

Submitted via email 7.9.24



**DEVELOPMENT FACILITATION
TEAM (DFT) APPLICATIONS**

Effective 11/16/2023

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 SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST		
<p>Proposed "Project Chase" is an approximate 132,000 SF warehouse building with associated auto and van parking with 12-linehaul, 4' high loading dock positions. Site Plan reflects van queing and loading on the south side of the building with a exterior canopy. Site currently consist of two parcels with the intention to combine into one, approximately 29.06 acres. Development Manager is requesting a Preapplication Meeting with city staff to discuss project specifics and solicit staff technical input to the proposed development, permitting processes and timing. Development Manager would prefer to meet in person if that is a option.</p>		
APPLICATION INFORMATION		
Applicant/Owner: BH Devco LLC		Phone: 602-510-4745
Address: 2425 E Camelback Road, Suite 220		Email: thammer@bhdevco.com
City: Phoenix	State: AZ	Zip: 85016
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: 98th & I-40 LLC		List <u>all</u> owners: Ben F. Spencer - Manager
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Parcels 100905721949920503, 100905725450510402		Block:
Subdivision/Addition:		Unit:
MRGCD Map No.:		UPC Code:
Zone Atlas Page(s):	Existing Zoning: NR-BP	Proposed Zoning No Zone Change
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 29.06
LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between: Daytona Road NW	and: Los Volcanes Road NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
<p>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.</p>		
Signature: <i>M. Tracy Hammer</i>		Date: 7-9-24
Printed Name: M. Tracy Hammer		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

Legal Descriptions



Zone Grid: K9
Zone Atlas Page PDF Map



City Parcel
Address: 99999 DAYTONA RD NW
Apartment:
Lot: 7 Block: 0000
Subdivision: AVALON UNIT 5
Pin: ABQ214047



Bernalillo County Parcels
UPC: 100905721949920503
Owner: 98TH & I-40 LAND LLC
Owner Address: 6300 RIVERSIDE PLAZA LN
NW SUITE 200 ALBUQUERQUE NM 87120-2617
Situs Address: 94TH ST NW
ALBUQUERQUE NM 87121
Legal Description: TR 7 PLAT OF TRS 1
THRU 12 AVALON SUBD UNIT 5 CONT
14.4540AC
Acres: 14.454
Tax Year: 2024



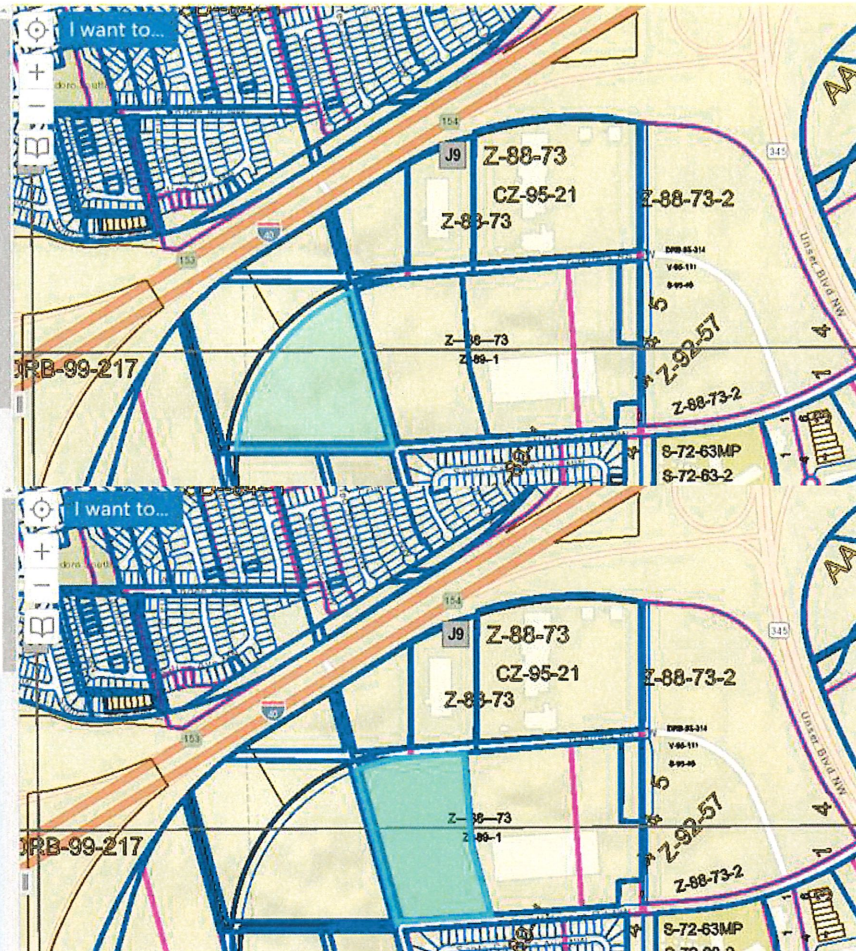
City Parcel
Address: 99999 LOS VOLCANES RD NW
Apartment:
Lot: 6 Block: 0000
Subdivision: AVALON UNIT 5
Pin: ABQ214050



