

Agenda Number: 3 Project #: PR-2023-008615 Case #: SI-2023-00865 Hearing Date: June 15, 2023

## Staff Report

Agent Modulus Architects & Land Use

Planning

Applicant United Super Markets, LLC

Request Major Amendment- EPC

Legal Description Lot 2 Plat of Lots 1, 2, & 3 San

Antonio Center.

Location located at 7301 San Antonio Dr.

NE, between San Antonio Dr. NE, and Wyoming Blvd. NE

Size Approximately 8-acres

Existing Zoning MX-L

#### Summary of Analysis

The request is for a Major Amendment to the controlling Site Development Plan (SDP) for Cherry Hills Shopping Center to facilitate future development of a coffee shop with drivethrough on the south central parcel.

The request exceeds the thresholds for a minor amendment, and therefore is a major amendment subject to approval by the original approving body-the EPC. The subject site is in an Area of Change, located in the Cherry Hills Village Activity Center, and abutting the Wyoming Blvd. Multi-Modal Corridor.

The applicant has adequately justified the request pursuant to applicable IDO criteria in 14-16-6-6(I)(3). The proposed major amendment would be generally consistent with applicable Comprehensive Plan Goals and policies and there are no major conflicts.

The affected neighborhood organizations are the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff has not been contacted and there is no known opposition.

Staff recommends approval subject to conditions needed to ensure compliance and provide clarity.

#### Staff Recommendation

APPROVAL of SI-2023-00865, based on the Findings beginning on page 20 and subject to the Conditions of Approval on page 24.

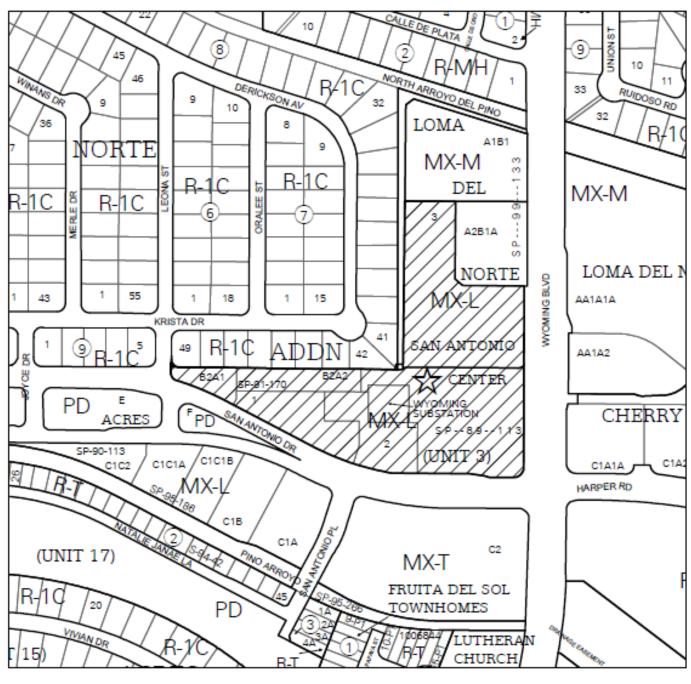
Staff Planners

Robert Messenger, AICP- Current Planner Catalina Lehner, AICP- Principal Planner



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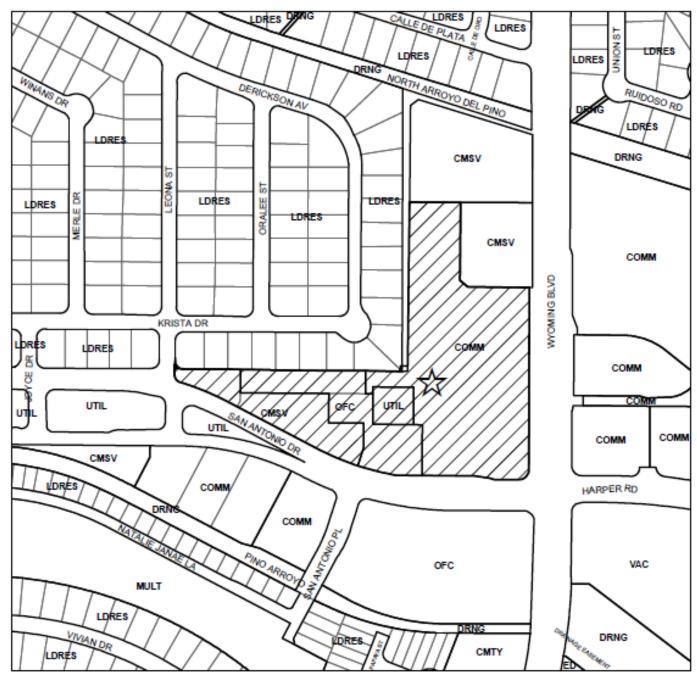




## IDO ZONING MAP

Note: Gray shading indicates County.





