



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	<input type="checkbox"/> Extension of Vacation (Form V)
<input type="checkbox"/> Decision of DHO (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

To request two IDO Waivers to the Sidewalk and Landscape Buffer Widths along Central Avenue in association with a Site Plan - Administrative/DFT for a new Food Hall and Hotel.

**APPLICATION INFORMATION**

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

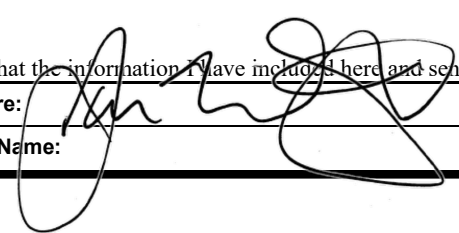
**LOCATION OF PROPERTY BY STREETS**

Site Address/Street:	Between:	and:
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2023-008552 / SI-2023-00780

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

February 27, 2023

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM, 87102

RE: Property Owner Letter of Authorization

To Whom It May Concern:

Cedar Investors LLC hereby authorizes Consensus Planning, Inc. to act as our agent relating to all applications, submittals, meetings, and other formal representation associated with the approval of a Site Plan - Administrative (DFT) for the subject property legally described as *Tract 4 Plat of the Highlands (Blocks 3,4,5,6, & 21 Brownwell & Lail's Highland Addition)*.

Sincerely,



Cedar Investors LLC

**FORM V2: WAIVER - DHO**

***Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.***

**\_ SIDEWALK WAIVER**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**WAIVER DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V2 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Scale drawing showing the location of the proposed waiver, as applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- \_\_\_ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 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
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- \_\_\_ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

\_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

### **\_ WAIVER - IDO**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

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  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**WAIVER DOCUMENTATION**

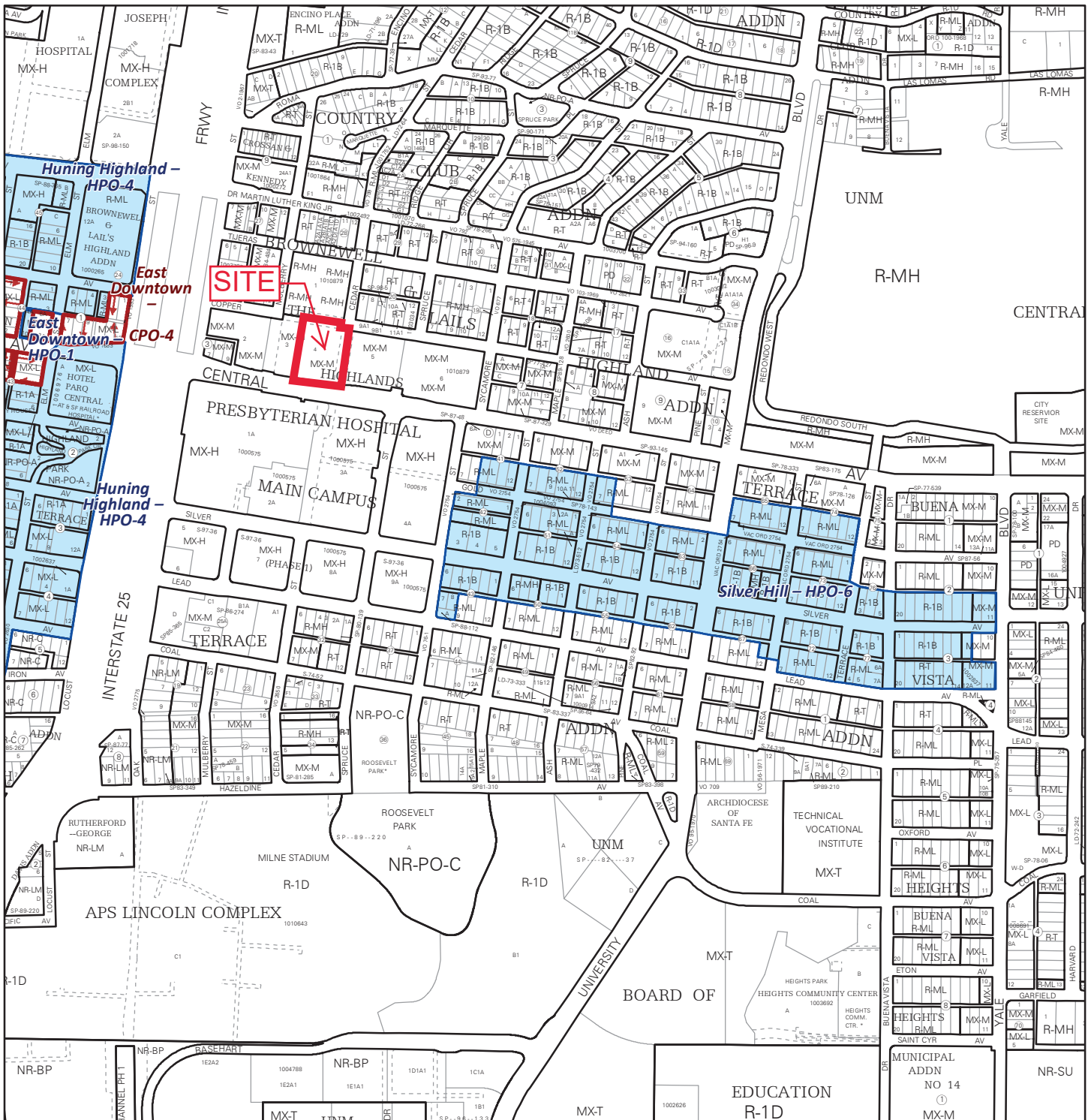
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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Scale drawing showing the location of the proposed waiver, as applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- \_\_\_ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- \_\_\_ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- \_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_



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

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:  
**K-15-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

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet



June 23, 2023

Mr. David Campbell, Development Hearing Officer  
City of Albuquerque, Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Re: Project # 2023-008552 – Waiver Requests

Dear Mr. Campbell,

Landscape Architecture  
Urban Design  
Planning Services

The purpose of this letter is to transmit our application for two waivers related to the Food Hall and Residence Inn project being developed by Titan Development on the vacant parcel north of Presbyterian Hospital and just east of the Springhill Suites Hotel and Ronald McDonald House.

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The variances are both related to the sidewalk and landscape buffer along Central Avenue (the southern edge of the property). The project team is requesting a waiver on landscaping buffer and sidewalk width requirements as the project team believes the current design fulfills the spirit of the IDO in improving walkability and the pedestrian experience. This project is urban in character and continues the improvement of the pedestrian realm associated with The Highlands' master plan development which the existing Marriott Springhill Suites and skybridge created with their development in 2020 . The proposed design also integrates and enhances the City's ART project improvements. In addition, Titan Development designed and constructed the new pedestrian bridge across Central Avenue that connects Presbyterian Hospital to the Ronald McDonald House, the two hotels, and the new food hall.

The following addresses the IDO criteria for Waivers with the responses in *Italics*:

1. Any of the following criteria applies:

- a. 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.