Zone Grid: K9
Zone Atlas Page PDF Map



Bernalillo County Parcels
UPC: 100905725450510402
Owner: 98TH & I-40 LAND LLC
Owner Address: 6300 RIVERSIDE PLAZA LN
NW SUITE 200 ALBUQUERQUE NM 87120-2617
Situs Address: LOS VOLCANES RD NW
ALBUQUERQUE NM 87121
Legal Description: TR 6 PLAT OF TRS 1
THRU 12 AVALON SUBD UNIT 5 CONT
14.6103 AC
Acres: 14.6103
Tax Year: 2024



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.*

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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

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**

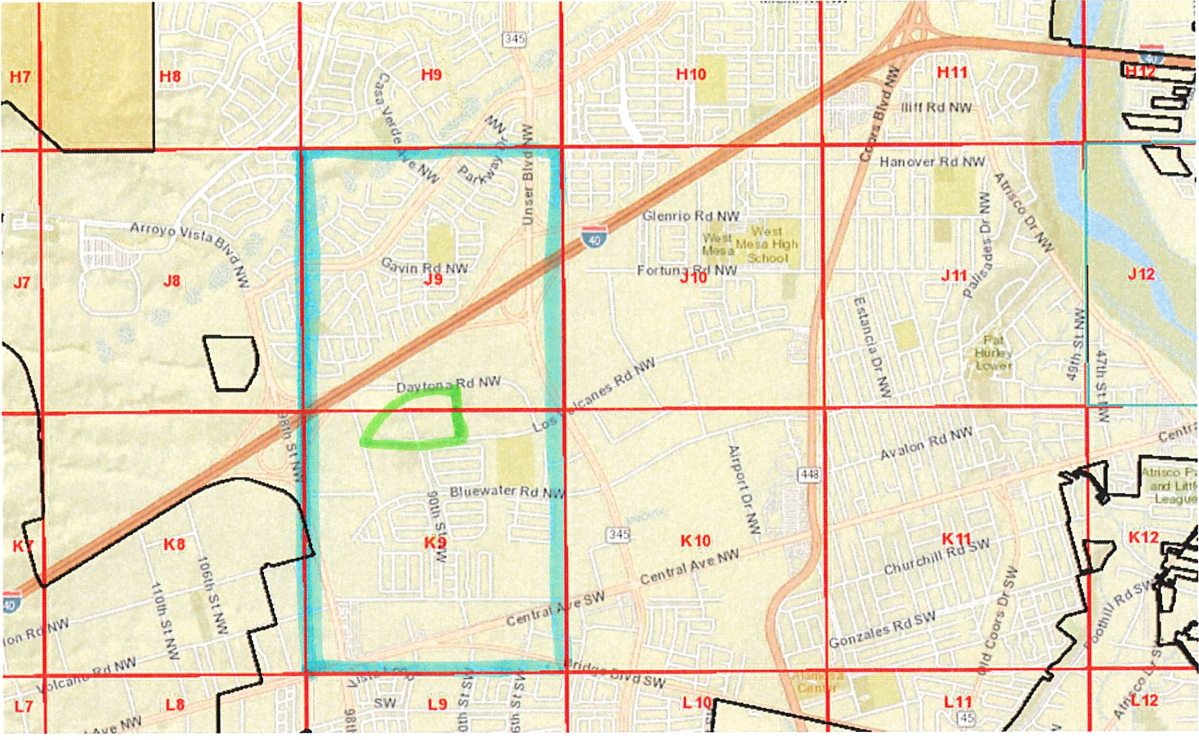
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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 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

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.

