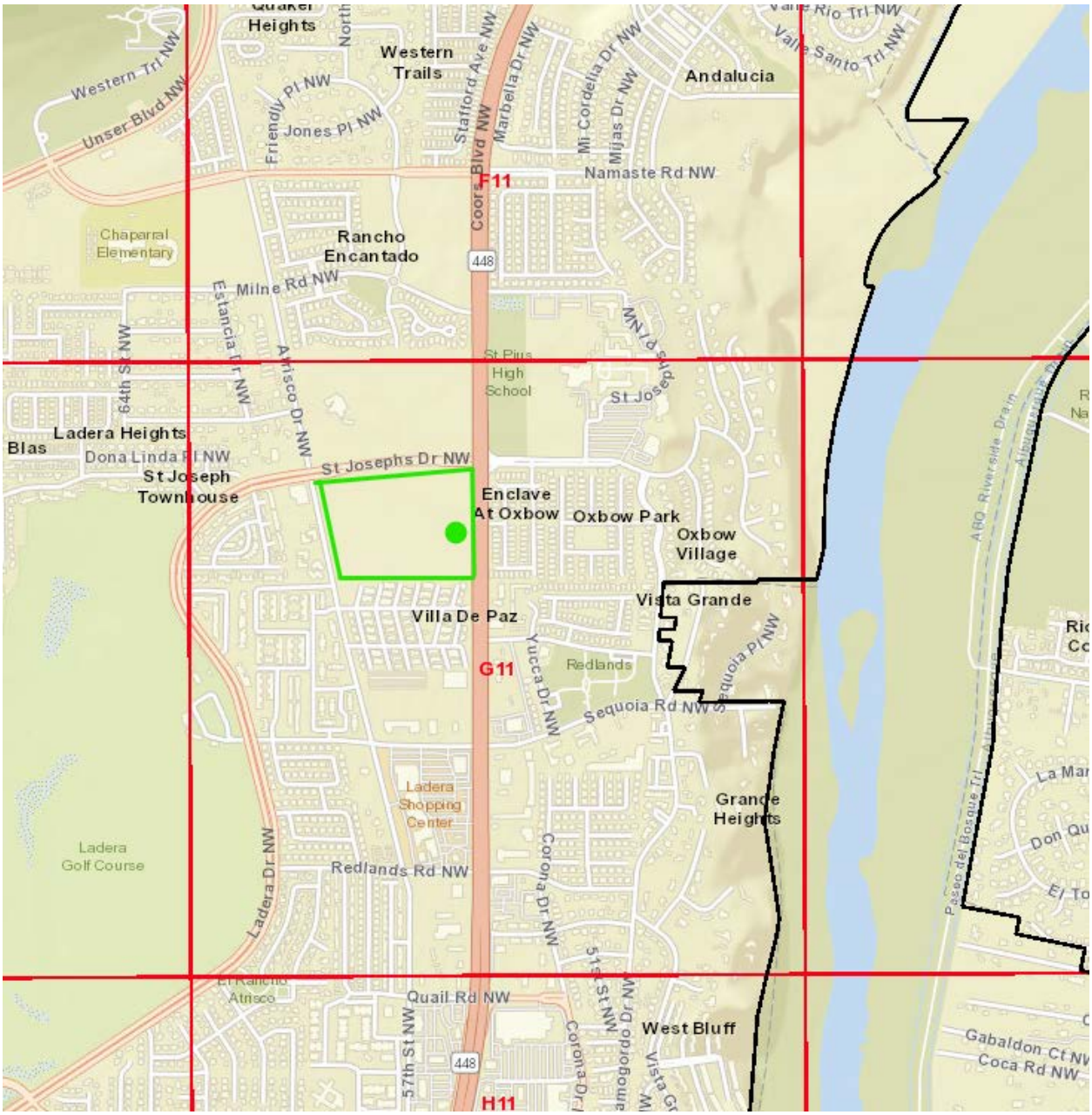
___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

