



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

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:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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

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

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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) 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

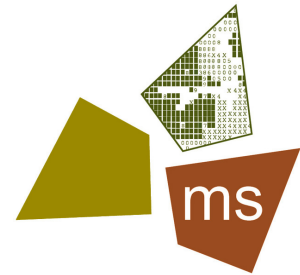
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

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June 4, 2024

City of Albuquerque
Planning Department - Development Facilitation Team
PO Box 1293
Albuquerque, NM 87103
[sent via email]

Re: Development Facilitation Team Application: Whataburger Restaurant located at SEC Academy Rd NE and Wyoming Blvd NE

On behalf of Whataburger Restaurants, **ms consultants (ms)** would like to request a Development Facilitation Team (DFT) review of a Sketch Plat for review and comment.

Whataburger is proposing to redevelop the approximate 1.7-acre lot located at 5640 Wyoming Boulevard, which is the current home of a Boston Market Restaurant. The proposed work would include demolition of the existing restaurant and parking areas, and construction of a new 3,305sf Whataburger drive-thru restaurant, associated parking, drives, utilities, and signage.

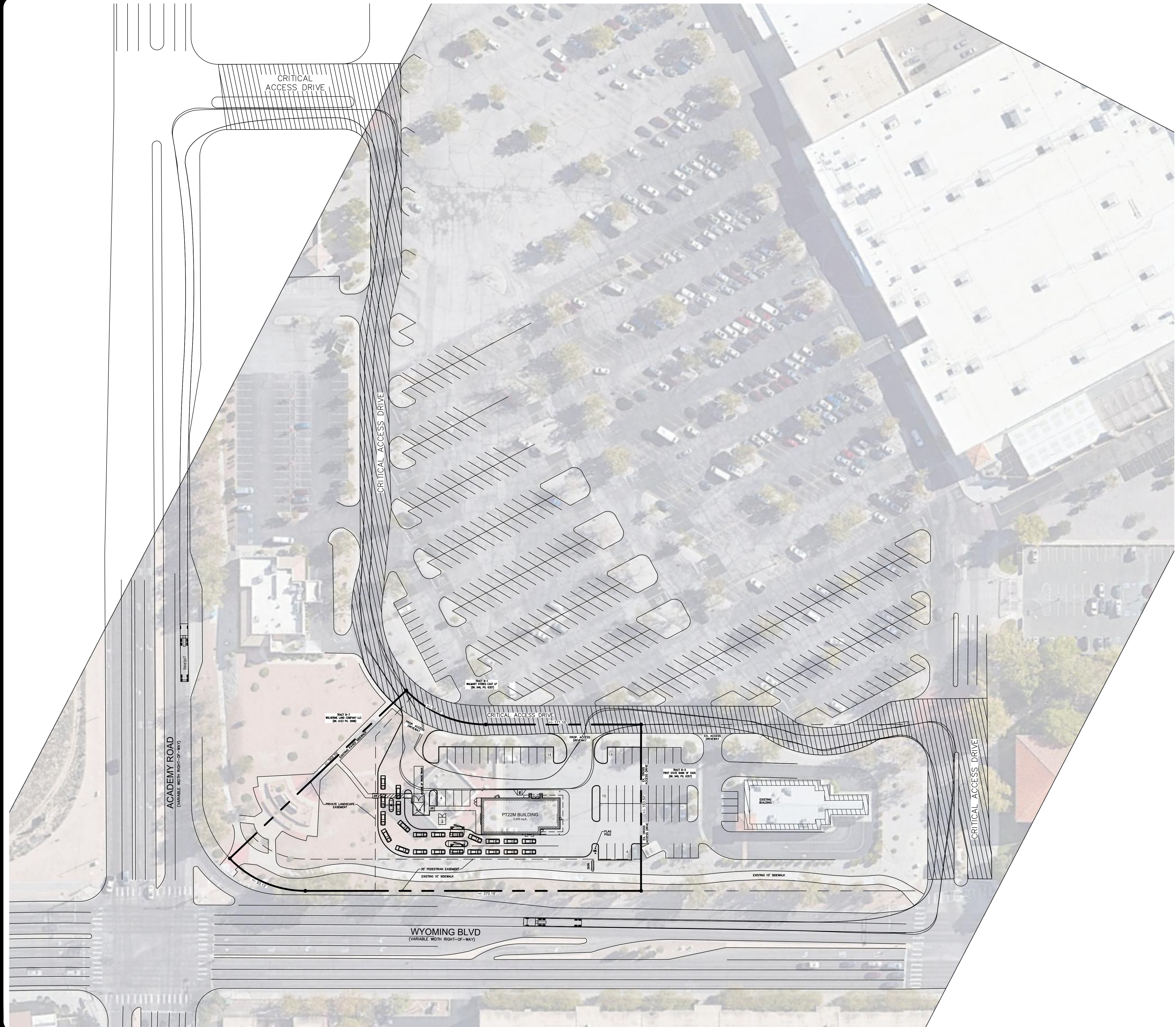
The included Concept Site Plan was produced by Whataburger and is being submitted for DFT comment and review. An "Existing Conditions" plan that shows the existing building location and parking areas is unavailable at this time; however, the aerial image is displayed below the proposed linework to illustrate the existing conditions. An ALTA survey will be produced prior to the development of permit level plans.