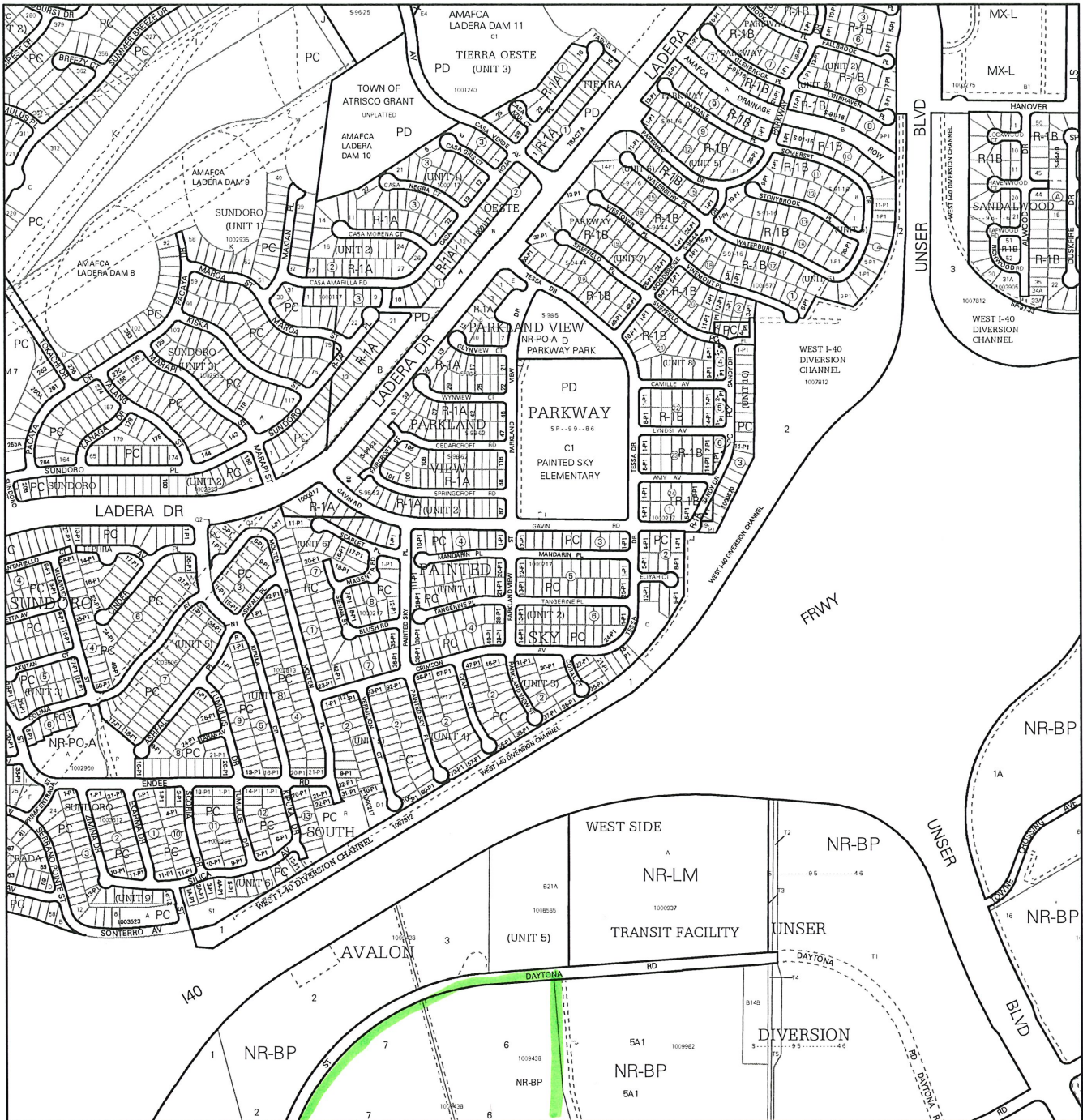
- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the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



 Lots

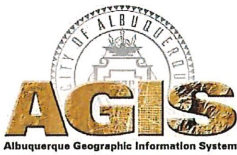
 Site (approximate)

↳ See attached Atlas
pages with site outlined



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).

