

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- 1) DFT Application form completed, signed, and dated
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- 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

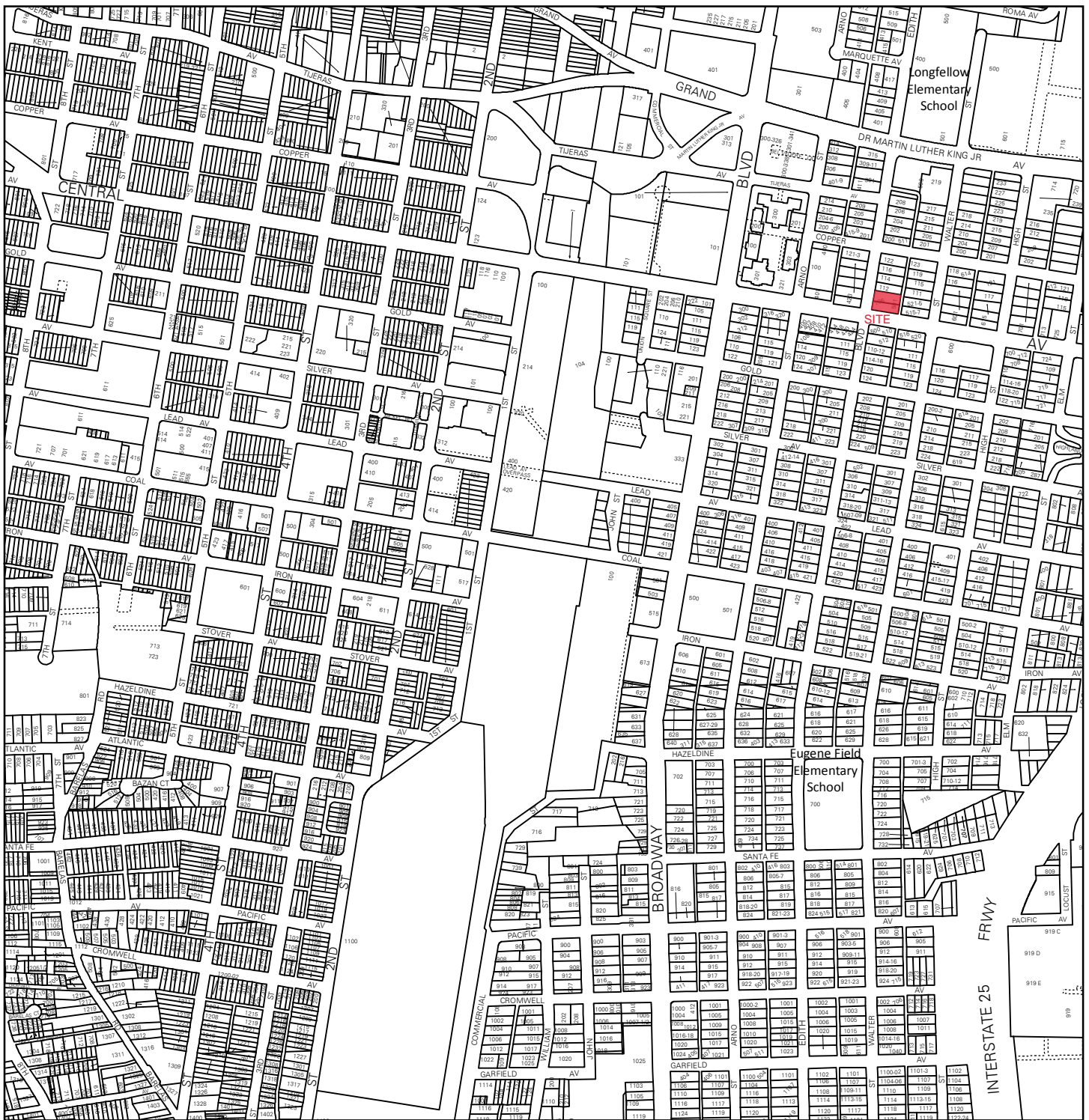
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

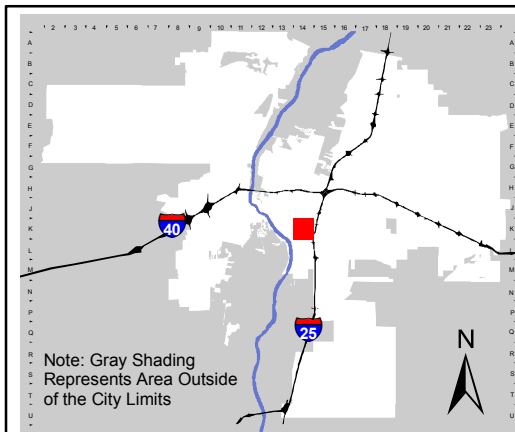
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