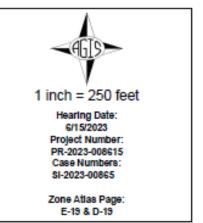


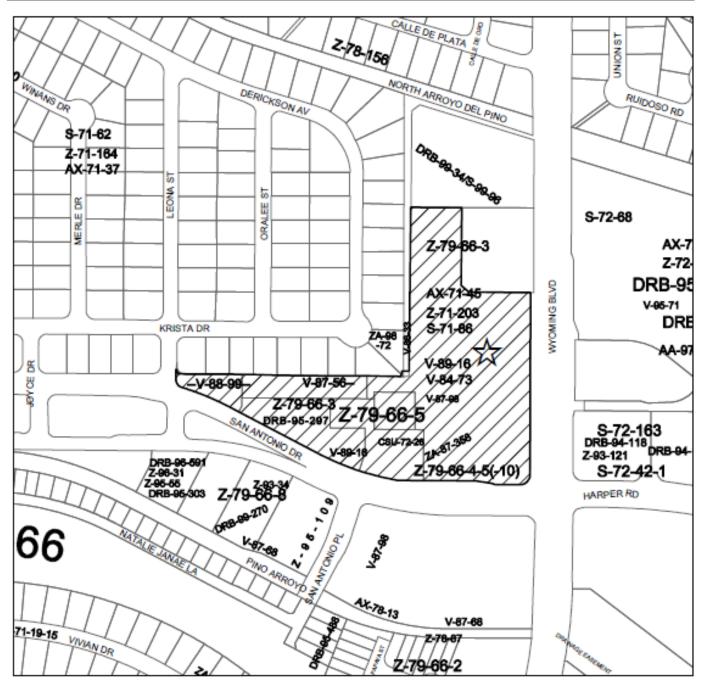
#### LAND USE MAP

Note: Gray shading indicates County.

LDRES | Low-density Residential TRANS | Transportation MULT | Multi-family COMM | Commercial Retail CMSV | Commercial Services OFC | Office IND | Industrial INSMED | Institutional / Medical CMTY | Community ED | Educational

Key to Land Use Abbreviations APRT | Airport AGRI I Agriculture PARK | Parks and Open Space DRNG | Drainage VAC | Vacant UTIL | Utilities KAFB | Kirtland Air Force Base







## HISTORY MAP

Note: Gray shading indicates County.

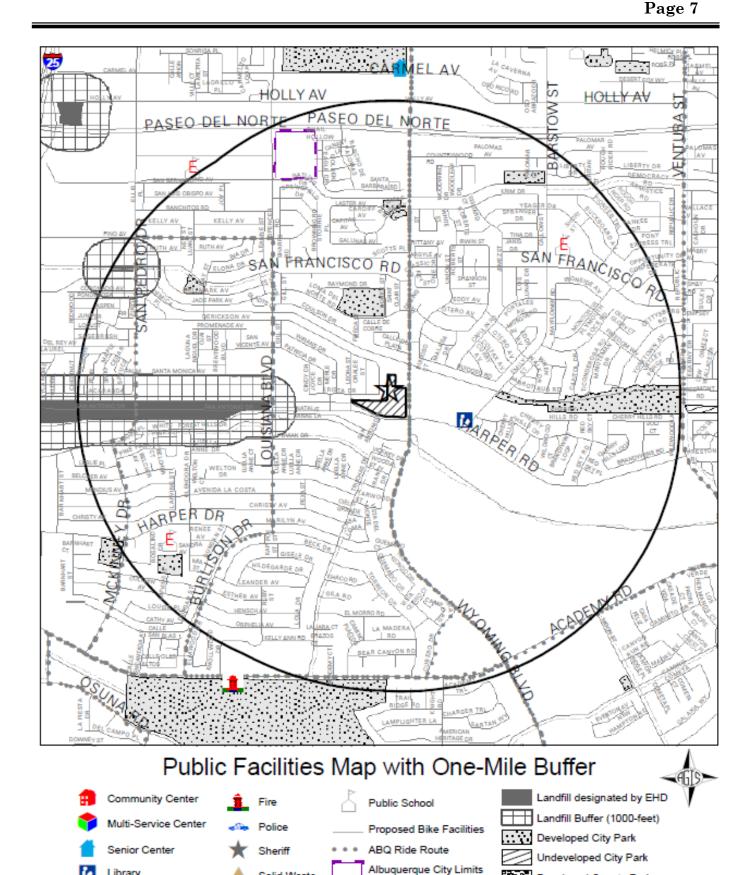


Developed County Park

0.5

Undeveloped County Park

Miles



Solid Waste

Museum

Project Number: PR-2023-008615

#### I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

|       | Zoning | Comprehensive Plan Area | Land Use                      |
|-------|--------|-------------------------|-------------------------------|
| Site  | MX-L   | Area of Change          | Vacant parking lot            |
| North | MX-L   | Area of Change          | PNM substation, grocery store |
| South | MX-T   | Area of Change          | Medical and dental offices    |
| East  | MX-L   | Area of Change          | Parking lot for grocery store |
| West  | MX-L   | Area of Change          | Commercial retail             |

