

DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR 2022-007324

Application No. _____

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

City Engineer

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: MAY 10, 2023 HEARING DATE OF DEFERRAL: _____

SUBMITTAL
DESCRIPTION: _____

PLANNING: REFER TO ATTACHED SHEET FOR NEIGHBORHOOD ASSOCIATION RESPONSE FROM

WEST PARK NEIGHBORHOOD ASSN, WEST OLD TOWN NEIGHBORHOOD ASSN & HISTORIC OLD TOWN ASSN

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 505-980-8365 EMAIL: arch.plan@comcast.net

NEIGHBORHOOD ASSOCIATION OUTREACH SYNOPSIS

West Park Neighborhood Association: Before officially taking a non-issue with the waiver, they would like a specific exhibit focused solely on the sidewalk width connection to the landscape buffer, including renderings with a before and after. What was included to all neighborhood associations was the provided landscape plan exhibit sheet that captured the entire property. There doesn't appear too much of a concern but would still like the details more pronounced and clearer before taking an official position. **Special meeting on May 7 to discuss waiver.**

West Old Town Neighborhood Association: As per phone conversation on April 21 with Mr Glen Effertz, given the choice, they would rather have a 10' wide sidewalk to encourage more walkability instead of the landscape buffer but understand the sidewalk width inconsistency this would create. They hesitantly have no-issue with the waiver as proposed since the increased sidewalk width isn't a city-wide project. Their support is for an increased the width all along the Central corridor because of its proximity to Old Town and not just along the frontage of the car wash property.

Historic Old Town Association: Several emails with Mr J.J. Mancini, President have determined likely non-issue but will be present for the DHO hearing. Similar to West Old Town, their preference is a wider sidewalk for pedestrian convenience as per phone conversation with David Gage, Secretary.

RE: DEVELOPMENT HEARING OFFICER - SIDEWALK WAIVER FOR 2100-2124
CENTRAL AVENUE SW

To definition22@hotmail.com <definition22@hotmail.com> • westparkna@gmail.com <westparkna@gmail.com> • g.clarke45@comcast.net <g.clarke45@comcast.net> • gteffertz@gmail.com <gteffertz@gmail.com> • secretary@albuquerqueoldtown.com <secretary@albuquerqueoldtown.com> • president@albuquerqueoldtown.com <president@albuquerqueoldtown.com> Copy
Derrick Archuleta <arch.plan@comcast.net>

Good morning representatives of the West Park Neighborhood Association, West Old Town Neighborhood Association, Historic Old Town Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Hearing Officer (DHO) for consideration of a sidewalk waiver to accept the existing width at six (6) feet along Central Avenue.

Central Avenue is designated as a Premium Transit Corridor, the sidewalk width is to be ten (10) feet.

The sidewalk waiver is for the frontage along 2100-2124 Central Avenue SW.

The property is currently being redeveloped as a Champion Car Wash.

A component to the improvements on the property include to develop an improved landscape buffer along Central Avenue. The landscaping will be placed between the existing sidewalk and the car wash. The landscape buffer will add to the existing gravel with the introduction of trees, shrubs and ground cover.

Achieving the standard width of ten (10) feet for the sidewalk would create issues for the landscape buffer and a likely reduction to accommodate the wider sidewalk. The existing sidewalk width at six (6) feet is consistent in the immediate area along Central Avenue.

The property is zoned MX-M (Mixed Use - Moderate Intensity) which will allow a car wash permissively, with the land use in existence for several decades.

The Sidewalk Waiver will go before the DHO on the Wednesday, April 26, 2023 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DHO agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-hearing-officer>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2022-007324.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page), sidewalk waiver exhibit, the proposed replat and Neighborhood Meeting Request Form for your review.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

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- DHO SIDEWALK EXHIBIT.PDF (6 MB)

2100 & 2124 CENTRAL AV SW Public Notice Inquiry Sheet Submission

To arch.plan@comcast.net <arch.plan@comcast.net>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

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 Park NA	Dylan	Fine	definition22@hotmail.com	2111 New York Avenue SW	Albuquerque	NM	87104	6508147834	
West Park NA	Roxanne	Witt	westparkna@gmail.com	2213 New York Avenue SW	Albuquerque	NM	87104	5054005447	
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104		50584266
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104		50598006
Historic Old Town Association	David	Gage	secretary@albuquerqueoldtown.com	400 Romero Street NW	Albuquerque	NM	87104		50532896
Historic Old Town Association	J.J.	Mancini	president@albuquerqueoldtown.com	400 Romero Street NW	Albuquerque	NM	87104		50537976

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.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- 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):

<http://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>

Thank you.