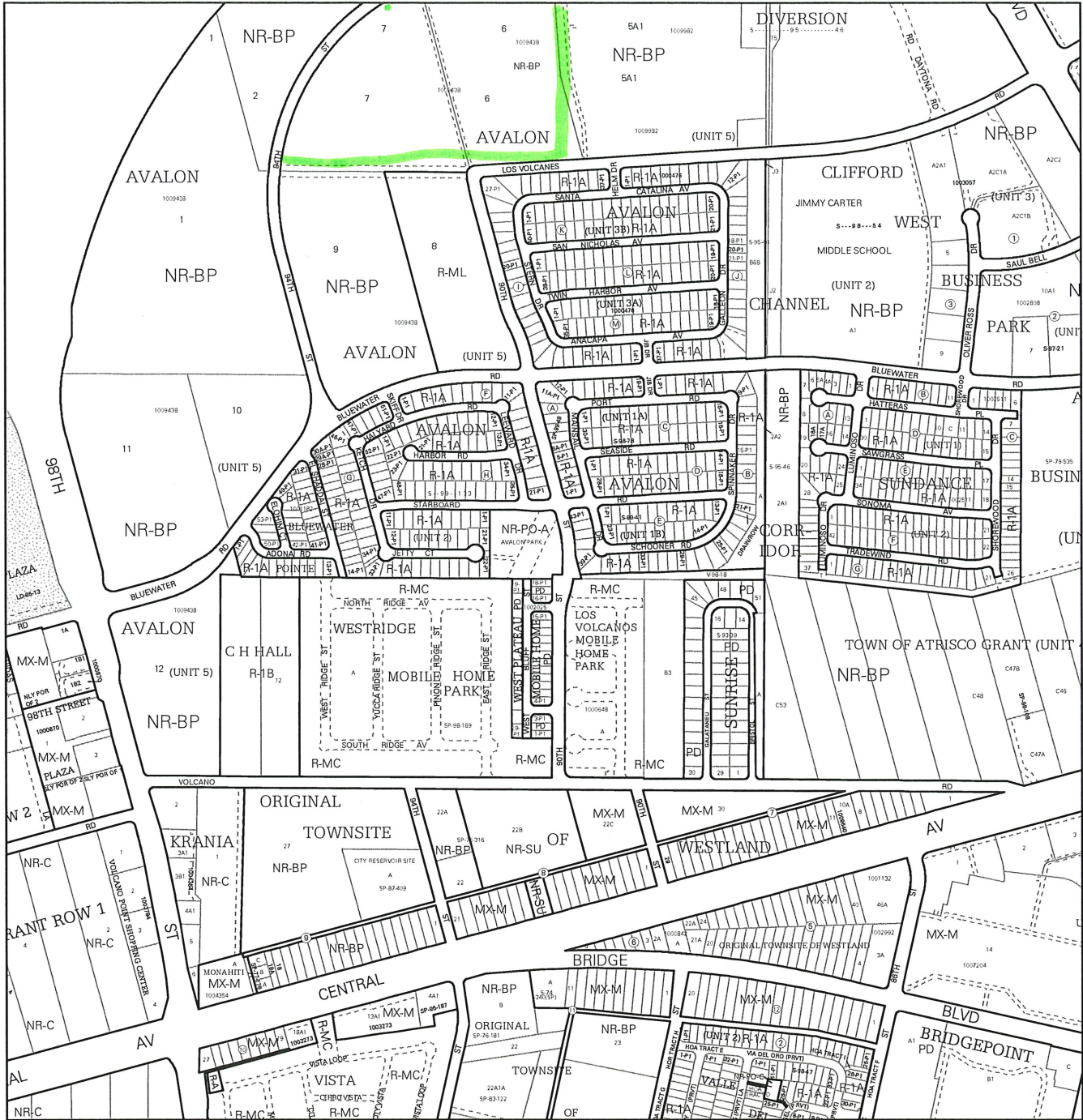


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page: J-09-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





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

Zone Atlas Page:
K-09-Z

<ul style="list-style-type: none"> Easement 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 	<ul style="list-style-type: none"> Escarpment
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AGIS
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).






Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

PROJECT CHASE

TWO PARCELS OUTLINED IN RED

Legend

-  Avalon Park
-  Feature 1
-  Feature 2
-  Maverik
-  Project Chase Proposed Site





Project Chase Project Request Albuquerque, NM

The Development Manager is looking to purchase two parcels as identified on the Development Facilitation Team (DFT) Applications totaling approximately 29.06 acres. Properties are bordered on two sides, Daytona Road NW to the north and Los Volcanes Road NW to the south.

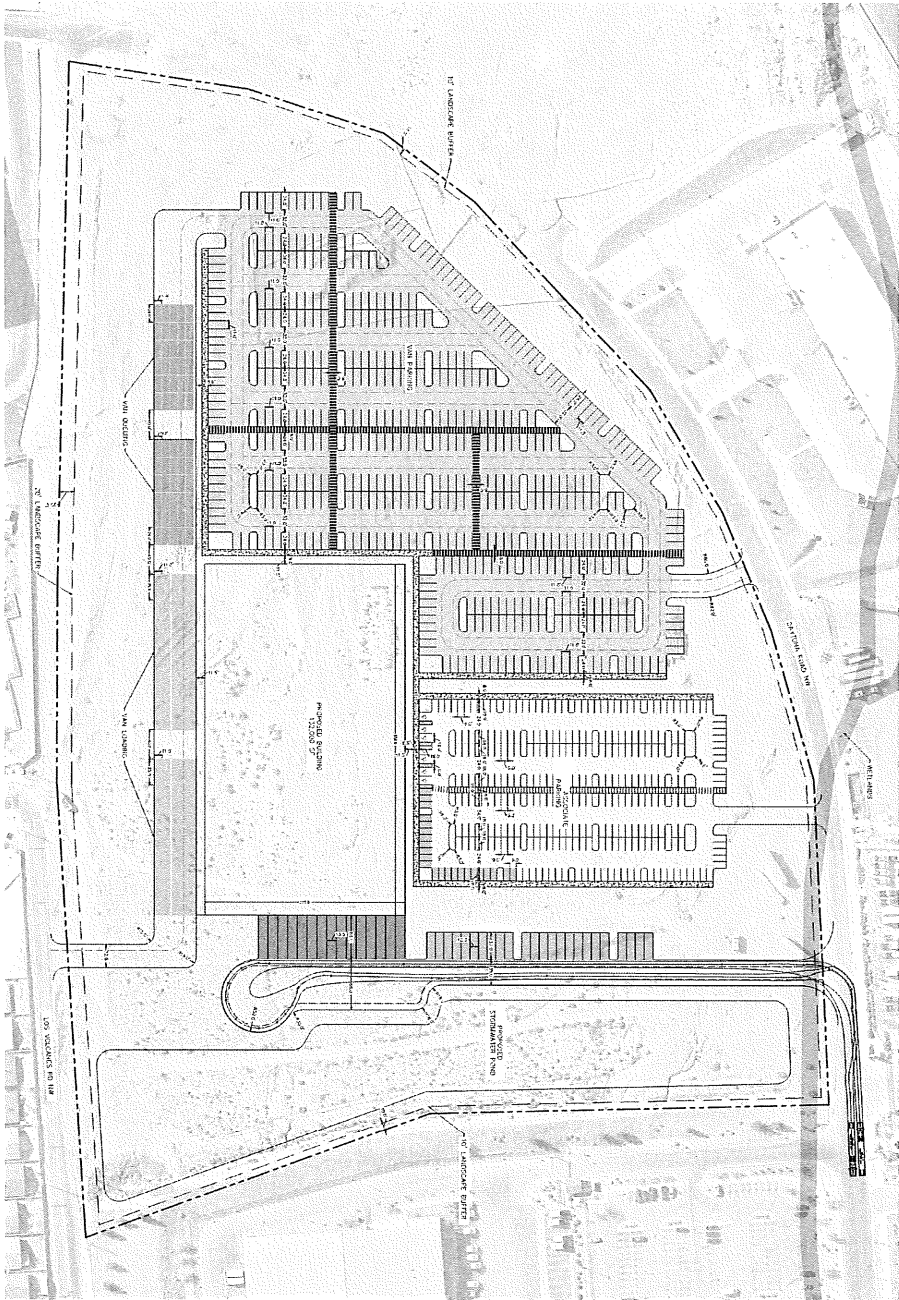
BH Devco proposes to develop an approximately 132,000 SF warehouse building with associated auto and van parking with 12- line haul, 4' high dock positions. Currently the site reflects van queuing and loading on the south side of the building with an exterior canopy.