***Applicant Response:*** *The City improvements constructed along Central Avenue related to the ART project provide a built condition that impacts the project. In addition, the north edge of the property is severely impacted by utility easements that prevent the structure from being moved in that direction. Extreme grade changes in two directions across the site have also led to complexities in pedestrian access, structural requirements, and internal ADA requirements relating to the bridge, parking deck, food hall, and hotel which make shifting large elements difficult or impossible.*

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

***Applicant Response:*** *This criterion is not applicable to these requests.*

- c. 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.

#### PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

#### ASSOCIATES

Ken Romig, PLA, ASLA

**Applicant Response:** *This criterion is not applicable, however, the project design as proposed will help to enhance the pedestrian realm and reinforce the urban character of this area.*

- d. 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:** *The waivers requested will help to facilitate a creative development in a key area of Central Avenue with adjacent outdoor seating, a strong pedestrian connection to Cedar Street with an innovative “stramp” accessing the food hall and the hotel. The project also utilizes the recently constructed pedestrian bridge connecting the food hall and hotel to Presbyterian Hospital. All these factors support the requested waivers and ultimately, the urban character of the project and relationship to the City’s ART station and the Central corridor. With the project proposed parking decks, the design team has strived to create an appropriately dense project with a focus on walkability and the interconnectivity of numerous complex project elements.*

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

**Applicant Response:** *The waiver is consistent with the public safety, health, and welfare of the City due to the fact that this property is within a designated MR Area and the development of this property will remove a vacant property that currently contributes to the blighted conditions of the area.*

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

**Applicant Response:** *Similar to the response to Criterion 2, the waivers will not have any adverse impacts on surrounding properties.*

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

**Applicant Response:** *The City recently undertook a major overhaul of Central Avenue in association with the ART project improvements. The owner cooperated with the City and dedicated right-of-way for the project.*

5. The Waiver 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:** *To the contrary, the project, and the associated waivers, will further the City’s goals and policies as related to Main Street and Premium Transit Corridors, infill development, private investment in a designated MR area, and providing mixed uses adjacent to the City’s ART station. Proposed sidewalks are still compliant with accessibility requirements and include landscaping and high-end pavers, improving the public realm in the spirit of the IDO.*

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

**Applicant Response:** *This criterion is not applicable to these waivers or this property.*

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

**Applicant Response:** *The intent of the Comprehensive Plan as implemented by the IDO is to activate Main Street and Premium Transit Corridors while creating a robust pedestrian realm along Central Avenue. The uses proposed are consistent with the MX-M zone and provide excellent connectivity (via the skybridge and Central Avenue) to the adjacent multi-*





family, hotel, and hospital uses. The Waivers, if approved, will still provide an appropriate sidewalk and landscape buffer in lieu of the site constraints discussed earlier.

8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for 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(P) (Deviations) and is granted by the DHO as part of this approval.

**Applicant Response:** *The type of development proposed and furthered by these waivers is consistent with the recent development on the adjacent property to the west, the MX-M zone, and the Sycamore Redevelopment Plan.*

9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

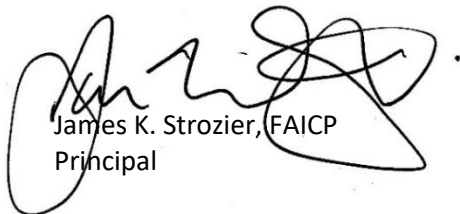
**Applicant Response:** *The applicant has met with City staff to ensure that the waivers and the associated sidewalk and landscape buffers are appropriate for this section of Central Avenue adjacent to the City's ART station.*

10. If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

**Applicant Response:** *The waivers do not impact any sidewalks adjacent to low density development and do not create a gap in the sidewalk system.*

Based on the responses to the IDO Waiver Criteria above, we respectfully request approval of a variance to the sidewalk and landscape buffer widths as defined on the attached exhibit. Please feel free to contact me if you have any questions or need any additional information.

Sincerely,



James K. Strozier, FAICP  
Principal

c: Josh Rogers, Titan Development



## Memorandum

**To:** DHO Application File

**From:** Jim Strozier, Consensus Planning, Inc. 

**Date:** June 29, 2023

**Re:** Pre-Application Meeting for IDO Waivers

On May 19<sup>th</sup>, members of the Project Development Team and City Planning/DFT staff met to review the Planning Department's comments (see attached) related to the DFT Site Plan and Landscaping Plan related to the following:

1. Compliance with Landscaping requirements for the project and ways to address the issues created by the existing Water Authority easements. The group discussed sidewalk location modifications along the north side of the property to create additional landscape opportunities. Water Authority agreed to check as to whether or not shrubs could be located within the vault easement (they responded that shrubs will not be allowed).
2. Central Avenue frontage related to the Sidewalk width and landscape buffer requirements:
  - a. Constraints related to the City's ART improvements,
  - b. Adjacent development to the west, and
  - c. Right-of-way limitations.

The discussion resulted in a determination that we needed to request IDO – Waivers related to the sidewalk width and landscape buffer requirements.

The team will also be updating the drawings and responding to the DFT comments in addition to requesting the wavers.

c: Josh Rogers, Titan Development (via email)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**FIRST REVIEW DATE:** 5/3/23 -- **AGENDA ITEM:** DFT

**Project Number:** PR-2023-008552

**Application Numbers:** SI-2023-00780

**Project Name:** Central west of Cedar St.

**Requests:** New x-story, 405-room Residence Inn and 13,500 sf Food Court

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Sentences in bold face require additional applicant response.***

#### COMMENTS:

- The property is located in an Area of Change and all adjacent and abutting parcels are also Area of Change.
- The property is located within a Main Street/Premium Transit Corridor Area. The property is not located in a Center. The property is not located in an IDO Overlay.
- **IDO 2-4(D) MX-M Moderate Intensity Zone:** Dimensional standards and setbacks must meet the MX-M 'UC-MS-PT' zone.
  - The building maximum height proposed is 65 feet. The applicant letter mentions a 10% deviation (6.5 feet), {verifying if the bonus height can be included in deviation. **No deviation form or justification of the deviation per the IDO criteria is given.** A 12 foot structured parking bonus is also available. Maximum height 83.5 feet. Proposed height for tallest façade is 83.5 feet.
  - Proposed building area is 120,709 gross square feet. 13,500 food court
  - MX-M Zone district setbacks:
    - Front-0 feet minimum; proposed 3 foot 4 inches
    - Side-0 feet minimum and N/A if interior; proposed 38 feet 11 inches east and 24 feet 3 inches on west
    - Side-0 feet; proposed is 48 feet 8 inches
    - Rear – 15 foot minimum and no maximum

*\*(See additional comments on next page)*

- 5-1(D)(2)(b) A minimum of 50 percent of front property line width must be occupied by the primary building, outdoor seating and gathering area, or outdoor dining area constructed within 15 ft. of the property line.
1. On a corner lot, the required minimum of 50 percent must begin at the corner.
  2. A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area.

- IDO 4-3(D)(8) Use Specific Standards for Restaurant and 4-3(D)(15) Use Specific Standards for Hotel/Motel apply, but no specific provisions affect this development.
- IDO 5-1(D)(2)(b) Site plan layout shows more than 50 percent of the front property line width is occupied by the primary building within 15 feet of the property line.
- IDO 5-2 The submission includes a detailed Sensitive Lands Analysis and no sensitive land features are present on the site.
- **IDO 5-3(D)(2)(b) Sidewalks in Mixed Use Development:** Reference DPM 7.2.29 for Sidewalk/landscape buffer widths. Central is a Main Street, Outside of a Center. Ten feet/13 foot wide sidewalks with a 5-6 foot landscape buffer zone is required. **Please identify when the current sidewalk and landscape buffers were built and the proposed dimensions on your site plan.**
- **IDO 5-3(D)(3) On-site Pedestrian Connections: Please confirm compliance.** It appears the walkway along Central should be 13 feet with some allowed variation.