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 <webmaster@cabq.gov>
Sent: Tuesday, April 18, 2023 4:31 PM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Other (please specify in field below)

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

DEVELOPMENT HEARING OFFICER

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN LAND USE CONSULTANTS

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

UNPLATTED TRACTS

BLOCK 4

TRACTION PARK & CITY ELECTRIC ADDITION

Physical address of subject site:

2100 & 2124 CENTRAL AV SW

Subject site cross streets:

BETWEEN RIO GRANDE BLVD & CLAYTON ST

Other subject site identifiers:

This site is located on the following zone atlas page:

J-13

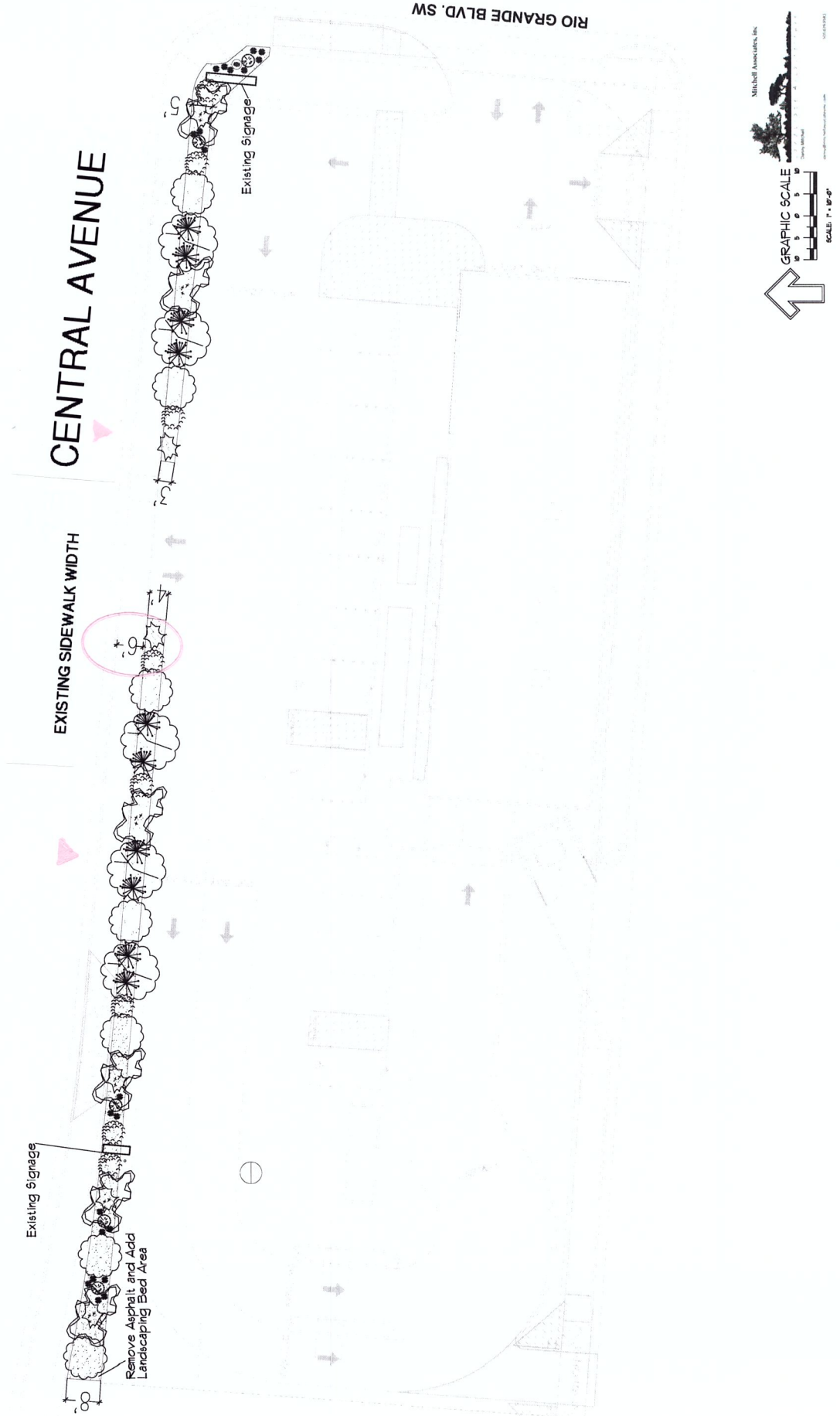
Captcha

x

-
- J-13 ZONE ATLAS.PDF (2 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image006.png (2 KB)