The Development Manager is requesting a Pre-Application Meeting with city staff to solicit staff technical input on the proposed development and secure guidance on the permitting submittal requirements, processes, and timing. Agenda considerations.

1. Project overview and Site Plan Review.
2. Preapplication (Pre-Development) Meeting.
 - a. Design standards.
 - i. Specific city design standards?
 - ii. Other?
 - b. Current codes, any planned modifications?
 - c. Staff technical input, proposed development.
 - d. Process to secure fire flow test data.
3. City Planning and Permit review processes?
 - a. Site Plan and Architectural Review required through Planning and Zoning (Site Plan Approval Process)? Timing and number of reviews?
 - i. Site Plan review required?
 - ii. DRC review schedule and timing? Public process?
 - b. Permitting process
 - i. Standard process? Review durations and expected number of reviews?
 - ii. Expedited process? Project eligible if so, review durations and expected number of reviews?
 1. Any expediting fees?



- iii. One stop-shop or multiple city submittals (i.e.: engineering, building safety, fire department, utilities, one submittal package or separated and submitted to individual departments)?
 - c. Ability to phase permits (grading permit, underground and foundation permit and building permit)?
- 4. Traffic Impact Analysis
 - a. Traffic study required. If so, scoping process, how is scope defined (number of study intersections)? Typical review duration.
 - b. Will ITE traffic standards or client specific traffic counts dictate if traffic study is required?
- 5. Water and Sewer Utilities
 - a. Water availability and capacity.
 - i. Serviced by whom?
 - ii. Existing fire flow information available?
 - iii. Water connection fees?
 - b. Sanitary Sewer availability and capacity?
 - i. Serviced by whom?
 - ii. Sewer connection fees?
 - c. Effluent Water connection required?
- 6. Lot Line Combination and Plat Requirements
- 7. Public Roadway Improvement Obligation
 - a. Any required?
- 8. City fee schedules. Any planned modifications or updates?
 - a. Impact fees?
 - b. Any street frontage or utility buy-in fees?
 - c. Utility meter and connection fees?
 - d. Planning and zoning fees?
 - e. Permit and plan check fees.
- 9. Other outside review agency requirements?
 - a. Airports or others? Flood district?
 - b. Other technical study requirements?



PARKING BREAKDOWN

APPROXIMATE PAPER, AREA, ± 25% ACCURACY
APPROXIMATE LOT AREAS UTILIZED ± 25% ACCURACY

MARKING	REQUIRED PER CITY	REQUIRED PER JURISDICTION	PROPOSED PARKING	OVER
AUTO (P+H)	180	272	279	7
ASSOCIATE SPACES	0	0	0	0
TOTAL	180	272	279	7
VAN (24x11)	N/A	64	64	0
VAN SPAZING (24x11)	N/A	0	0	0
BIKE SPACE	N/A	0	0	0
TOTAL VAN	N/A	64	64	0
TOTAL VAN SPAZING	N/A	0	0	0
TOTAL BIKE	N/A	0	0	0
TOTAL PARKING	N/A	136	136	0
EXCESS (OVER/UNDER)	N/A	23	21	2
EXCESS (OVER/UNDER)	N/A	23	21	2
TOTAL PARKING	N/A	136	136	0