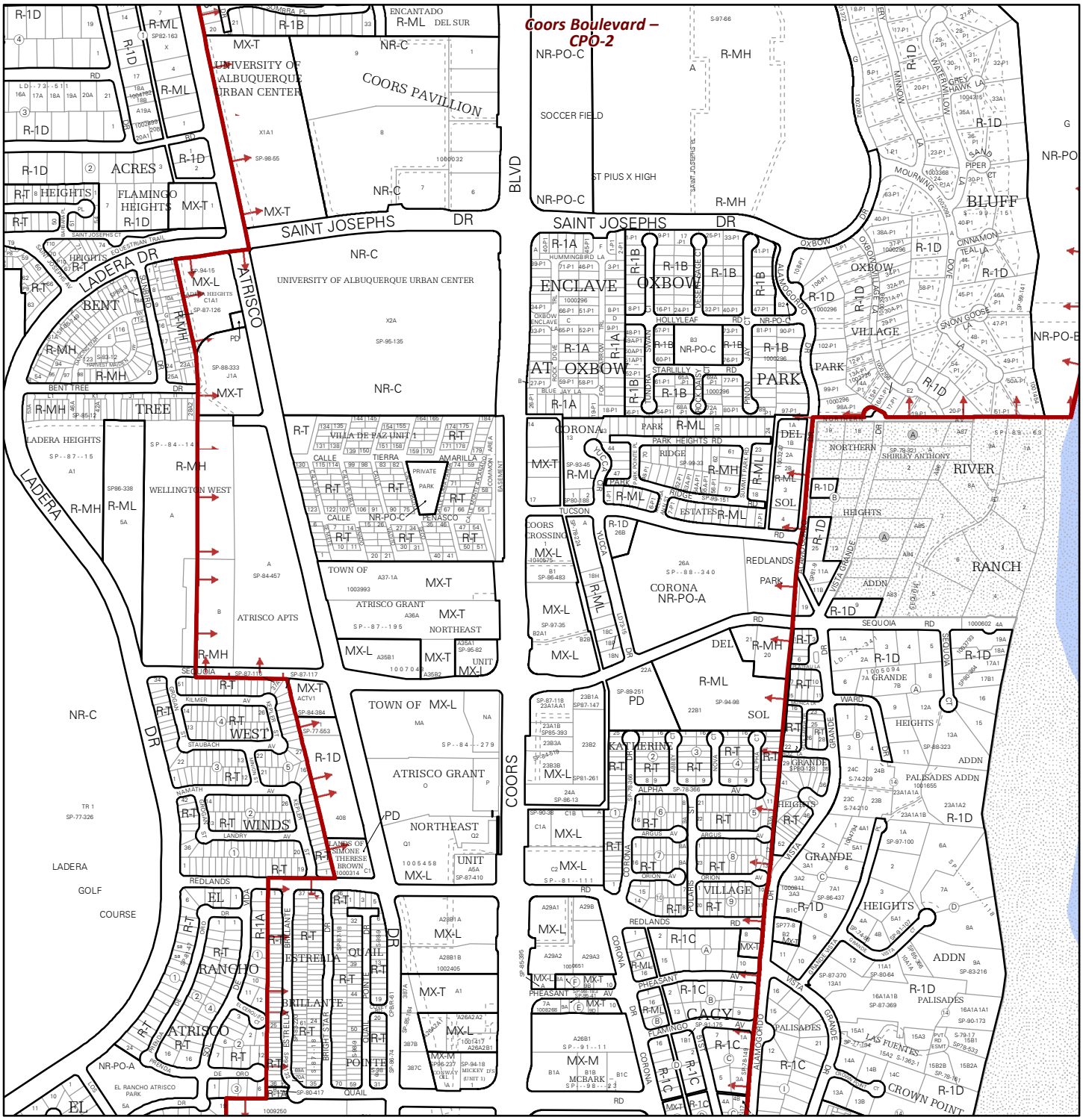
___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

Zone Atlas Property Location

Green Dot is the approximate location within the development.