For more current information and details visit: www.cabq.gov/gis

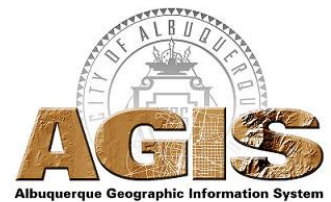


Note: Gray Shading Represents Area Outside of the City Limits

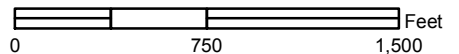
Address Map Page:

K-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



February 19, 2023

Development Facilitation Team
Planning Department
City of Albuquerque, NM
600 2nd St NW
Albuquerque, NM 88102

**RE: Letter of Justification
501 Central Ave. NE Sketch Plat Review**

To Whom It May Concern,

Integrated Design & Architecture is requesting a sketch plat review of the feasibility of the proposed site plan development. The project is located at 501 Central Avenue NE between Edith Blvd. and High St. The site is zoned as MX-L and would retain this zoning. The proposed site combines Lots 11 & 12 into one taxable lot. The project proposes a 5-story, 44 unit, low income multifamily housing apartment building. A review is required to determine staff support of the project given the variances needed.

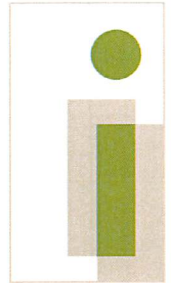
- Maximum building height - max 60'-6", actual 64'-0"
- Off-street parking spaces - required 22, provided 20
- Reduction of open space requirement, eliminating the need for a rooftop deck

In regards to the open space requirement, we would like to know if the proposed patio on the ground floor meets the IDO requirements even if we add a perforated screen along the central side for privacy/security as the definition in the IDO only states it be open on two sides. We also request a review of fire and refuse access to the site to determine if the current layout would require modification.

Sincerely,



Robert Hall, AIA
Principal Architect
Integrated Design & Architecture



integrated
design & architecture

Project Information

ADDRESS: 501 CENTRAL AVE. NE ALBUQUERQUE, NM 87102

ZONING CODE: ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE, ADOPTED JULY 2023

ZONING: MX-L (MIXED USE - LOW INTENSITY)
 UC-MS-PT OVERLAY ZONES:
 CPO-4: EAST DOWNTOWN CHARACTER PROTECTION OVERLAY
 MS: MAIN STREET CORRIDOR (CENTRAL AVE.)
 MT: MAJOR TRANSIT CORRIDOR (CENTRAL AVE.)
 PT: PREMIUM TRANSIT STATION AREA (EDO STATION)