*\*(See additional comments on next page)*

residential zone district.

- c. Walkways required by this Subsection shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway.

<b>Table 5-3-1: Required Walkway Width</b>	
<b>Building Size (sq. ft.)</b>	<b>Minimum Walkway Width (ft.)</b>
≤10,000	8
>10,000 and ≤50,000	10
>50,000 and ≤60,000	11
>60,000 and ≤70,000	12
>70,000 and ≤80,000	13
>80,000 and ≤90,000	14
>90,000	15

- d. The width of the required walkway may vary along the entire length of the façade provided that the average required width is maintained and provided that the width of the walkway along the façade is a minimum of 8 feet.

**IDO 5-3(D)(3)(a) Confirm compliance on the landscaping plan with the two provisions below related to pedestrian walkways.**

- 3. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

**5-3(D)(3)(b) Network of Walkways**

- 1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.

- **IDO 5-3(E) Driveways, Drive Aisles, and Access:** Comply with subsections (a) and (c).
- **IDO 5-5(C) Off-street Parking:**  
Parking requirements are met for proposed Hotel combined with restaurant per Table 5-5-1. Applicant is providing 165 total parking spaces as surface parking and a

*\*(See additional comments on next page)*

structured parking garage with screened facades.

- IDO 5-5(C)(5) Parking Reductions: Show more detail how parking numbers are derived based on use.

The project site qualifies for and is using a 30% reduction since it is within 1320' of a Transit stop with at least 15 minut frequencies. MS (Central) pursuant to IDO 5-5(C)(5)(c).

Type	Required	Provided
General Spaces: Hotel (2 per room or 1 per 2 beds, whichever greater) Restaurant 8/1000 s.f.)	spaces xx spaces Total <b>179???</b>	165 spaces 126 spaces per 30% parking reduction 5-5(C)(5)(c)
ADA	9	9
Parking Reduction	30% of xx = xx spaces allowed	
Motorcycle	4	4
Bicycle	6	6
Electric Vehicle	Recommended	Not indicated

**Clarify number of EV spaces. You receive a credit for those per the following IDO section:**

**5-5(C)(6)(a) Electric Vehicle Charging Station Credit**

Each off-street electric vehicle charging station with a rating of 240 volts or higher shall count as 2 vehicle parking spaces toward the satisfaction of minimum off-street parking requirements.

- IDO 5-5(G) Parking Structure Design and (H) Off Street Loading: **Check for compliance.**

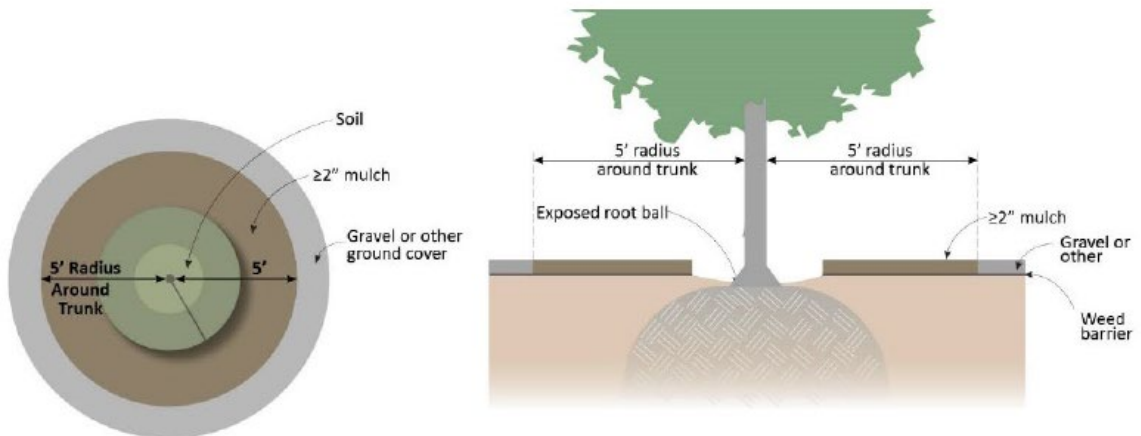
**Landscape Plan Notes** (Note different review markings)

- ✓ Notes/Comments that have been addressed
- Comments that **need attention**
- ✓ Per 5-6(C)(2)(b) in DT-UC-MS-PT areas, a minimum of **10 percent** of the net lot area of each development shall contain landscaping. Minimum required landscaping is **3157 SF**. Proposed landscaping is 8153 SF (26% of the net lot area).
- ✓ Per 5-6(C)(2)(c) tree canopies and ground-level plants shall cover a minimum of 75 percent of **the total landscape area** as measured by canopy width or the area beneath

*\*(See additional comments on next page)*

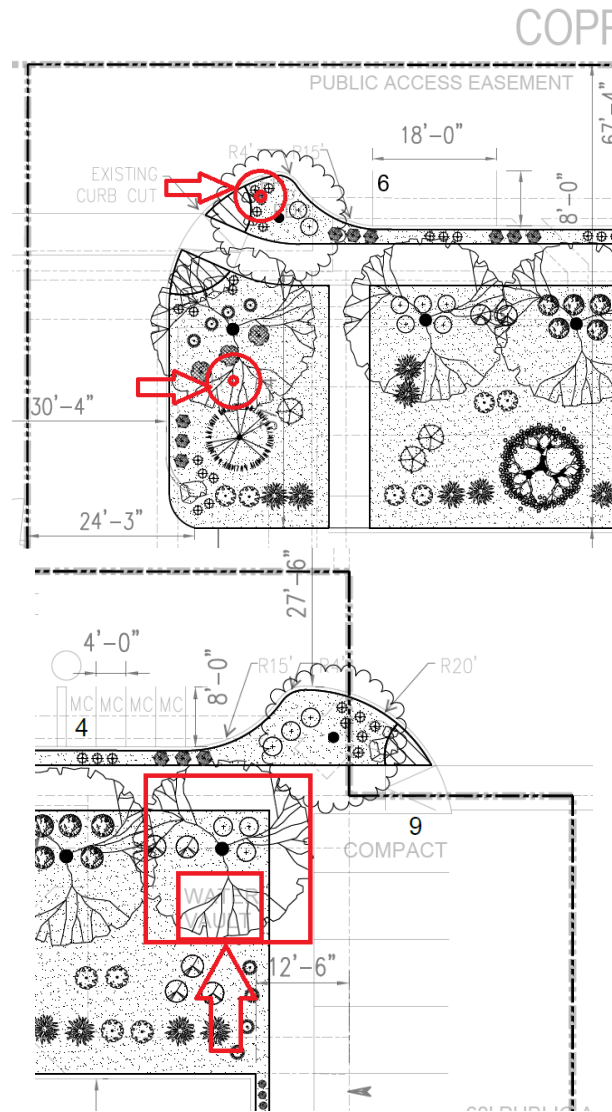
the dripline of the mature size of the actual vegetation. Required vegetative coverage is a minimum of **6115 SF**; provided vegetative coverage is 21,883 SF (**357% of the total proposed landscape**).