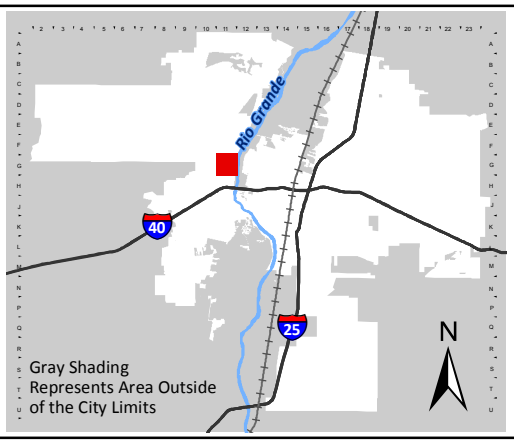
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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



Zone Atlas Page:

G-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

October 6, 2022

City of Albuquerque
Development Services Department
Phone: 505.924.3910
rwebb@cabq.gov

Project Narrative – Olive Garden Restaurant

Dear Planning Development Representatives:

They said it couldn't be done: matching a dinner-house concept against the independently-owned restaurants that were the mainstay of Italian dining. But Darden's homegrown concept, Olive Garden, proved the skeptics wrong.

Olive Garden exceeded $500 million in sales only five years after the decision was made to expand. Just three years later, in 1994, sales had doubled to more than $1 billion. Today, Olive Garden is the largest company of casual, full-service Italian restaurants in the world.

At the heart of Olive Garden's success is its unique Hospitaliano! culture. Much more than a slogan, Hospitaliano! expresses the Olive Garden team's passion for offering guests more than they expect and being committed to doing it right the first time. "When you're here, you're family!"

Olive Garden restaurants are full-service, casual dining serving both lunch and dinner. Emphasizing high quality, Olive Garden appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere.

Subject to State and City of Albuquerque approvals, Darden Restaurants plans to construct a new building with code compliant parking and landscape amenities to be located in the The University of Albuquerque Urban Center at the SWC of Coors & St. Joseph, Albuquerque, NM.

The project data is as follows:

- Lot Size: 80,834 sq. ft. building pad area as part of the overall development.
- Building Floor Area: 7,805 sq. ft.
- Number of Seats/Dining: 255 seats
- Number of Parking Spaces: 93 plus shared spaces
- Hours of Operation: Normal hours are 11am-10pm Sunday through Thursday, and 11am-11pm on Friday and Saturday.
- Number of Employees: ± 30 maximum per shift, with three often overlapping shifts = ± 100 total (Full and Part-time).
- Olive Garden typically has two (2) trash bins and recycles cardboard; pick up is approximately 4 times per week.
- All deliveries and pick-ups are coordinated before 10am.