EXHIBIT

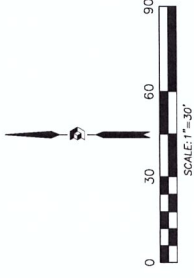
LANDSCAPE PLAN 2000 CENTRAL AVENUE ALBUQUERQUE, NEW MEXICO 87104 CHAMPION CARWASH JOB NO. DRAWN BY DATE				MODULUS ARCHITECTS 100 SUN AVENUE N.E., Ste 600 ALBUQUERQUE, NEW MEXICO 87109 PHONE (505) 338-1499 FAX (505) 338-1498
SHEET NO. DATE	REVISIONS			



SITE PLAN

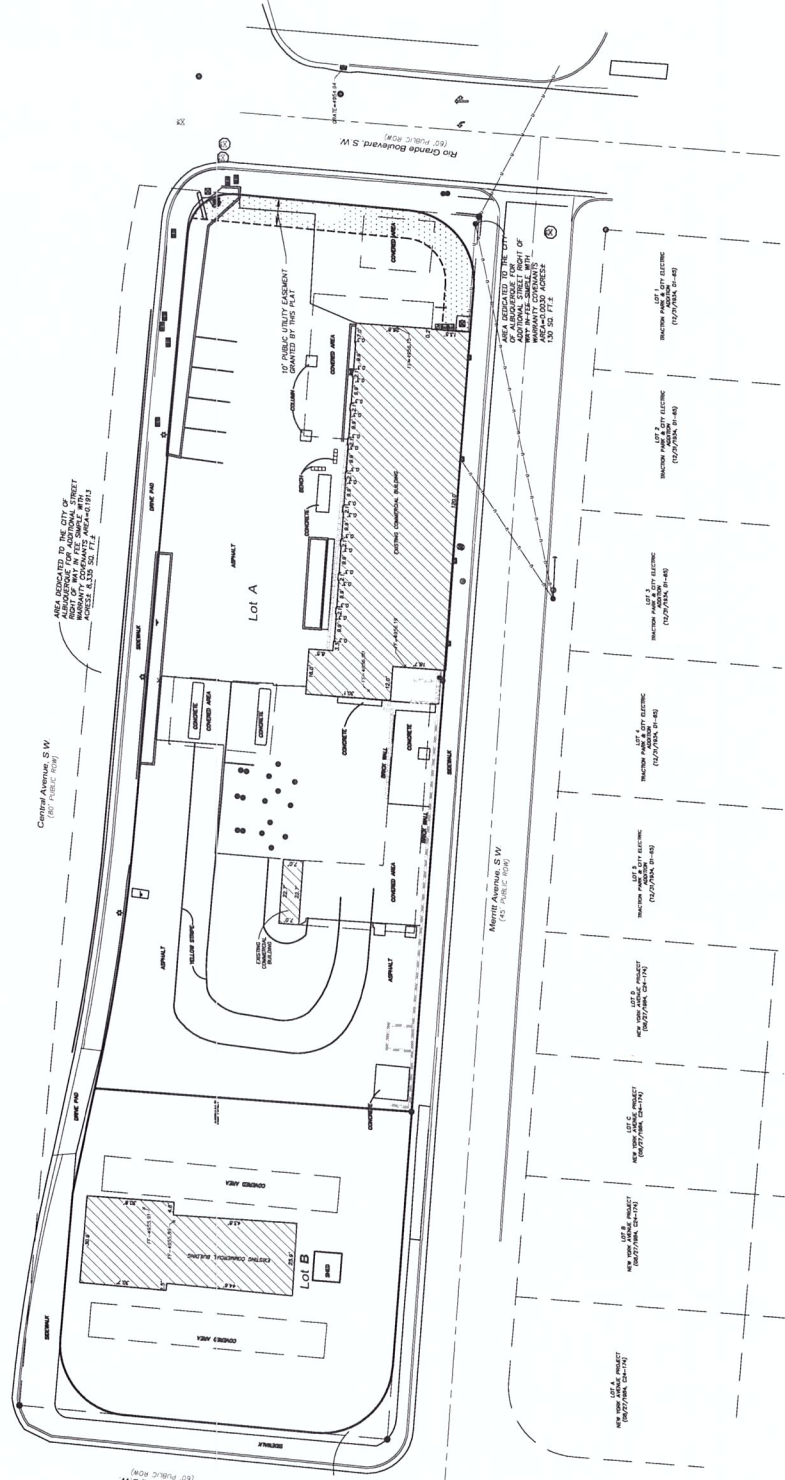
Site Plan
 Lots A and B, Block 4
 Traction Park & City Electric Addition
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 May 2022