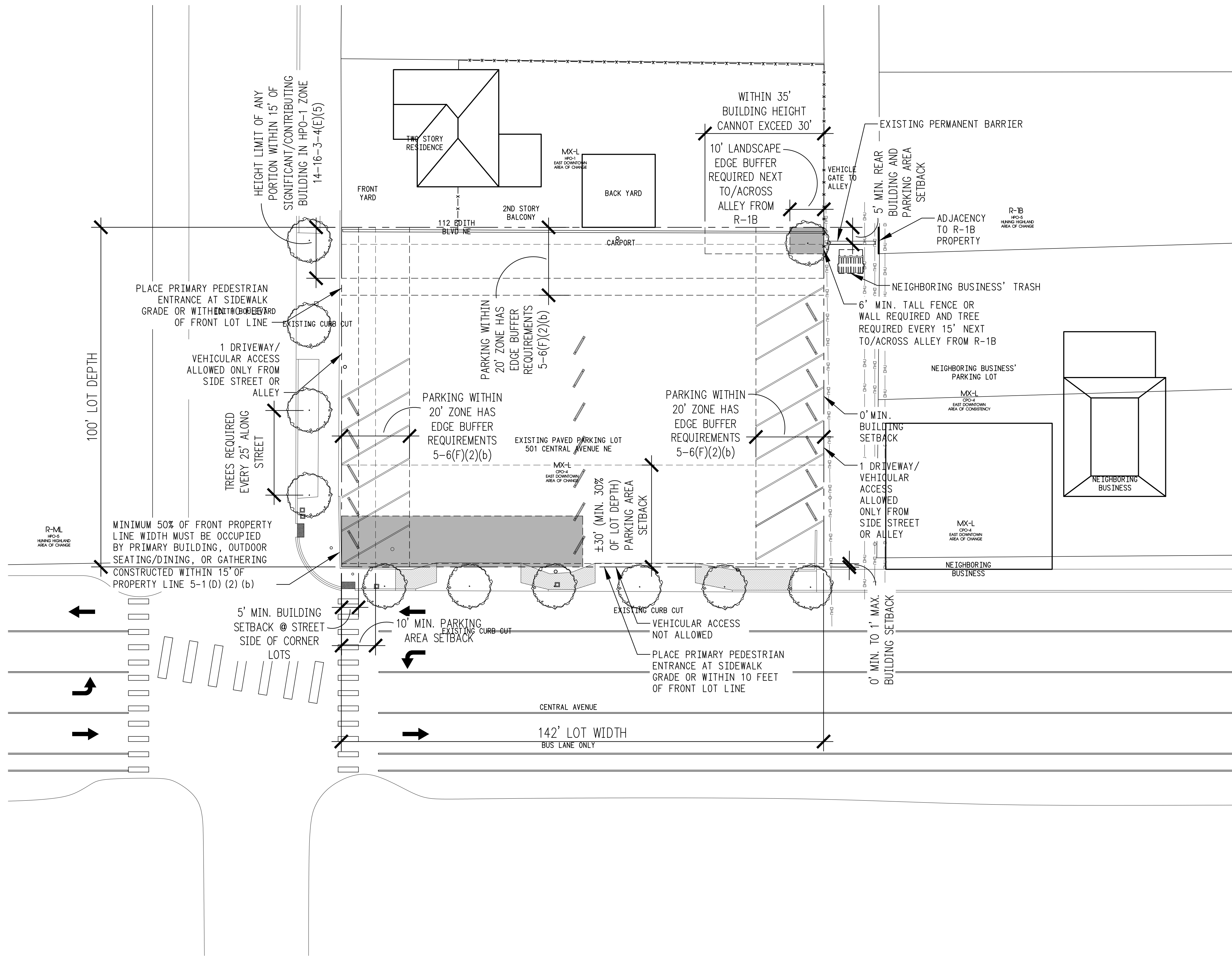
LOT SIZE: 142' X 100' (0.326 ACRES / 14,200 SQ. FT.)

3-4(E)(3) SETBACK STANDARDS (MX-L & CPO-4)

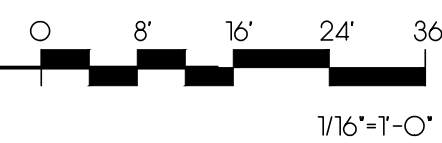
FRONT:
 MINIMUM: 0 FEET
 MAXIMUM: 1 FOOT
 SIDE:
 MINIMUM INTERIOR: 0 FEET
 MINIMUM STREET SIDE: 5 FEET
 REAR:
 MINIMUM: 5 FEET
 5-6(E)(2)(B) MINIMUM LANDSCAPING EDGE BUFFER REQUIRED (NEXT TO R-1B)
 MINIMUM 6 FEET FOR BUILDINGS ≤ 30 FEET TALL
 MINIMUM 10 FEET FOR BUILDINGS > 30 FEET TALL

TABLE 5-1-2 BUILDING HEIGHT: 60'6" MAXIMUM, 5% + 5% DEVIATION PER TABLE 6-4-1
 *** SECTION 14-16-3-4(E)(4) BUILDING HEIGHT BONUSES DO NOT APPLY.
 *** SECTION 14-16-3-4(E)(5) BUILDING HEIGHT STEPDOWN TO 30 FEET MAXIMUM WITHIN 35 FEET OF AN R-1B LOT IN WHICH CASE NEIGHBORHOOD EDGE PROVISIONS FOR BUILDING HEIGHT IN SUBSECTION 14-16-5-9(C) DO NOT APPLY.
 *** SECTION 14-16-3-4(E)(5) HEIGHT LIMIT OF ANY PORTION OF A STRUCTURE WITHIN 15 FEET IN ANY DIRECTION OF A SIGNIFICANT OR CONTRIBUTING BUILDING OR CITY LANDMARK IN THE HPO-1 OR HPO-5 ZONE SHALL BE NO MORE THAN 3 STORES HIGHER THAN THE CONTRIBUTING BUILDING OR THE MAXIMUM HEIGHT ALLOWED BY THE ZONE DISTRICT, WHICHEVER IS LESS.
 *** SECTION 14-16-5-9(C)(2) BUILDING HEIGHT STEPDOWN TO 30 FEET MAXIMUM WITHIN 50 FEET OF AN R-1B LOT