Sincerely,

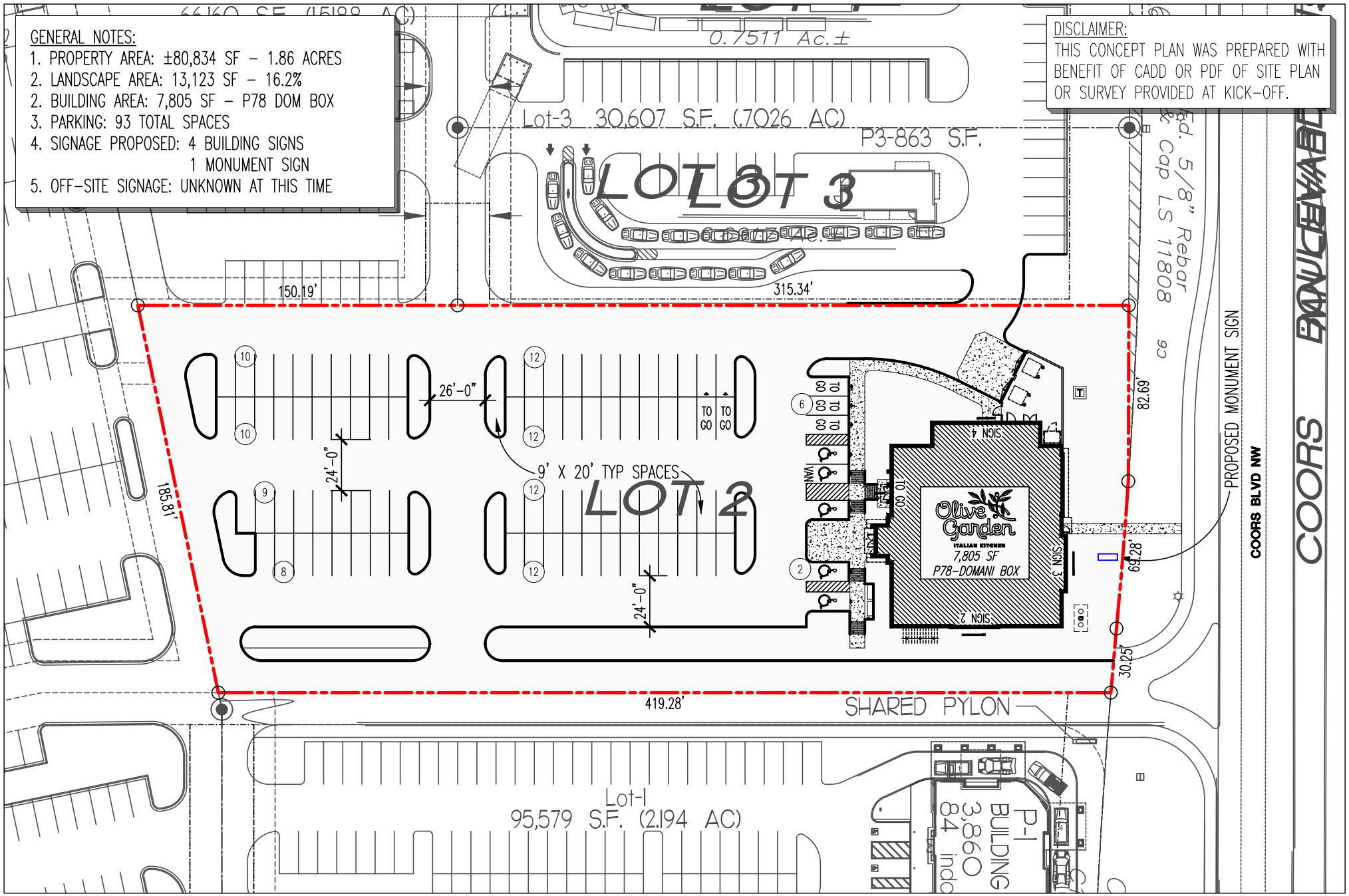
Christie Schachter | Property Development Manager

CONSOLIDATED DEVELOPMENT SERVICES
Direct: 469.897.5912 | Mobile: 214.538.3086

cschachter@cdsdevelopment.com

GENERAL NOTES:
1. PROPERTY AREA: ±80,834 SF – 1.86 ACRES
2. LANDSCAPE AREA: 13,123 SF – 16.2%
2. BUILDING AREA: 7,805 SF – P78 DOM BOX
3. PARKING: 93 TOTAL SPACES
4. SIGNAGE PROPOSED: 4 BUILDING SIGNS
1 MONUMENT SIGN
5. OFF-SITE SIGNAGE: UNKNOWN AT THIS TIME

DISCLAIMER:
THIS CONCEPT PLAN WAS PREPARED WITH BENEFIT OF CADD OR PDF OF SITE PLAN OR SURVEY PROVIDED AT KICK-OFF.



CDS
Consolidated Development Services
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

N
TRUE NORTH
SCALE: 1"=60'-0"

Job No.	Date	Sheet No.	Project
C211103	09/14/22	SCHEME: 6	OLIVE GARDEN SITE PLAN

OXBOW – COORS BLVD NW
ALBUQUERQUE, NM

GENERAL NOTES:

1. PROPERTY AREA: ±80,834 SF – 1.86 ACRES
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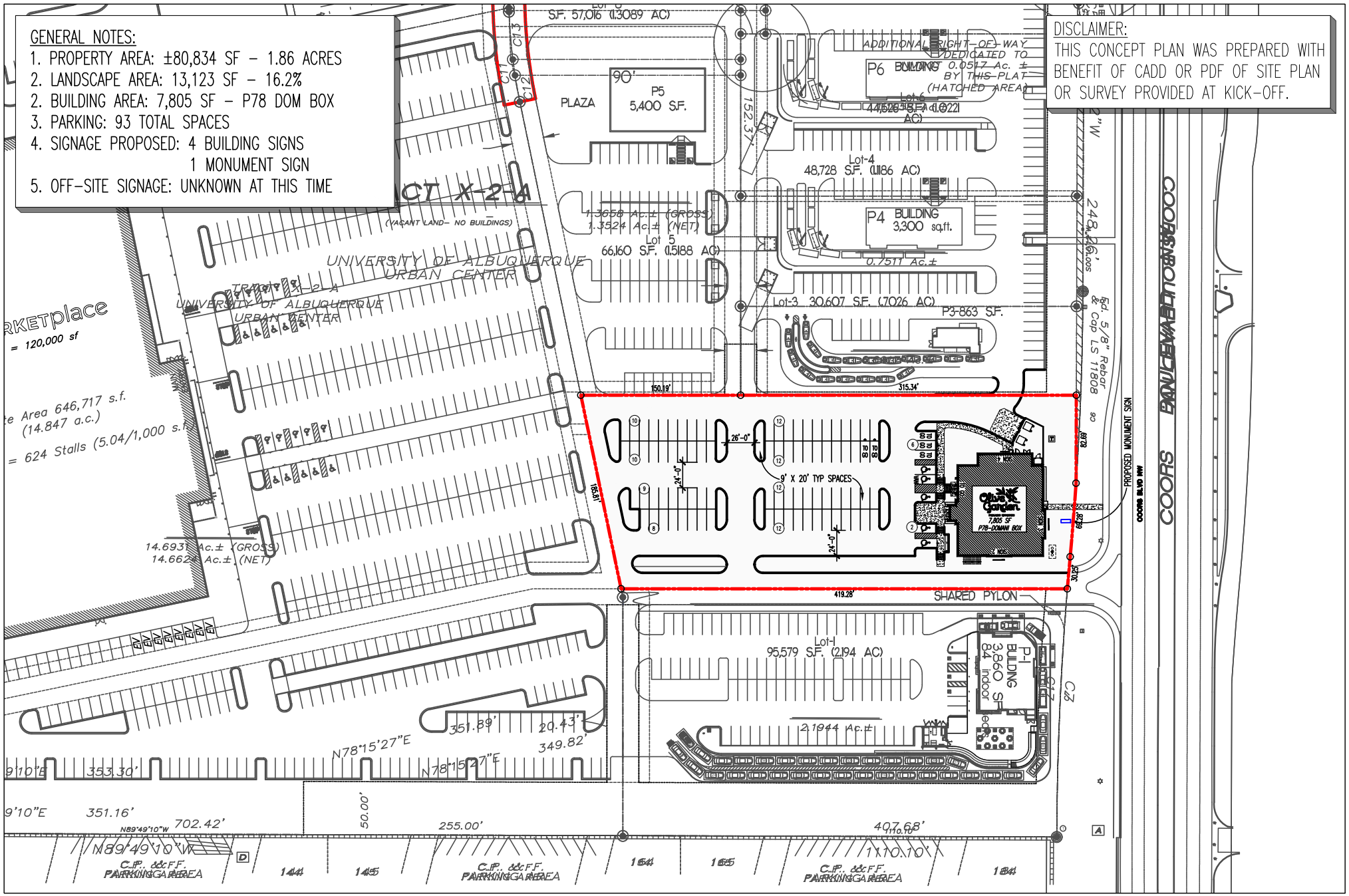

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SCALE: 1"=120'-0"

Job No.	Date	Sheet No.	Project
C211103	09/14/22	SCHEME: 6A	OLIVE GARDEN LOCATION MAP

OXBOW – COORS BLVD NW
ALBUQUERQUE, NM

GENERAL NOTES:

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3. PARKING: 93 TOTAL SPACES
4. SIGNAGE PROPOSED: 4 BUILDING SIGNS
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5. OFF-SITE SIGNAGE: UNKNOWN AT THIS TIME