- ✓ Per 5-6(C)(2)(c) of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is **790 SF**; the proposed ground level vegetative coverage is **1638 SF (27%)**.
- ✓ Per 5-6(C)(4)(i) shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways; required street trees are 20. Provided street trees are 20.
- Per 5-6(C)(4)(j) in DT-UC-MS areas, landscaped areas other than street frontage shall include **pedestrian furniture, pedestrian amenities, or trash receptacles** to encourage pedestrian use. **Please articulate how the proposed landscape plan complies with this code.**
- Per 5-6(C)(5)(c) the use of gravel or crusher fines as ground cover is limited to a maximum of 50 percent of any landscaped area in DT-UC-MS areas. **Please articulate how you comply with this code.**
- Per 5-6(C)(5)(d) a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. Also, per 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. **Please provide information on how the design meets these codes. Please see the figure below from the IDO 5-6(C)(5)(e) for more clarification.**



*\*(See additional comments on next page)*

- ✓ Per 5-6(C)(6) all vegetation sizes meet the minimum plant size requirements.
- Per 5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections. **Articulate how the proposed landscape plan complies with this code. If necessary, please make proper adjustments to the landscape plan in order to meet this code.** Please see marked up plans below as examples.



- Per 5-6(C)(8) of IDO The clear sight triangle shall be maintained at all exits of parking areas and street intersections. Per 7-4(I)(5)(vi) of DPM, the following note is required on  
*\*(See additional comments on next page)*

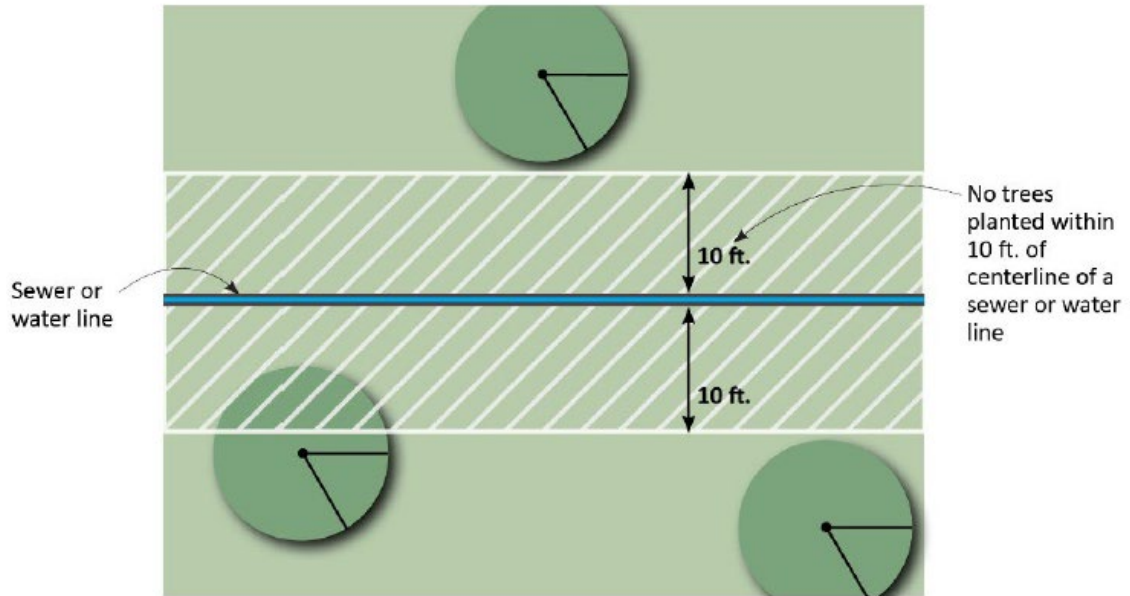


all site plans: “Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear sight triangle.”

**Please show the site triangles on the landscape plan and identify that the ultimate size of the plant material planted in the site triangle areas will not be higher than 3 feet or if it is a tree, it has a canopy higher than 8-feet at the time of planting.**

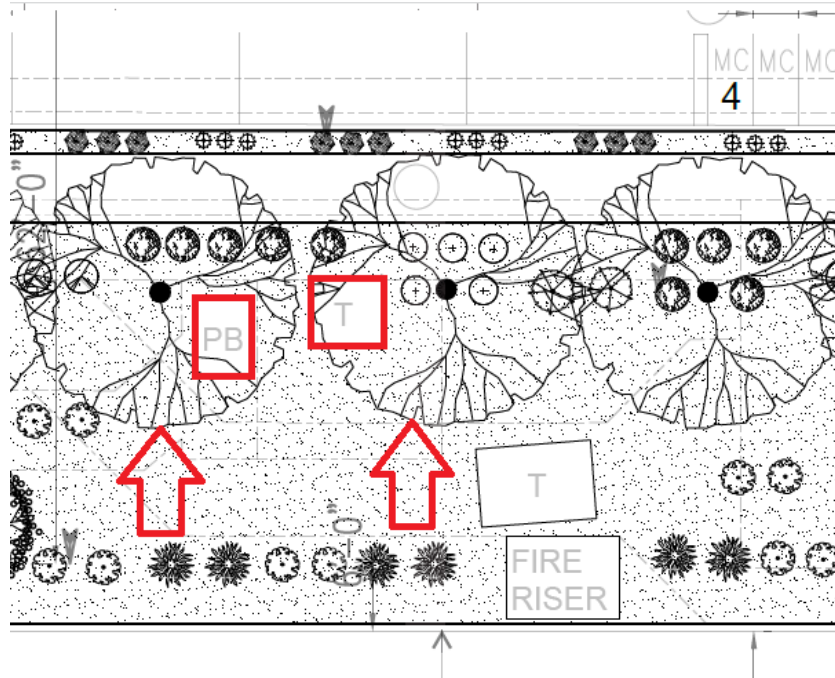
- Per 5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way. **Please provide a note in regards to this code.**
- Per 5-6(C)(9)(b) any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface. **Please provide a note in regards to this code.**
- **Please provide an irrigation plan that shows compliance with 5-6(C)(9)(c) and 5-6(C)(14).**
- Per 5-6(C)(10)(a) trees and shrubs shall not be planted in utility easements. **Please articulate how the proposed design meets this code.**
- Per 5-6(C)(10)(b) trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. **Please show the sewer and water lines on the landscape plan and demonstrate how the proposed landscape complies with this code. See figure below for more clarification.**

*\*(See additional comments on next page)*



- **If overhead distribution electric lines are present please mark them up on the landscape plan and articulate how you meet 5-6(C)(10)(d)**
- Per 5-6(C)(10)(e) all screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and repair. **Please consider moving trees away from the transformers to comply with this code.** Below see marked up plan as an example.