3-4(E)(6)(A) PARKING LOCATION AND DESIGN:
 FRONT: MINIMUM 430 FEET (30% OF LOT DEPTH)
 STREET SIDE: MINIMUM 10 FEET
 REAR: MINIMUM 5 FEET
 DRIVEWAY ACCESS POINTS: 1 ACCESS POINT ALLOWED PER 100 FEET FRONTAGE
 VEHICULAR ACCESS: ONLY ALLOWED FROM SIDE STREET OR ALLEY



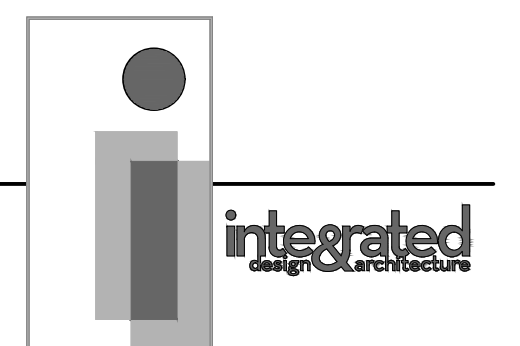
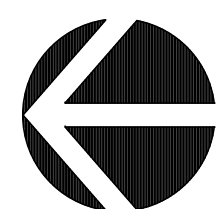
EXISTING SITE PLAN