The existing cross access to the adjacent bank parking lot will be maintained, as will the existing drive onto the Sycamore Plaza Development. One additional drive entrance is being proposed on the north side of the property.

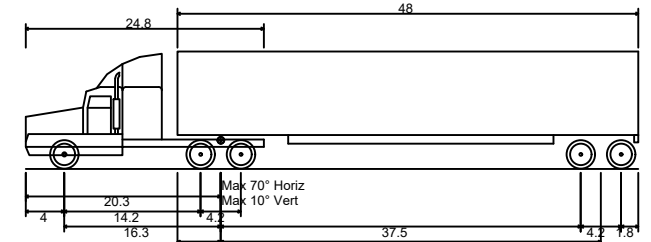
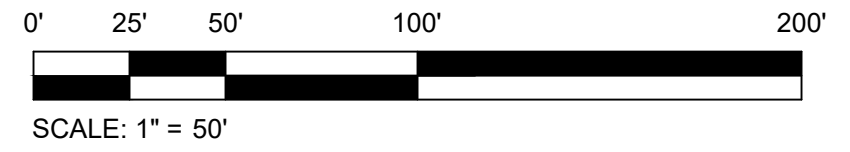
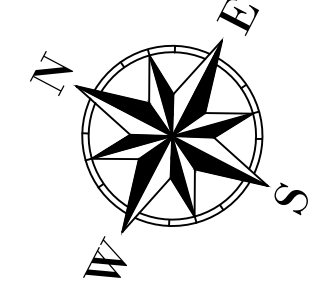
The feedback received during the DFT review will be used to modify the Site Plan to be in compliance with any code requirements and restrictions.

We appreciate your help in getting us moving in the right direction.

Thank you,
ms team



VICINITY MAP
N.T.S.



Whataburger Sygma 70"	63.800ft
Overall Length	8.500ft
Overall Width	12.227ft
Overall Body Height	1.422ft
Min Body Ground Clearance	8.500ft
Track Width	6.000ft
Lock-to-lock time	32.000ft
Curb to Curb Turning Radius	

COMMENTS:

1. THE PROPOSED LOT IS KNOWN AS TRACT B-6 OF THE SYCAMORE PLAZA DEVELOPMENT IN ALBUQUERQUE, NEW MEXICO. TRACT B-6 IS A PLATTED LOT.
2. THE CSP HAS BEEN DRAWN USING A COMBINATION OF A PDF SURVEY FILE PROVIDED TO WHATABURGER BY THE DEVELOPER AND GOOGLE EARTH. NO CAD FILE HAS BEEN PROVIDED.
3. A PORTION OF THE EXISTING ONSITE IMPROVEMENTS MUST BE REMOVED PRIOR TO BEGINNING CONSTRUCTION ON THE PROPOSED WHATABURGER PROJECT. A PORTION OF THE EXISTING IMPROVEMENTS WILL REMAIN IN PLACE AS SHOWN ON THE PROPOSED PLAN.
4. THE EXISTING BUILDING AND PARKING LOT SIT UP ABOVE WYOMING BLVD BY SEVERAL FEET. A STEEP SLOPE FROM THE EDGE OF THE EXISTING 10 FT SIDEWALK TO THE PARKING LOT WILL NEED TO BE MAINTAINED TO PREVENT THE NEED FOR A SHORT RETAINING WALL.
5. THE EXISTING CROSS ACCESS WITH THE BANK IS BEING MAINTAINED. THE PROPOSED IMPROVEMENTS WILL NEED TO TIE INTO THE EXISTING PAVEMENT TO MAINTAIN CROSS ACCESS.
6. THE SIDEWALK LEADING TO THE FRONT OF THE BUILDING FROM THE EXISTING LANDSCAPE EASEMENT MUST BE PARTIALLY REMOVED AND REPLACED TO CONNECT TO THE PROPOSED IMPROVEMENTS.
7. THE ELECTRIC EASEMENT LEADING TO THE EXISTING PAD MOUNTED TRANSFORMER WILL NEED TO BE ABANDONED AND RELOCATED TO ACCOMMODATE THE PROPOSED WHATABURGER SITE PLAN.
8. THE PROPOSED FLAG POLE HAS BEEN MOVED AWAY FROM THE TYPICAL LOCATION.
9. THE EXISTING SIGN FOR THE EXISTING BUILDING IS SMALLER THAN THE TYPICAL WHATABURGER MONUMENT SIGN. WHATABURGER NEEDS TO VERIFY THE ABILITY TO INSTALL THE TYPICAL MONUMENT SIGN AT THIS LOCATION.

SITE DATA

EXISTING LOT AREA	=	72,694 SF	1.669 AC.
PARKS PROVIDED (REQ.)	=	36 (34 PARKS @ 1 PER 100 SQ. FT.)	
DRIVE THRU STACK LANE A	=	10	
DRIVE THRU STACK LANE B	=	12	

REVISIONS:	SYMBOL	DATE	DESCRIPTION	BY

PROJECT: PROPOSED PT22M BUILDING
SEC ACADEMY ROAD & WYOMING BLVD
ALBUQUERQUE, NEW MEXICO

WHATABURGER

300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:

OVERALL SITE PLAN

UNIT NO. N/A

DATE: 04-22-2024

SCALE: 1" = 40'

DRAWN BY: T.J.R.

CHECKED BY:

SHEET NO:

OSP



WHATABURGER