*\*(See additional comments on next page)*



- Per 5-6(C)(10)(f) trees shall not be planted near existing or proposed street light poles. **On the proposed landscape plan, please show existing and proposed light poles and demonstrate how the design complies with this code.**
- Per 5-6(F)(1)(i)(2)(b) any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall. **Please articulate how you comply with this code.**
- Per 5-6(F)(2)(b) at least 5 percent of the parking lot area of lots containing 50 or fewer spaces, shall be landscaped. **Please show proper calculations to show how the landscape plan meets this code.**
- ✓ Per 5-6(F)(2)(c) one (1) tree is required per 10 parking spaces. Landscape plan meets this code. Number of required parking lot trees is 5; number of provided parking lot trees is 5.

*\*(See additional comments on next page)*

- In this section, **boldface** shows that it requires attention by applicant:
- IDO 5-11(E) Building Design Mixed Use. **Provide a project letter showing compliance with 5-11(E) requirements or use site plan notes to show confirm compliance.**
- Please note the following IDO Sections (review pending):
  - 5-7: Walls. Development requires separate permitting. Height per table 5-7-1 and Multi-Family exceptions per 5-7-D-3.
  - 5-8 Outdoor and Site Lighting requirements. Include lighting information in Site Plan submittal.
  - 5-12 Signs. Signage per Mixed Use and signage type. Reference table 5-12-2.
- IDO 6-1 Public Notice: Applicant has met the notice requirements as outline in IDO Table 6-1-1. A pre-submittal neighborhood was offered and the pre-submittal neighborhood meeting was held April 4, 2023 regarding the proposed site plan. Application includes a meeting report.
- Sign posting agreement is unsigned. **Please provide new 'signed' sign posting agreement and documentation of signs posted (photographs are recommended).** Signs to remain up until any appeal period is finished.
- Confirm that there is no previously approved Site Development Plan. Changes to that plan may require minor/major amendments to the plan. Where any previous plan is silent or if one does not exist, all development must meet all relevant standards and provisions of IDO (MX-M) and the DPM.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.



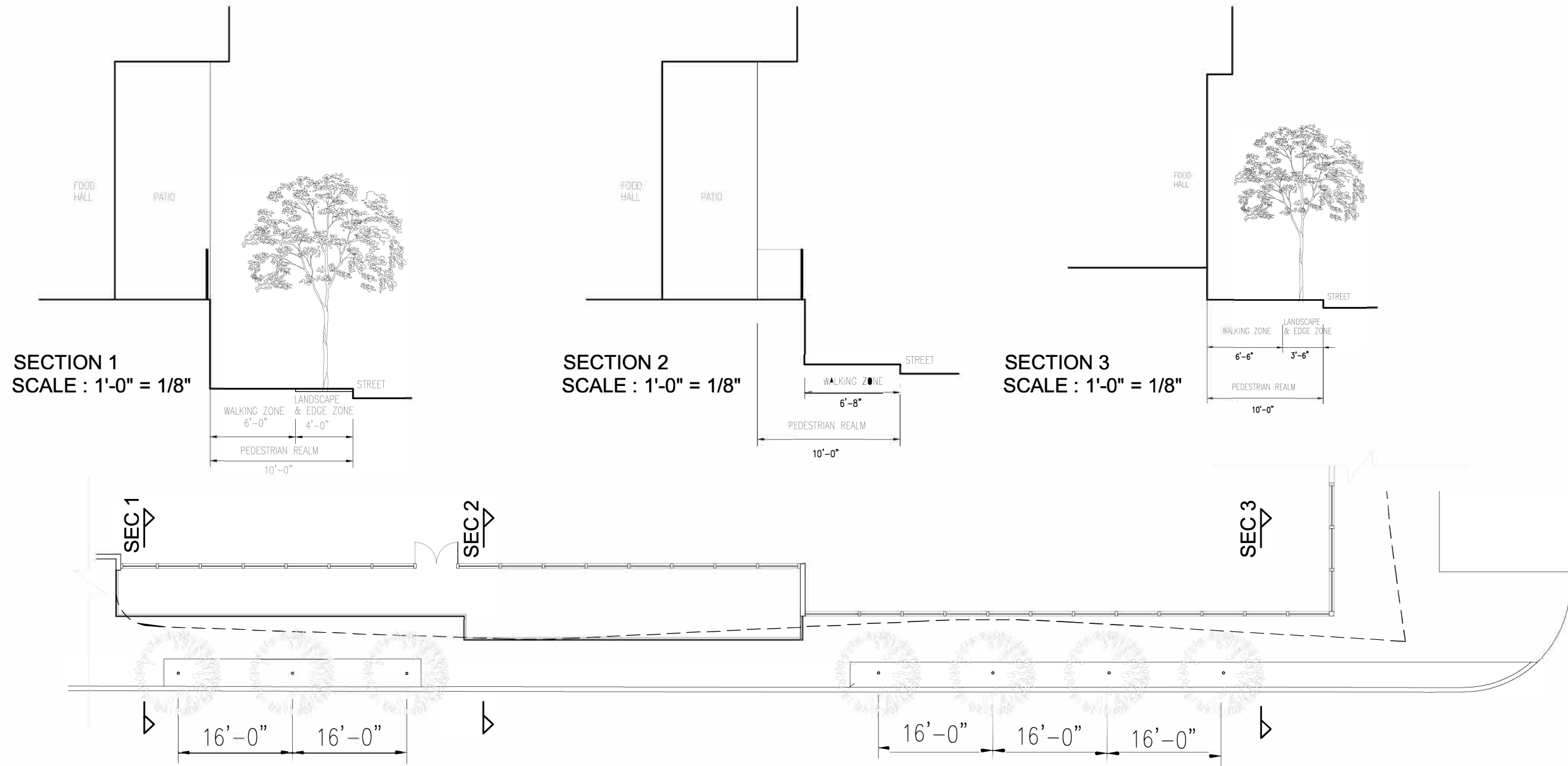
*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jolene Wolfley/Hannah Aulick  
Planning Department

DATE: 5/2/23

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*\*(See additional comments on next page)*



**Titan Food Hall and Residence Inn: Central Avenue Sidewalk and Landscape Waiver Exhibit**

**From:** [Carmona, Dalaina L.](#)  
**To:** [Jim Strozier](#)  
**Subject:** Central Avenue and Cedar Neighborhood Meeting Inquiry Sheet Submission  
**Date:** Thursday, May 25, 2023 2:35:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[IDOZoneAtlasPage\\_K-15-Z\\_Site.pdf](#)

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**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	Phone
Sycamore NA	Richard	Vigliano	richard@vigliano.net	1205 Copper NE	Albuquerque	NM	87106	5059809813
Sycamore NA	Mardon	Gardella	mg411@q.com	411 Maple Street NE	Albuquerque	NM	87106	5058436154

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](mailto: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](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, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://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](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Thursday, May 25, 2023 10:32 AM  
**To:** Office of Neighborhood Coordination <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:  
Development Hearing Officer  
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:  
Contact Name  
Jim Strozier  
Telephone Number  
5057649801  
Email Address  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
Company Name  
Consensus Planning, Inc.  
Company Address  
302 8th Street NW,  
City  
Albuquerque  
State  
NM  
ZIP  
87102  
Legal description of the subject site for this project:  
Tract 4 PLAT OF THE HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21BROWNEWELL & LAIL'S HIGHLAND ADDITION)  
Physical address of subject site:  
No Address Assigned Yet  
Subject site cross streets:  
Central Avenue and Cedar  
Other subject site identifiers:  
North side of Central Avenue NW Corner  
This site is located on the following zone atlas page:  
K-15  
Captcha  
x

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

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

Date of Request\*: \_\_\_\_\_

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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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.<sup>2</sup>

Email address to respond yes or no: \_\_\_\_\_

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:

\_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Site Plan

<sup>1</sup> 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.