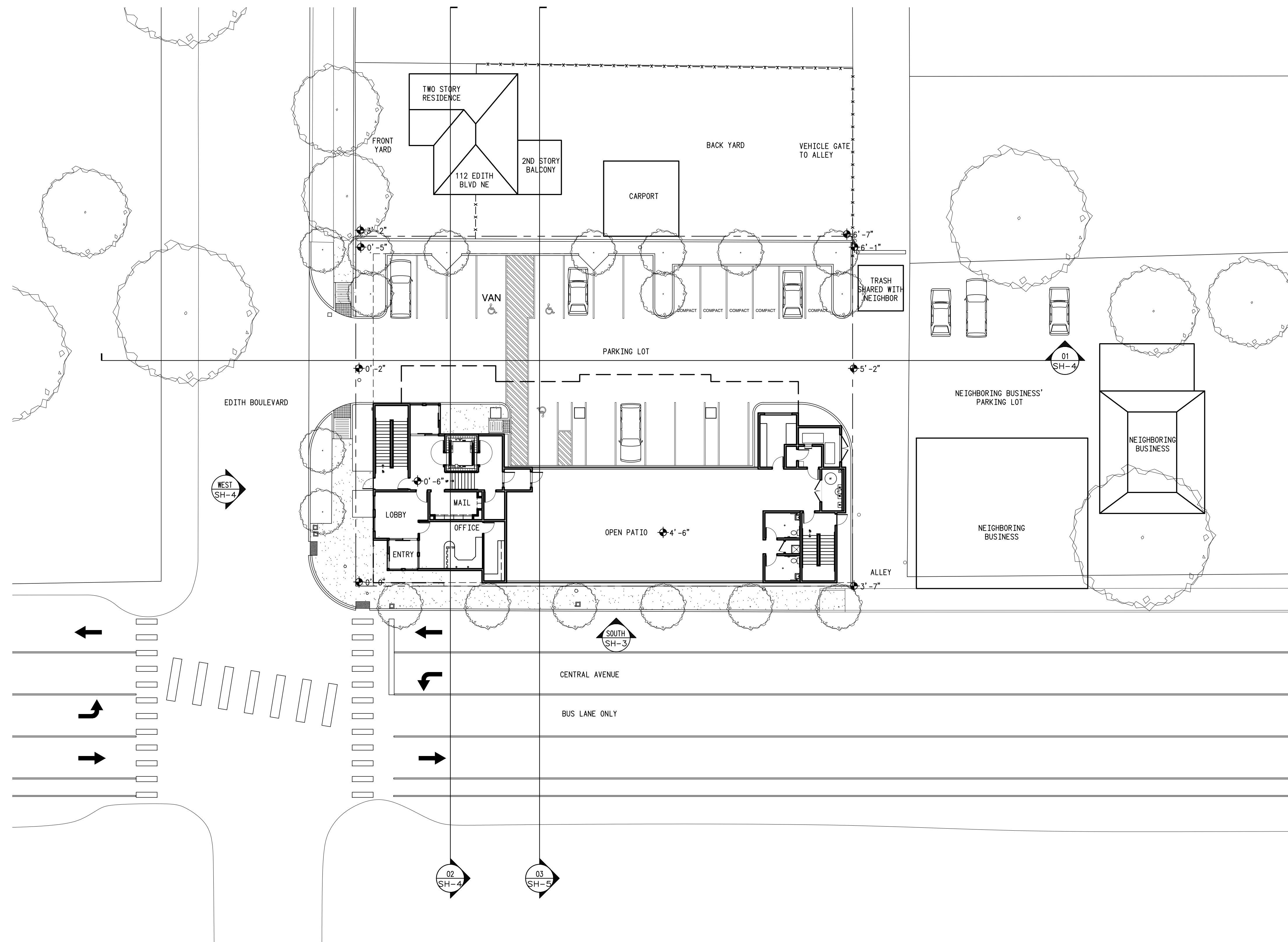


501 CENTRAL

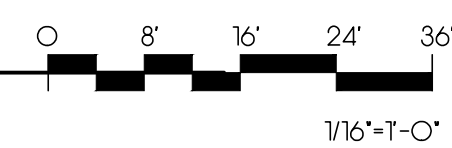
FEBRUARY 19, 2024

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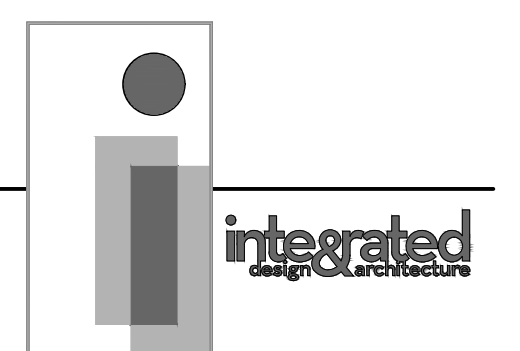
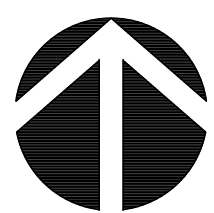