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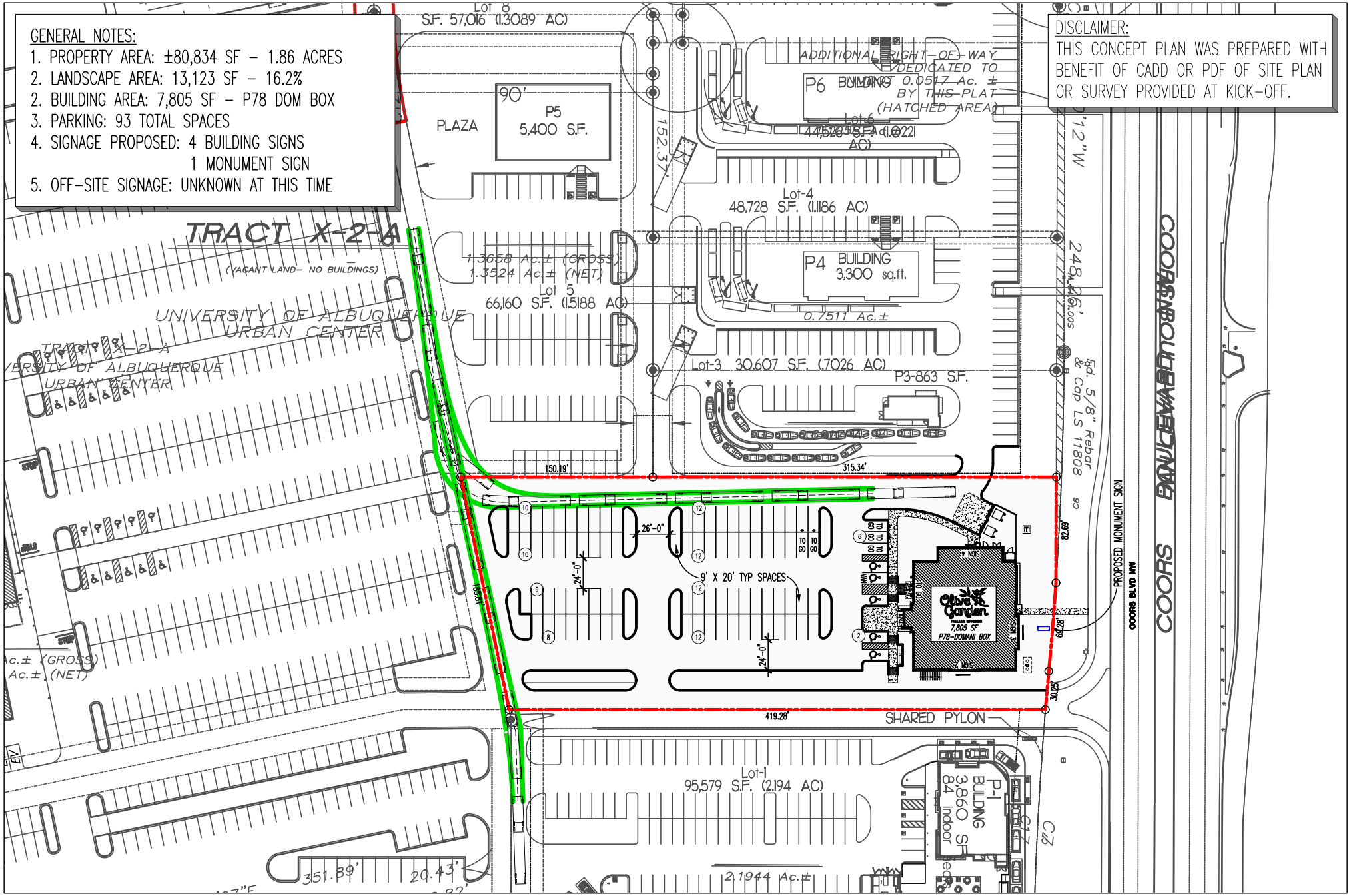

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TRUE NORTH
SCALE: 1"=100'-0"

Job No.	Date	Sheet No.	Project
C211103	09/14/22	SCHEME: 6B	OLIVE GARDEN TRUCK SIMULATION

OXBOW – COORS BLVD NW
ALBUQUERQUE, NM

GENERAL NOTES:
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2. BUILDING AREA: 7,805 SF – P78 DOM BOX
3. PARKING: 93 TOTAL SPACES
4. SIGNAGE PROPOSED: 4 BUILDING SIGNS
1 MONUMENT SIGN
5. OFF-SITE SIGNAGE: UNKNOWN AT THIS TIME