RECORDING STAMP



Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
 (N 90°00'00" E)
 RECORD BEARINGS AND DISTANCES
 FOUND AND USED MONUMENT
 AS DESIGNATED
 ○ PLASTIC MONUMENT
 ● PLASTIC CAP 1 1/2" DIA. SET THIS SURVEY
 AS DESIGNATED
 △ PERMANENT MONUMENT
 ○ UTILITY POLE
 ○ CITY WIRE
 □ ELECTRIC BOX
 □ ELECTRIC METER
 □ ELECTRIC METER
 □ ELECTRIC METER
 □ TRANSFORMER
 □ WATER METER
 □ WATER VALVE
 □ FIRE HYDRANT
 □ SANITARY SEWER MANHOLE
 □ STORM SEWER MANHOLE
 □ GAS METER
 □ UNKNOWN METAL LID
 □ CURB AND GUTTER
 □ OVERHEAD UTILITY LINE
 □ CLEARCUT UTILITY LINE
 □ IRRIGATION CONTROL VALVE



PROJECT INFORMATION

CURRENT TECH:	MCST	DATE OF SURVEY:	11/25-12/2021
DRAWN BY:	JK	CHECKED BY:	LM
PSJ JOB NO:	216224SP	SHEET NUMBER:	1 OF 1

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9000 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK

PROPERTY OWNER:	VIA REAL ESTATE LLC
SUBDIVISION NAME:	TRACTION PARK & CITY ELECTRIC ADDITION
UPC:	1013059807527820099
ADDRESS:	2100 & 2124 CENTRAL AVENUE, S.W.

P.L.S. INFORMATION

LAND GRANT:	TOWN OF ALBUQUERQUE GRANT
SECTION:	18
TOWNSHIP:	10 NORTH
RANGE:	3 EAST
COUNTY:	BERNALILLO
STATE:	NM

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:	14N
GRID:	STANDARD
UNIT:	FEET
SCALE FACTOR:	1.000116211
GROUND TO GRID:	-0.899683689
GRID TO GROUND:	+0.899683689
BEARING ANGLE:	N = 0
ELEVATION TRANSLATION:	E = 0
ELEVATION VALUE:	+0.00'
LEWATERS VALUE:	YES/NO

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

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

Date of Request*: 4/19/2023

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)*: West Park NA & West Old Town NA & Historic Old Town Assn

Name of NA Representative*: Dylan Fine / Roxanne Witt / Gil Clarke / Glenn Effertz / David Gage / JJ Mancini

Email Address* or Mailing Address* of NA Representative¹: definition22@hotmail.com / westparkna@gmail.com
g.clarke45@comcast.net / gteffertz@gmail.com
secretary@albuquerqueoldtown.com / president@albuquerqueoldtown.com

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: arch.plan@comcast.net (Derrick Archuleta)

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:
April 26, 2023 / 9AM / via Zoom

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

1. Subject Property Address* 2100 & 2124 Central Av SW
Location Description between Rio Grande Blvd & Clayton St
2. Property Owner* Via Real Estate LLC
3. Agent/Applicant* [if applicable] ARCH+PLAN Land Use Consultants (Derrick Archuleta)
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*}:

DHO Sidewalk waiver to maintain the existing sidewalk width along Central Avenue a

Premium Transit designated avenue

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
ARCH+PLAN Land Use Consultants (Derrick Archuleta) e: arch.plan@comcast.net p: 505-980-8365