<sup>2</sup> 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.]

Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

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5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found<sup>4\*</sup>:

---

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

1. Zone Atlas Page(s)<sup>5\*</sup> \_\_\_\_\_

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

Explanation:

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#):    Yes     No

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<sup>3</sup> 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.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> 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 Map<sup>6</sup>:
- a. Area of Property [typically in acres] \_\_\_\_\_
  - b. IDO Zone District \_\_\_\_\_
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] \_\_\_\_\_
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

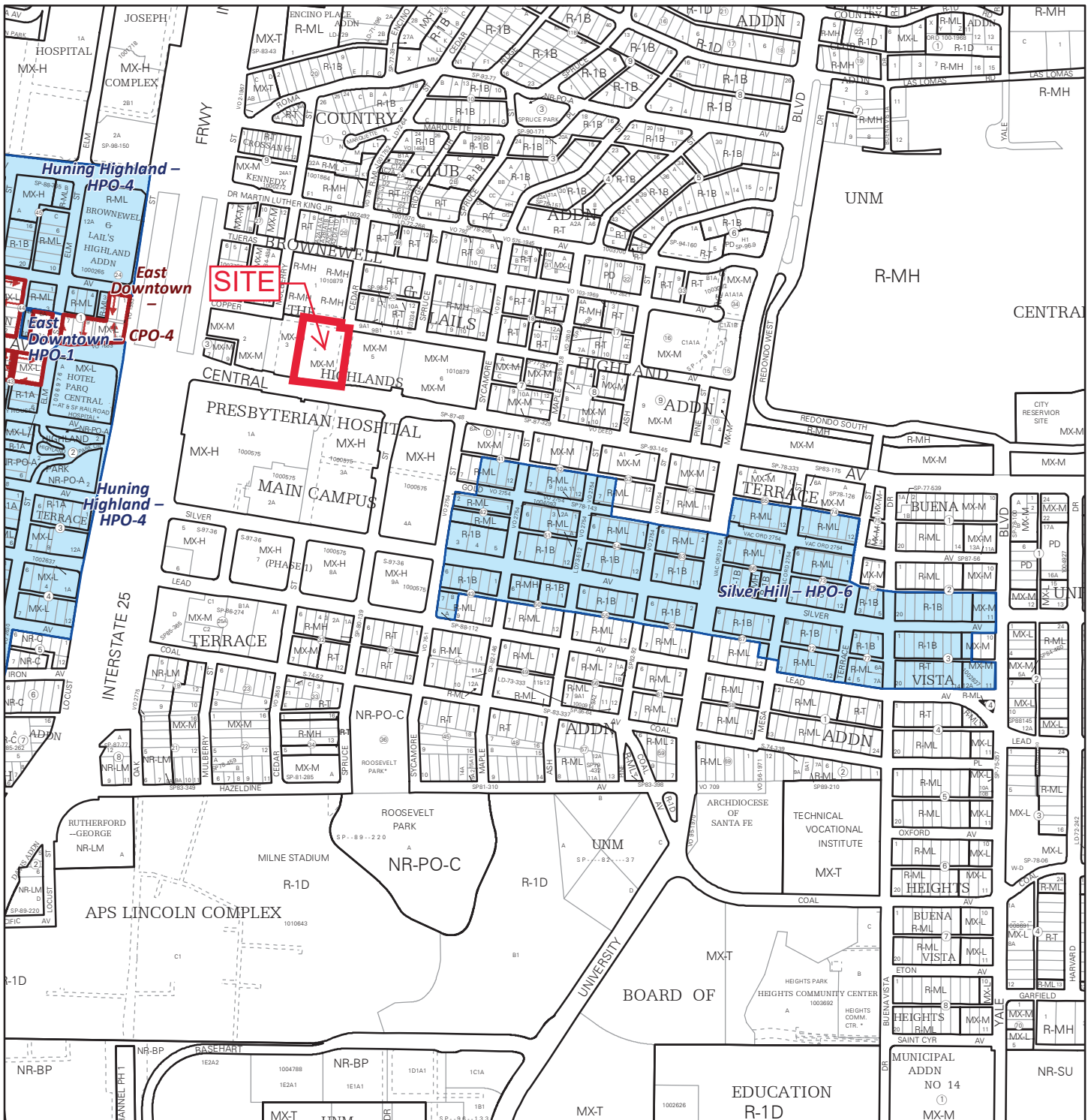
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

<sup>6</sup> 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


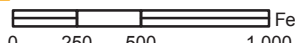


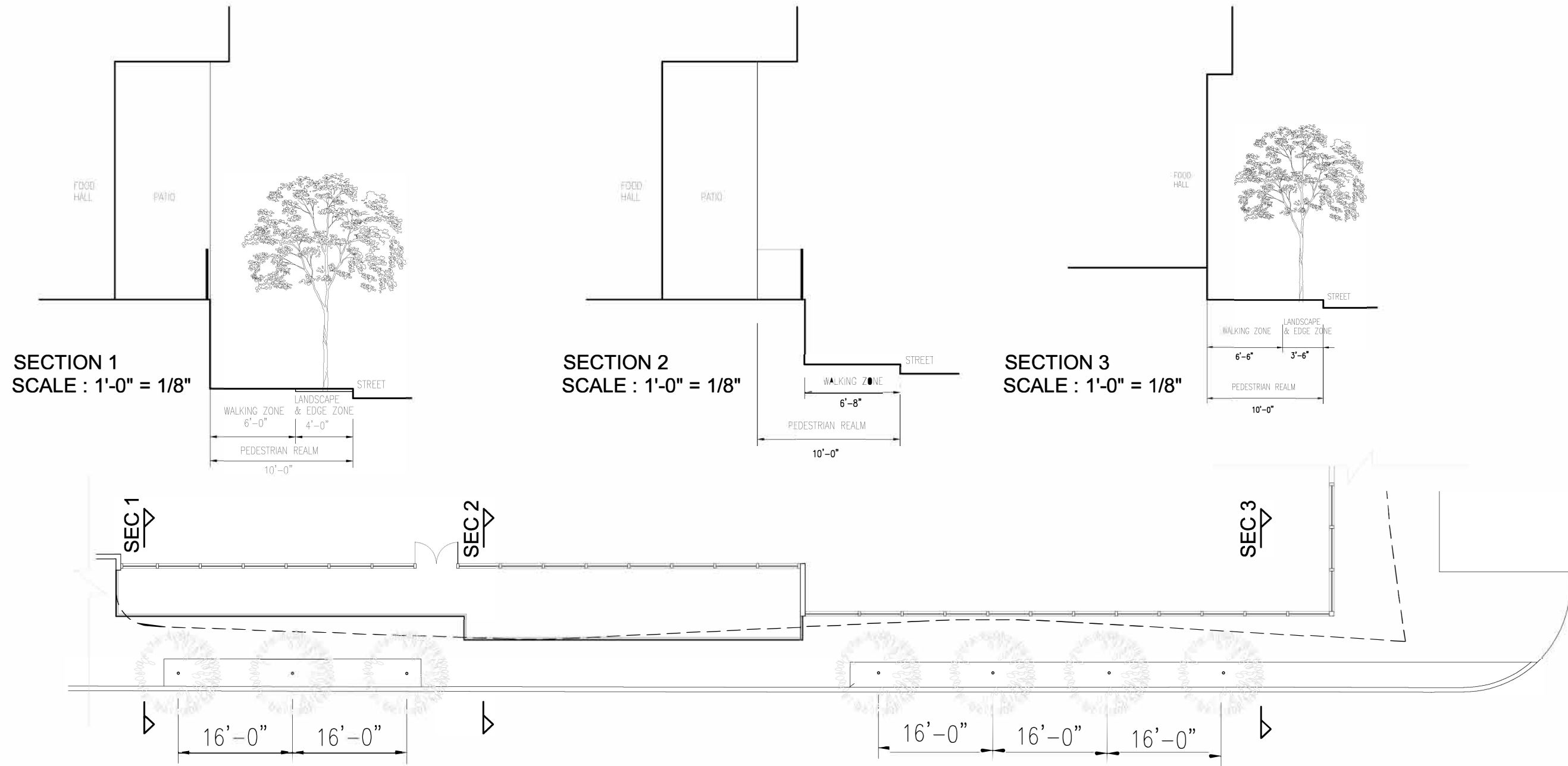
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**K-15-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