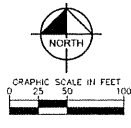
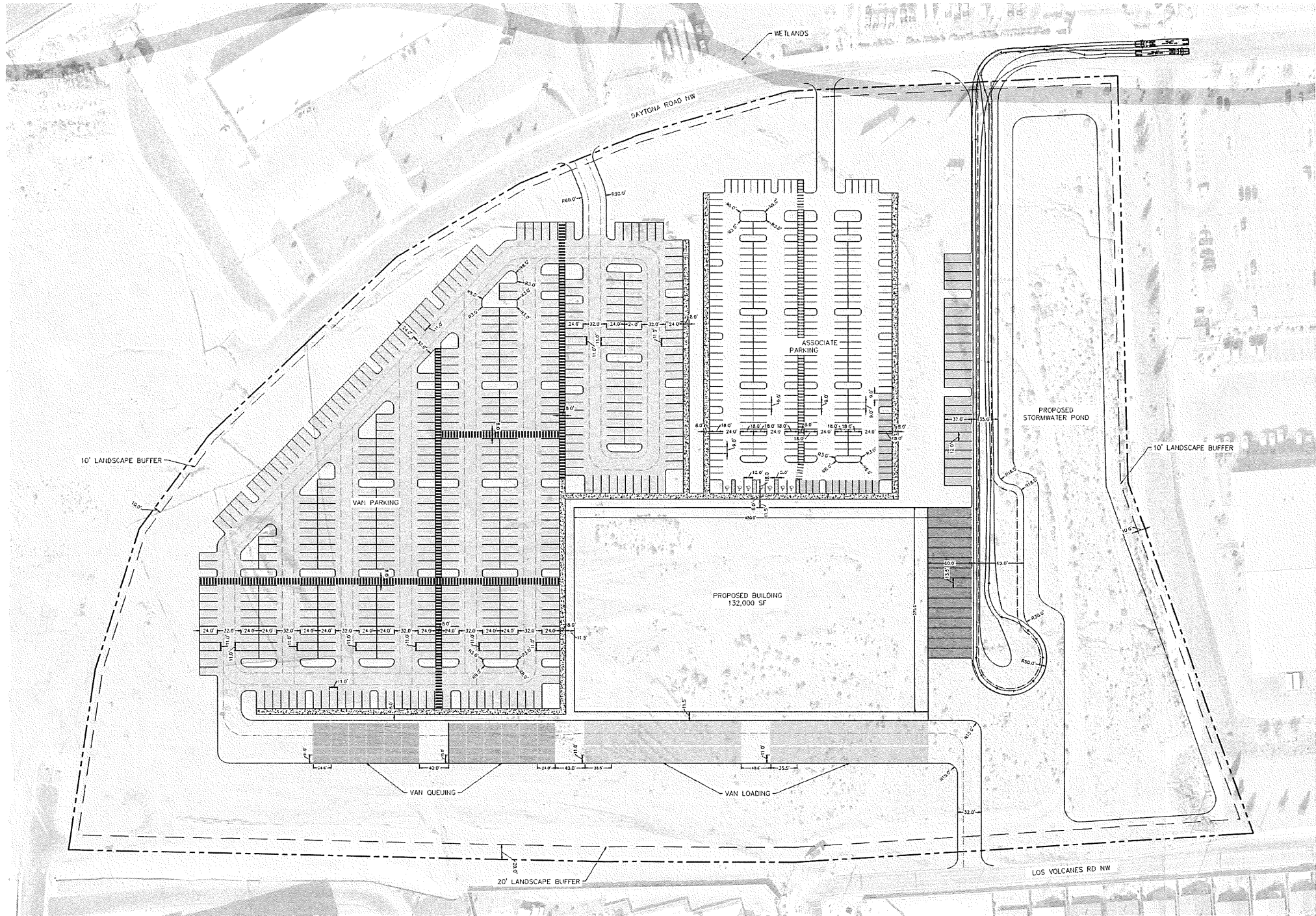
PRELIMINARY ZONING INFORMATION

ZONING/CLASS USE	NEIP BUSINESS PARK
UTILITIES	044 VAN ALDIN 44477 (NORTH) OF PROJECT
PROJECT PER TRUCK	20'
SIDE SET BACK	10'
FRONT SET BACK	10'
LA REQUIREMENTS	1. LANDSCAPE ISLAND WITH 10 PARKING SPACES (TREE INSTALLATION)
MINIMUM SETBACK	22
MINIMUM PARKING	136SPV