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

1. Zone Atlas Page(s)^{5*} J-13
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:

DHO Sidewalk waiver to maintain existing 6 foot sidewalk along Central

Avenue from the 10 foot wide for a Premium Transit designated street

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] 1.0664
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Rio Grande Boulevard CPO
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] car wash
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

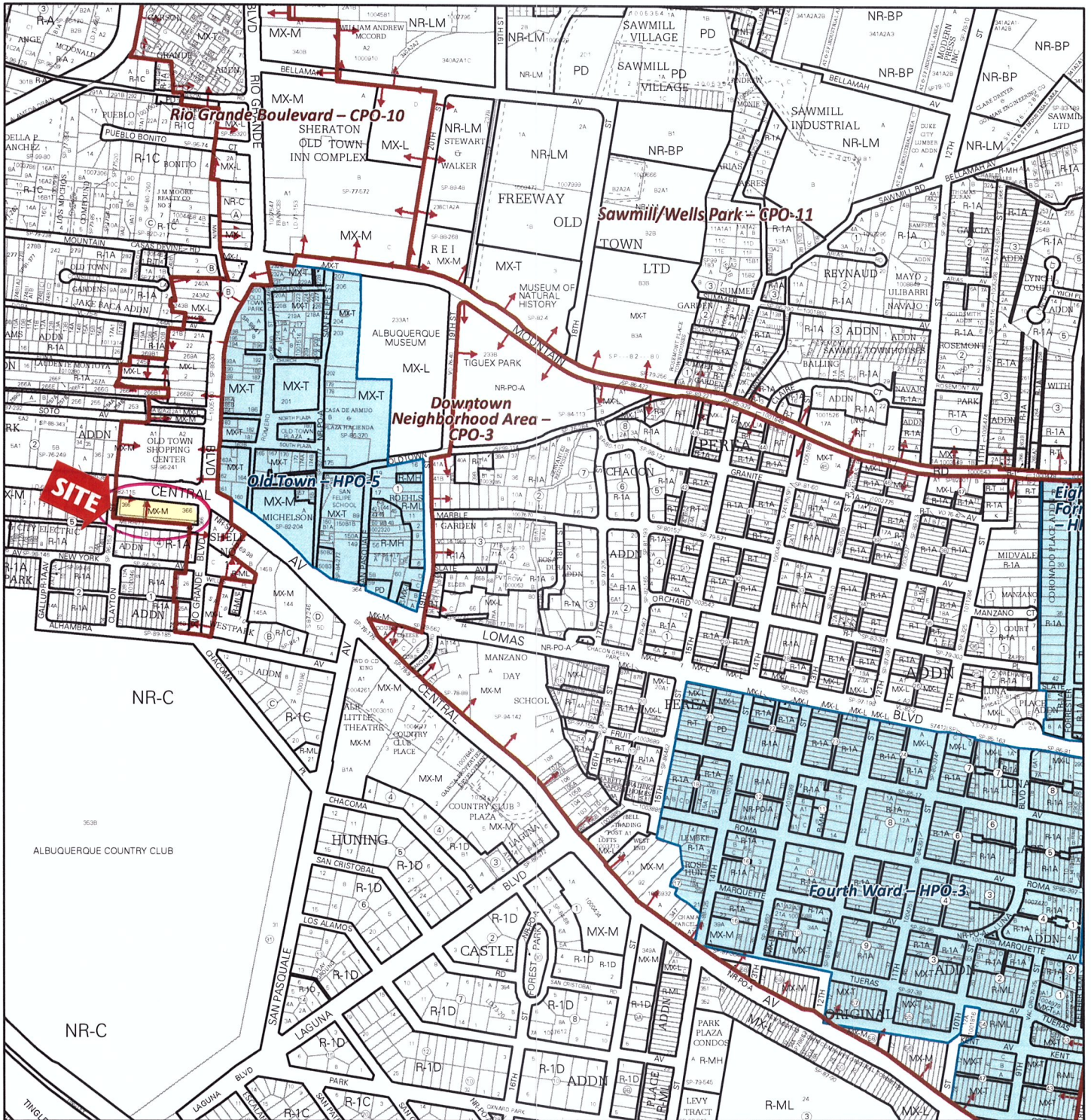
<https://tinyurl.com/IDOzoningmap>

Cc: West Park NA _____ [Other Neighborhood Associations, if any]

West Old Town NA _____

Historic Old Town Assn _____

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



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:
J-13-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