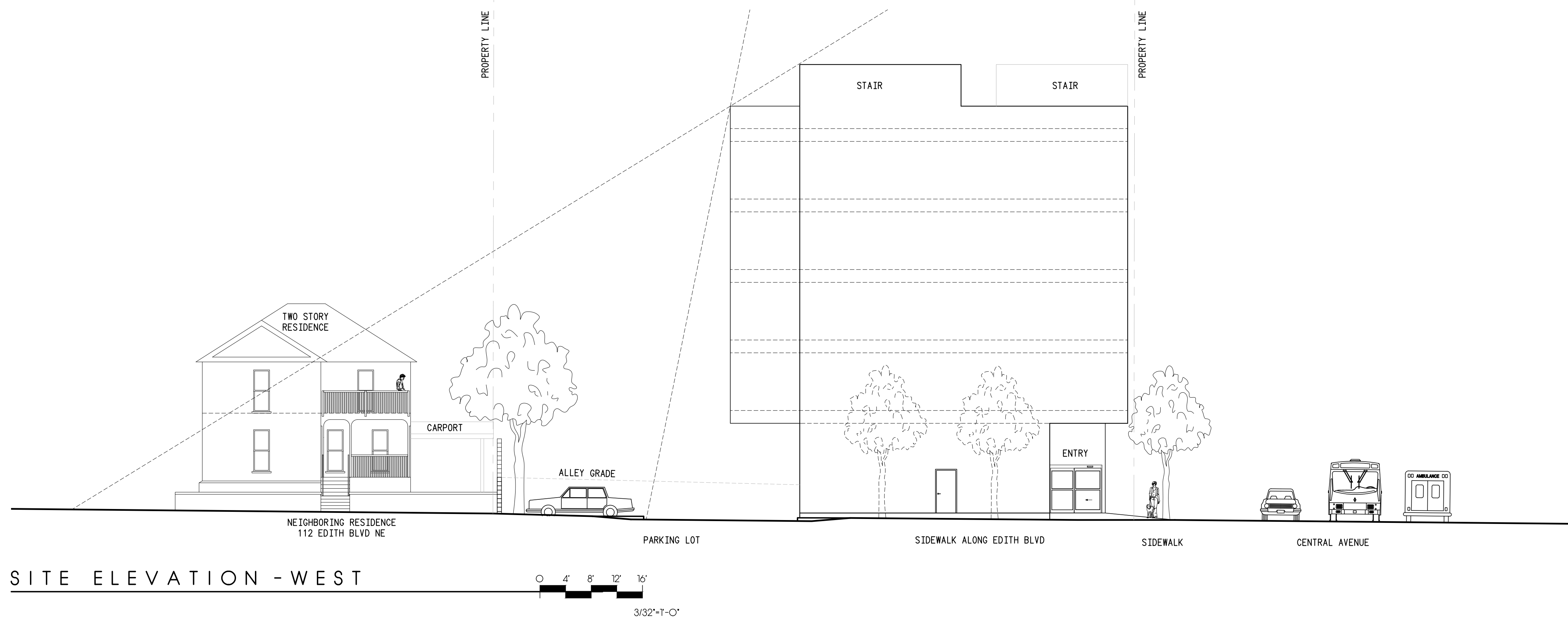
PROPOSED SITE PLAN



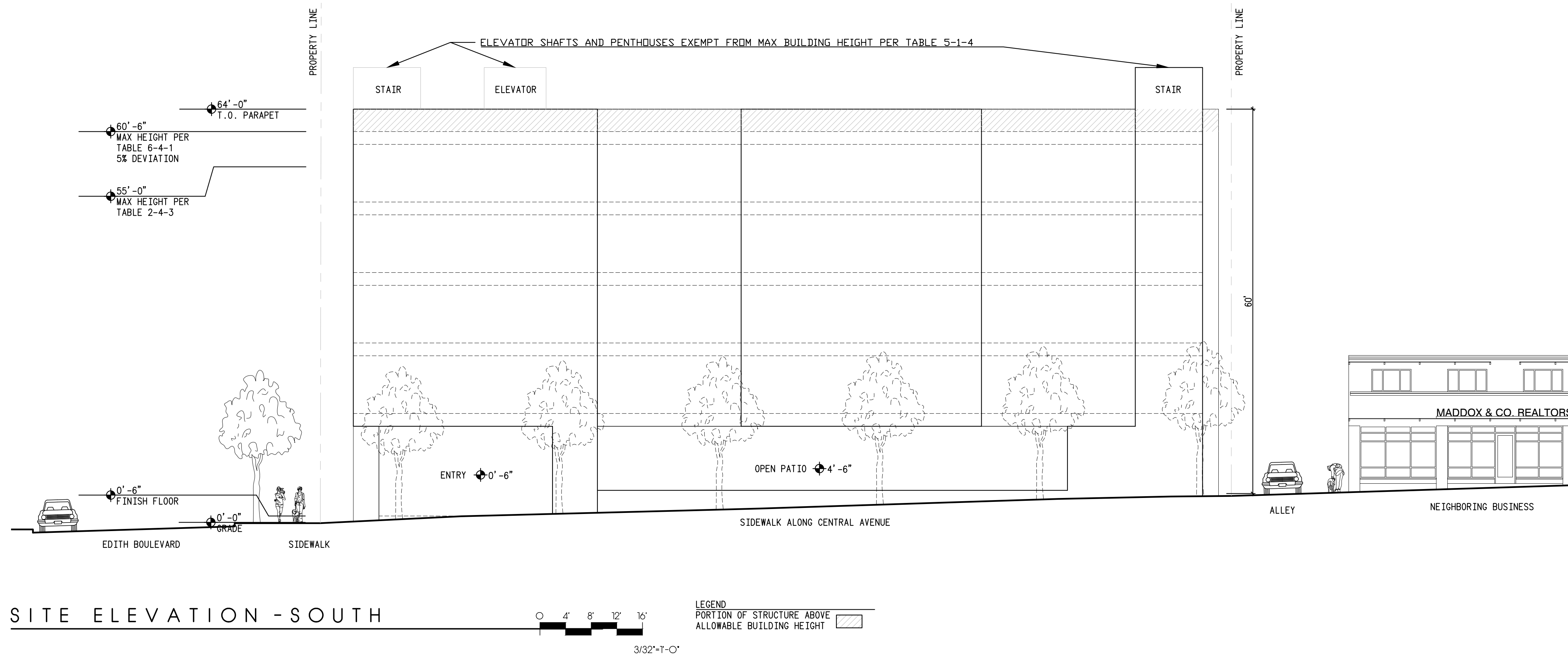
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SHEET 2 of 5