Gray Shading  
Represents Area Outside  
of the City Limits



**Titan Food Hall and Residence Inn: Central Avenue Sidewalk and Landscape Waiver Exhibit**

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: \_\_\_\_\_

This notice of an application 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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_

Location Description \_\_\_\_\_

2. Property Owner\* \_\_\_\_\_

3. Agent/Applicant\* [if applicable] \_\_\_\_\_

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Site Plan

Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found\*<sup>4</sup>:

---

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_
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 have been requested for this project\*:

Deviation(s)             Variance(s)             Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):     Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

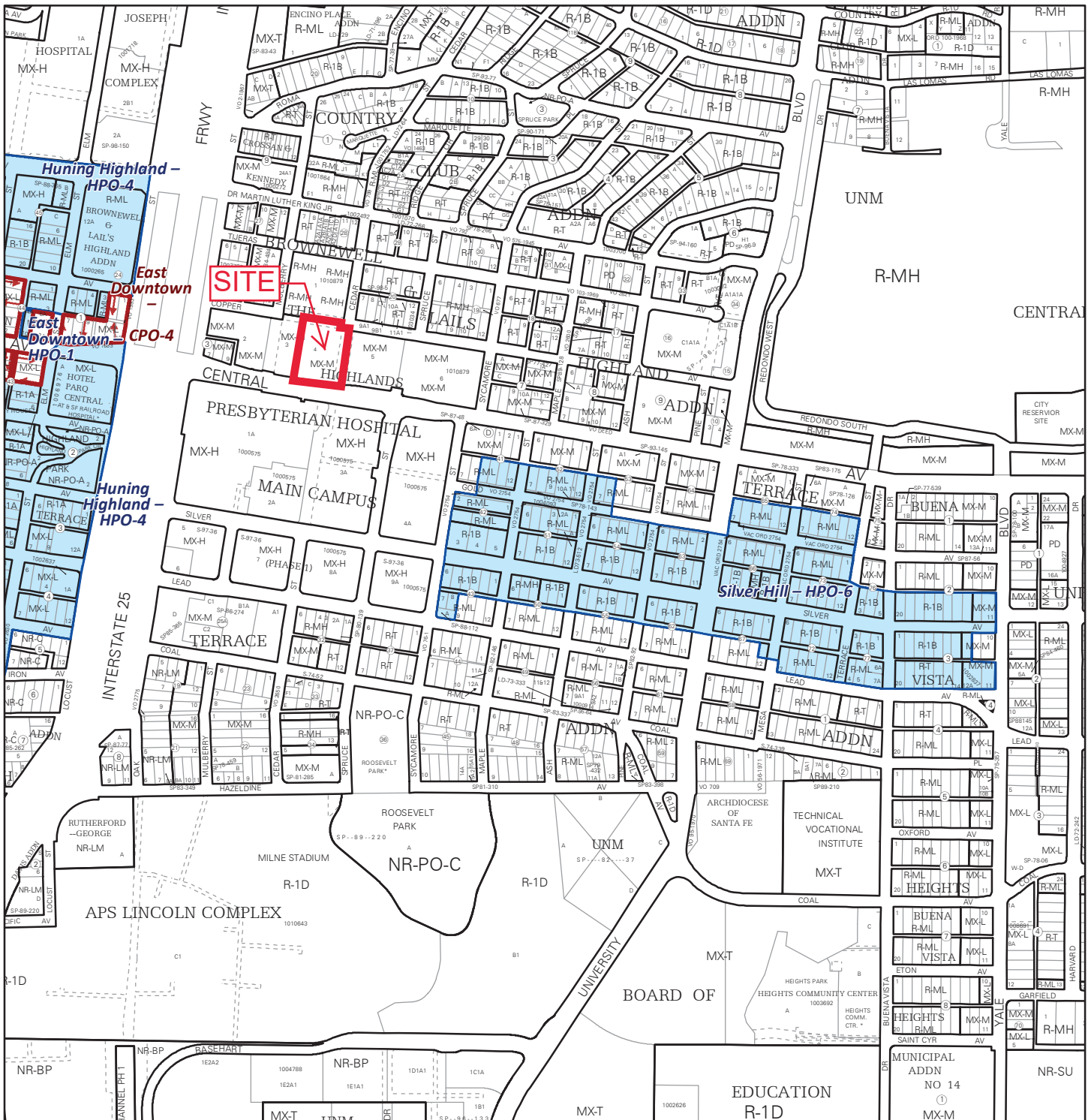
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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<sup>6</sup> 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