NOTE:
1. THIS SITE PLAN IS BEING PREPARED IN PART TO OBTAIN INFORMATION FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, REGARDING THE PROPOSED PROJECT. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS NOT PROVIDING ANY INFORMATION OR OPINION ON THE PROJECT OR THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS NOT PROVIDING ANY INFORMATION OR OPINION ON THE PROJECT OR THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

- EXCLUDED
- THERE IS NO INFORMATION ON THE SITE REGARDING THE CITY OF ALBUQUERQUE, NEW MEXICO, REGARDING THE PROPOSED PROJECT. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS NOT PROVIDING ANY INFORMATION OR OPINION ON THE PROJECT OR THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
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NO.	REVISIONS	DATE

Kimley-Horn
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 200 S. GRANDE AVENUE SUITE 400, DURHAM, NC 27601
 WWW.KIMLEY-HORN.COM C. 0000066

FOR INFORMATIONAL PURPOSES ONLY

PVA PROJECT
 1/15/14
 SCALE AS SHOWN
 DESIGNED BY: TFB
 DRAWN BY: TFB
 CHECKED BY: JAC

USDA NRS 5000-101-101 (10/1/13) FOR INFORMATIONAL PURPOSES ONLY
 JOHN COVATTO, JOSHUA COOPER, JOSHUA HORN, JOSHUA HORN
 JOHN COVATTO: JCOVATTO@KIMLEY-HORN.COM 311-754-4432
 JOSH HORN: JHORN@KIMLEY-HORN.COM 311-754-4433

PROJECT CHASE TEST FIT

9210 DAYTONA ROAD NW
 ALBUQUERQUE, NM 87121

ALBUQUERQUE NEW MEXICO

SHEET NUMBER
STF(R1)

PARKING BREAKDOWN					
APPROXIMATE PARCEL AREA = 29.06 ACRES					
APPROXIMATE LOT AREA UTILIZED = 29.06 ACRES					
	PARKING	REQUIRED PER CITY	REQUIRED PEAK (MEDIUM)	PROPOSED PARKING	GAP
AUTO (9'x18')	ASSOCIATE SPACES	TBD	272	275	+3
	ADA SPACES	TBD	7	7	0
	TOTAL	TBD	279	282	+3
VAN (24'x11')	VAN SPACING (24'x11')	N/A	494	494	0
	DSP PERSONAL VEHICLE	N/A	0	0	0
VAN (35.5'x11')	DSP LOADING	N/A	54	60	6
	DSP QUEUING	N/A	54	60	6
LINEHAUL (16'x30')	BOOKING	N/A	12	12	0
	TRAILER PARKING	N/A	5	5	0
BOX TRUCK (12'x37')	PARKING	N/A	24	24	0
BOX TRUCK (9'x18')	PERSONAL PARKING	N/A	23	23	0
TOTAL PARKING	TOTAL	N/A	835	838	+3

PRELIMINARY ZONING INFORMATION	
ZONING/LAND USE	NR-BP, BUSINESS PARK
UTILITIES	GAS MAIN ALONG I-40 (250' NORTHEAST OF PROJECT)
FRONT SET BACK	20'
SIDE SET BACK	10'
SIDE SET BACK	10'
REAR SET BACK	10'
LA REQUIREMENTS	1 LANDSCAPE ISLAND PER 10 PARKING SPACES (TREE INCLUDED)
MINIMUM DRIVE AISLE DIMENSIONS	23'
MINIMUM PARKING STALL DIMENSIONS	8.5'x18'

NOTE:
 1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.

RED FLAGS

- THERE IS 40 PLUS FT OF GRADE CHANGE ACROSS THE SITE.
- WETLAND LIMITS WILL NEED TO BE CONFIRMED. BASED ON THE LATEST AERIAL IMAGERY, WETLANDS APPEAR TO HAVE BEEN PREVIOUSLY IMPACTED.
- UNDERGROUND STORMWATER MAY BE REQUIRED.