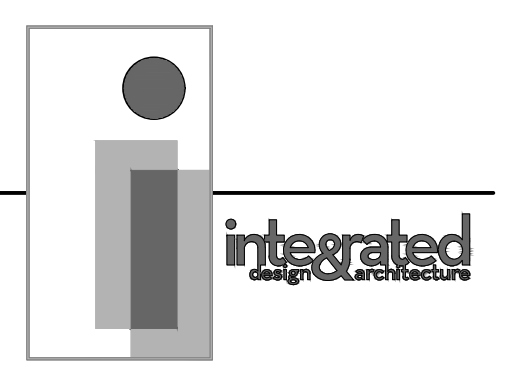


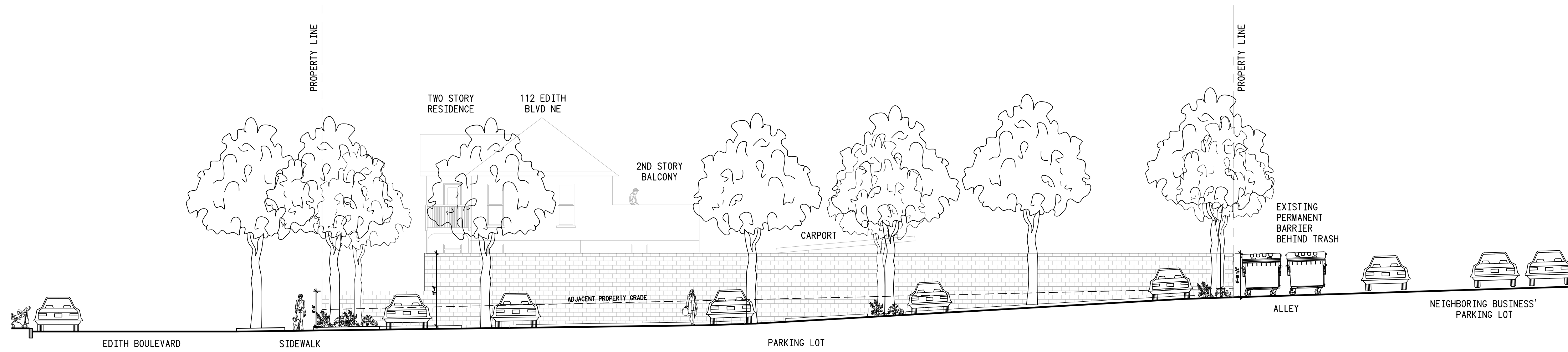
SITE ELEVATION - WEST



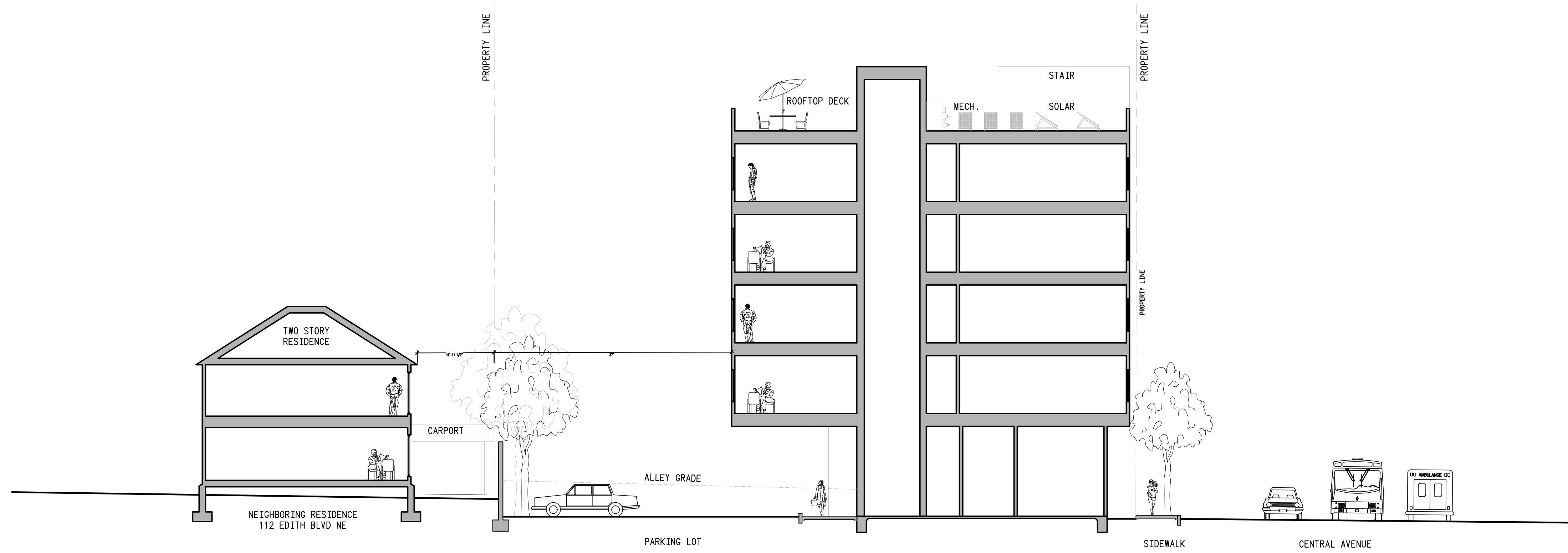
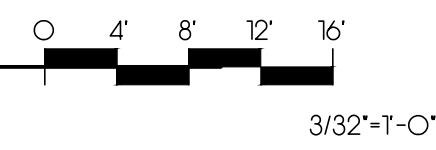
SITE ELEVATION - SOUTH