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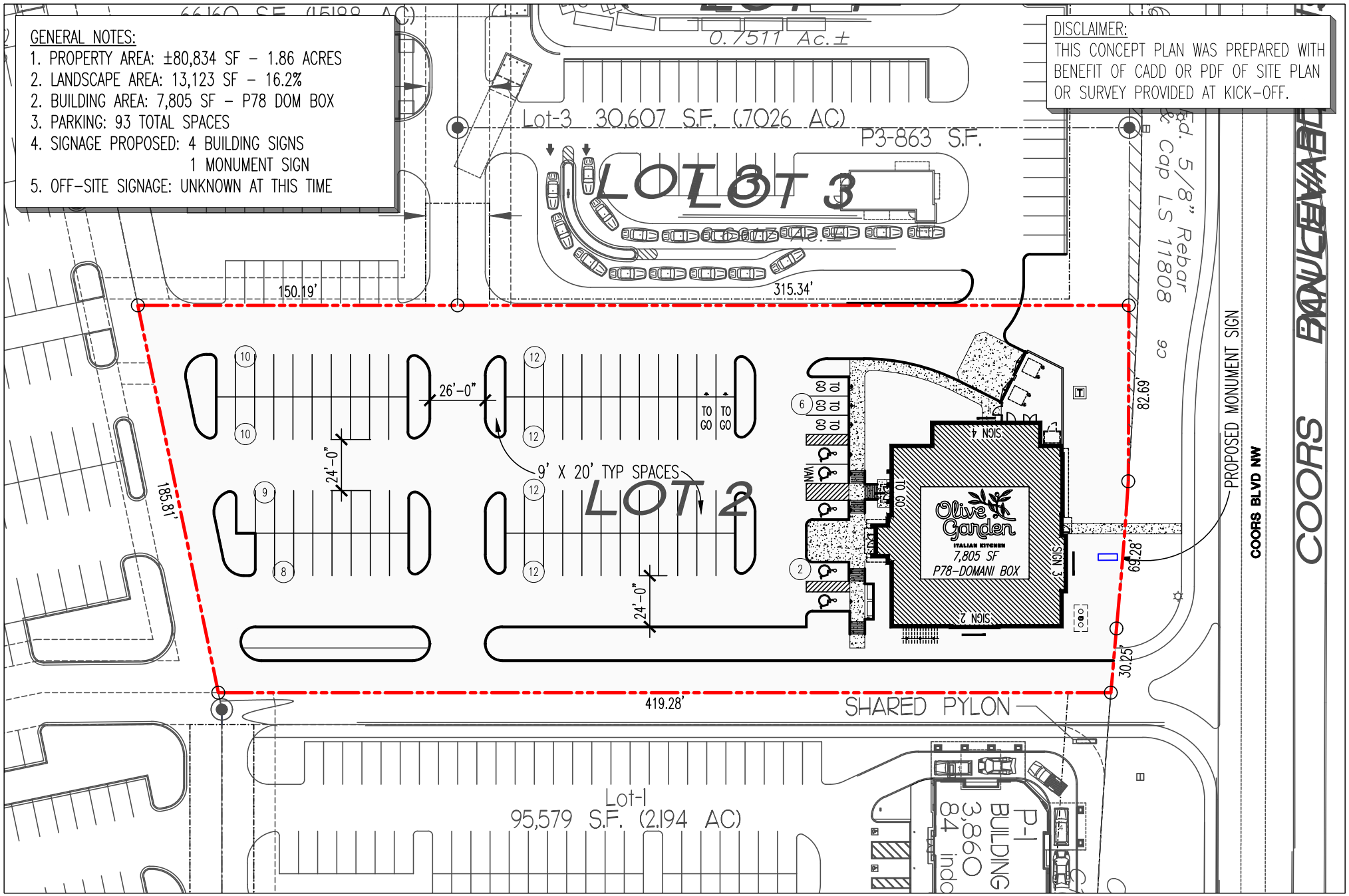

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N
TRUE NORTH
SCALE: 1"=60'-0"

Job No.	Date	Sheet No.	Project
C211103	09/14/22	SCHEME: 6C	OLIVE GARDEN PLAT OVERLAY

OXBOW – COORS BLVD NW
ALBUQUERQUE, NM