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

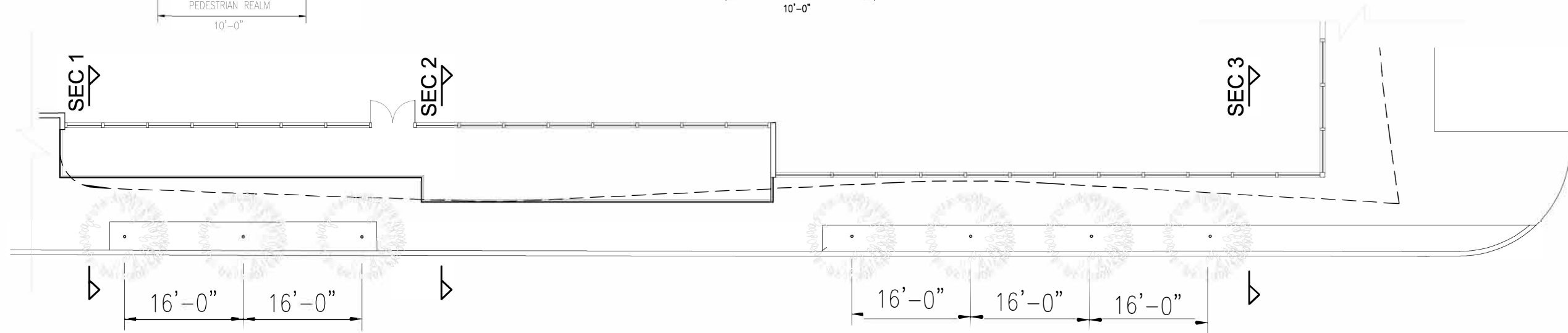
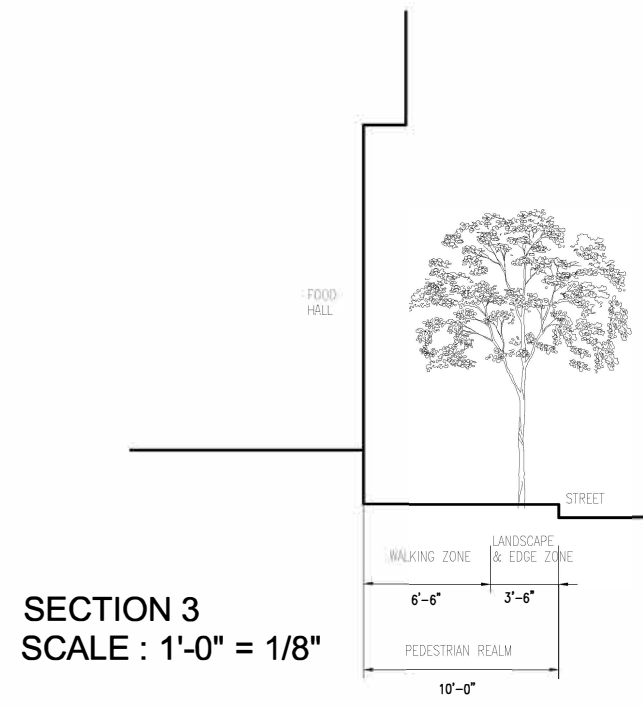
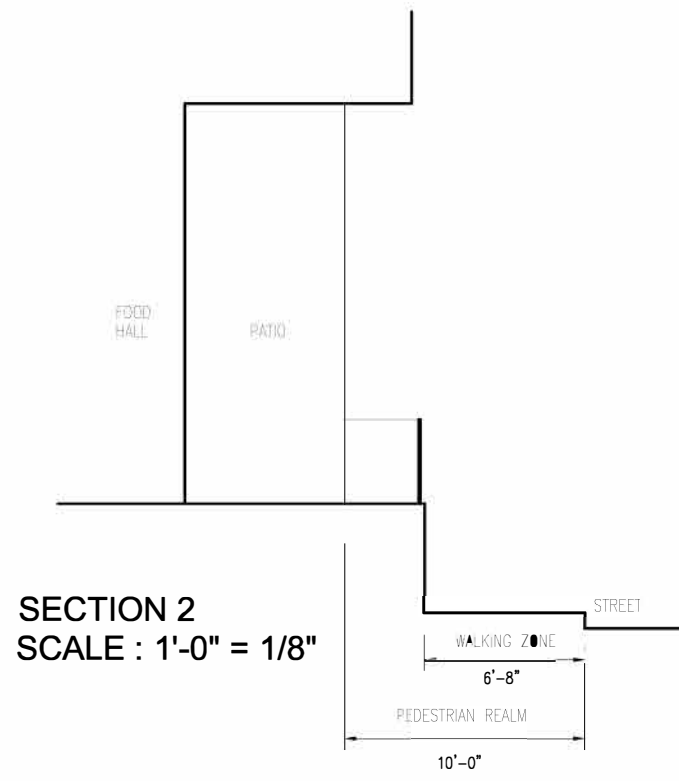
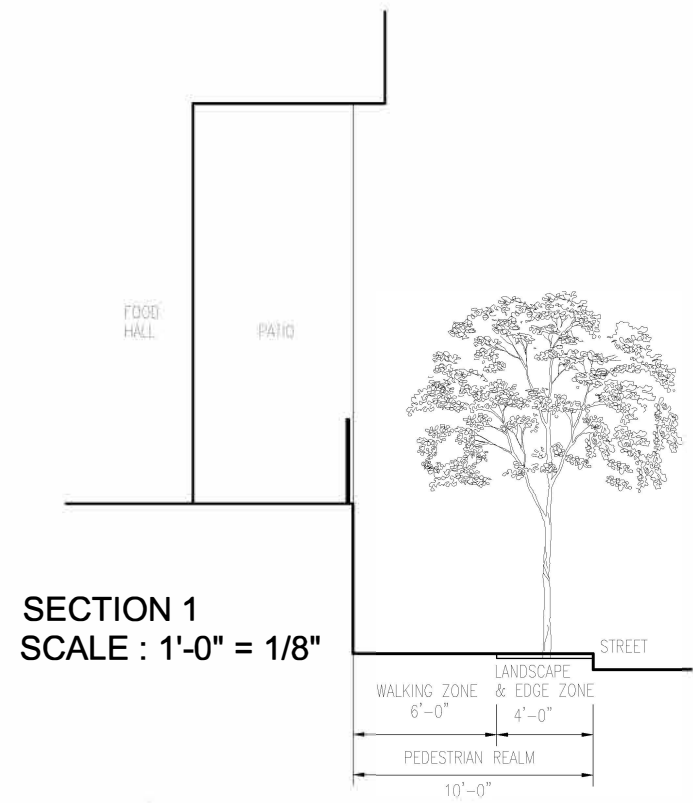
Zone Atlas Page:  
**K-15-Z**

- 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

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet





PARTIAL PLAN  
SCALE : 1'-0" = 1/16"

**Titan Food Hall and Residence Inn: Central Avenue Sidewalk and Landscape Waiver Exhibit**

**From:** [Jim Strozier](#)  
**To:** [Richard Vigliano](#); [Mardon Gardella](#)  
**Cc:** [Josh Rogers](#)  
**Subject:** DHO Waiver Application Notice  
**Date:** Friday, June 23, 2023 1:03:00 PM  
**Attachments:** [Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DFT \(1\).pdf](#)

---

Richard and Mardon,

We are letting you know that we are submitting the application for the IDO – Waivers related to the sidewalk and landscape buffers along Central Avenue adjacent to the Residence Inn and Food Hall project.

Let us know if you have any questions or require any additional information.

**Jim Strozier, FAICP**

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

(505) 764-9801

**From:** [Microsoft Outlook](#)  
**To:** [Richard Vigliano](#)  
**Subject:** Relayed: DHO Waiver Application Notice  
**Date:** Friday, June 23, 2023 1:04:06 PM  
**Attachments:** [DHO Waiver Application Notice.msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
Richard Vigliano (richard@vigliano.net) <mailto:richard@vigliano.net>  
Subject: DHO Waiver Application Notice

**From:** [Microsoft Outlook](#)  
**To:** [Mardon Gardella](#)  
**Subject:** Relayed: DHO Waiver Application Notice  
**Date:** Friday, June 23, 2023 1:04:06 PM  
**Attachments:** [DHO Waiver Application Notice.msg](#)

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
Mardon Gardella (mg411@q.com) <mailto:mg411@q.com>  
Subject: DHO Waiver Application Notice