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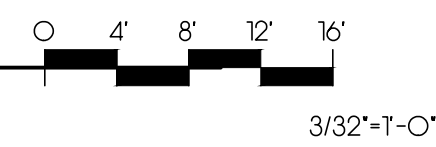




SITE SECTION O1

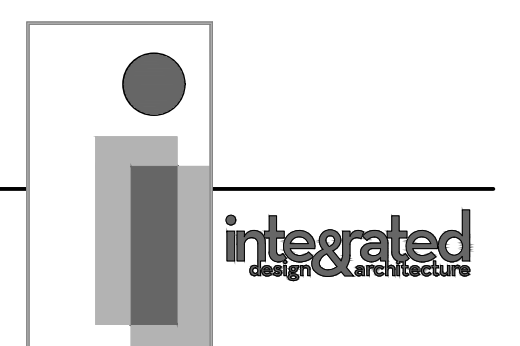


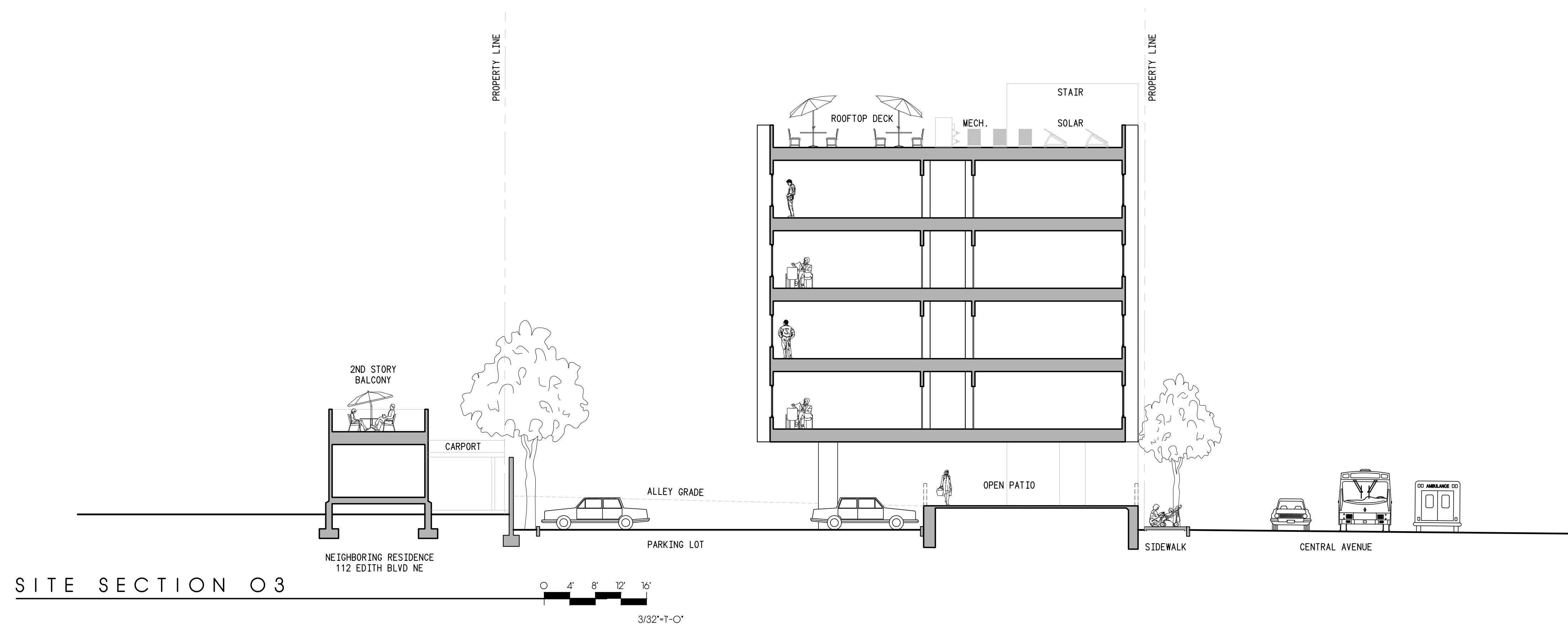
SITE SECTION O2



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SITE SECTION 03

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