#### Request

The request is for a major amendment for an approximately 1-acre site that is a portion of the approximately 8-acre property legally described as Lots 1, 2, & 3 Plat of Lots 1, 2, & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, between San Antonio Dr. NE, and Wyoming Blvd. NE (the "larger subject site"). The subject site for the amendment (the "smaller subject site") is Lot 2 Plat of Lots 1, 2, & 3 San Antonio Center.

The applicant requests to amend the controlling Site Development Plan for Subdivision to facilitate future development of a 640 sq. ft. drive-through coffee shop. The change in circulation to accommodate the drive-through lanes exceeds the thresholds for a minor amendment. Therefore, the request is a major amendment and is subject to approval by the original approving body- the EPC.

#### EPC Role

The EPC is hearing this request because IDO Section 14-16-1-10(A) Pre-IDO Approvals states that any approvals granted prior to the effective date of the IDO shall remain valid, subject to expiration. Major Amendments of Pre-IDO Approvals return to the original decision-making body pursuant to 14-16-6-4(Z)(1)(b).

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

#### Context

Within the shopping center to the north are a PNM electric substation and a grocery store. To the east, within the shopping center, is a parking lot for the grocery. Across Wyoming to the east are a fast-food restaurant, pharmacy, and other commercial services. To the south of San Antonio Dr. and east of Wyoming is the Albuquerque Academy. To the south across San Antonio Dr. are various medical and dental offices. Further west along San Antonio Dr. are various auto care services. West of the site are a cleaners, hair salon, dog grooming, and other commercial services.

#### History

The subject site was part of a larger annexation of land in North Albuquerque Acres that occurred in September 1980 (Ordinance 75-1980). This narrow corridor of land from I-25 east to Wyoming Blvd. NE included the Pino Arroyo, part of San Antonio Drive, and the western portion of the Cherry Hills Activity Center, including the subject site.

The shopping center site, approximately 8 acres, was originally approved by Environmental Planning Commission (EPC), and then the Development Review Board (DRB) as Project # Z-79-66 in 1979. At the same time, it was rezoned from C-2 to SU-1 for C-1 Commercial Uses.

In 1991, the most recent minor amendment to Z-79-66 (Z-79-66-7) changed the originally-approved designation for the subject site from a drive-through restaurant to a surface parking lot.

Upon adoption of the IDO in May 2018, the zoning changed to MX-L (Mixed Use Low Intensity).

#### Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Wyoming Blvd. NE is classified as an Urban Principal Arterial and San Antonio Dr. NE is classified as an Urban Minor Arterial. San Antonio Place, a north-south street that lines up with the subject site's western driveway access, is classified as a local street.

#### Comprehensive Plan Designations

The subject site lies within the Cherry Hills Village Activity Center and abuts the Wyoming Blvd. Multi-Modal corridor. The subject site is in an Area of Change as designated by the Comprehensive Plan, and in the North Albuquerque Community Planning Assessment (CPA) area.

The North Albuquerque Community Planning Area (CPA) is characterized by breathtaking vistas and high desert setting, and it has developed primarily as low-density, large lot subdivisions, with retail and institutional uses along corridors.

#### Trails/Bikeways

The subject site is well-served by trails and bikeways. North-south facilities include:

- Wyoming Blvd. bike lanes run from Osuna Rd. NE to Alameda Rd. NE.
- The Wyoming multiple use trail runs along the east side of Wyoming between Academy Rd. NE and Harper Rd. NE.

#### East-west facilities include:

- The Pino Arroyo multiple use trail runs south of the subject site from Jefferson St. NE to Wyoming Blvd. NE. It is proposed to continue along the arroyo and end at Ventura St. NE.
- Harper Road and Heritage Hills/ North Pino multi-use trails begin at the southeast intersection of San Antonio Dr./Harper Rd. and continue east to Ventura St. NE.

• Bike lanes are proposed on San Antonio Dr. from I-25 to Wyoming Blvd. NE.

#### **Transit**

The subject site is accessible by Transit. It is served by Albuquerque Ride Route #31 Wyoming, which offers daily service Monday-Friday at a peak frequency of 40 minutes, and more limited service on weekends. Bus stops near the subject site include two stops on the west side of Wyoming north and south of San Antonio, as well as two stops on the east side of Wyoming north and south of San Antonio.

#### Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

#### II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

#### Integrated Development Ordinance (IDO)

#### **Definitions**

<u>Amendment:</u> Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

<u>Area of Change:</u> An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

<u>Drive-through or Drive-up Facility:</u> Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also Car Wash and Vehicle Definitions for Light Vehicle Fueling.

<u>Infill Development</u>: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

<u>Site Development Plan:</u> A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Accessory Use: A land use that is subordinate in use, area, or purpose to a primary land use on the same lot or, in any Mixed-use or Non-residential zone district, the same premises. An accessory use may or may not be located in an accessory structure. For the purposes of this IDO, accessory uses are listed in Table 4-2-1, may have separate Use-specific Standards, or may be defined as incidental to another primary use. See also Use Definitions for Primary Use.

#### **Zoning**

The subject site is currently zoned MX-L Mixed-use Low Intensity, IDO 14-16-2-4(B), which was assigned upon the adoption of the IDO. The subject site's former zoning was SU-1 for C-1.

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other uses are shown in Table 4-2-1.

#### ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds most applicable, and has included \*additional Goals and policies.

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

<u>Policy 4.1.2 Identity and Design:</u> Encourage quality development that is consistent with the distinct character of communities.

The request would encourage quality development consistent with the distinct character of the Cherry Hills Village Activity Center, which has developed to serve the surrounding community. The request would facilitate development of a small coffee shop with a drive-through that would generally help enhance the character of the existing shopping center. It would be consistent with the surroundings by providing landscape buffers south and west of the subject site to office uses (across San Antonio Drive) and retail uses to the west, respectively. Similar landscape buffers exist along San Antonio Dr. NE. and Wyoming Blvd. NE. The request is consistent with Goal 4.1- Character and Policy 4.1.2-Identity and Design.

Chapter 5: Land Use

\*Goal 5.1: Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate continued growth of a designated Center that abuts the Wyoming Multi-Modal Corridor. It would strengthen the Cherry Hills Village Activity Center by providing an appropriate and convenient retail use that enhances the vitality of the neighborhood, because it would be within a 20-minute walk or short bike ride from the surrounding area and is served by the Corridor. The request is consistent with Goal 5.1 Center and Corridors.

<u>\*Policy 5.1.6 Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

(b) Provide neighborhood-oriented commercial, retail, institutional and public services.

The request would provide neighborhood-oriented retail services in a mixed-use center of activity that could support healthy lifestyles and meets the needs of nearby residents and businesses. It supports healthy lifestyles by providing safe and convenient pedestrian and biking access, though a drive-thru use is auto-oriented by its nature. The request is partially consistent with Policy 5.1.6(b) Activity Centers.

(d) Ensure that Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential uses.

The request would ensure that Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential uses. It would provide a walkup counter for pedestrians and cyclists, and would incorporate existing street trees to buffer the drive-through lanes from pedestrians along San Antonio Dr. NE, although a drive-thru use is auto-oriented by its nature. The request is partially consistent with Policy 5.1.6-Activity Centers.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would help create a community where residents can live, work, shop, learn, and play within the Cherry Hills Village Activity Center. Although there are few or no residential uses within the Activity Center itself, all of these activities are within an easy 20 minute walk or short bike ride from multi-family and single family residential areas nearby. The request is consistent with Goal 5.2-Complete Communities.

<u>Goal 5.3 Efficient Development Patterns</u>: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

<u>Policy 5.3.1 Infill Development</u>: Support additional growth in areas with existing infrastructure and public facilities.

The request would support additional growth in the Cherry Hills Village Activity Center that has existing infrastructure and public facilities. Roads, biking and walking facilities, utilities, and other infrastructure have enough capacity to support the growth without substantial

public expense. Public facilities such as the Cherry Hills Library exist within a short walking or biking distance of the site. The request is consistent with Policy 5.3.1-Infill Development.

<u>Goal 5.6 City Development Areas:</u> Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change, where growth is expected and desired. The request provides a small-scale coffee shop use that could be desired by nearby residents and businesses, especially because the surrounding area lacks a similar amenity. The request is consistent with Goal 5.6-City Development Areas.

<u>Policy 5.6.2 Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth to an Activity Center, where change is encouraged. The request would facilitate development on an infill site surrounded by similar compatible uses allowed under MX-L zoning, as well as the dental and medical offices in the MX-T zoned parcels south of San Antonio Dr. NE. The request is consistent with Policy 5.6.2-Areas of Change.

(h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request would encourage development in both an Activity Center and Area of Change, but not necessarily in an area with a highly connected street grid and frequent transit service. At the time this staff report was written, the peak frequency of Wyoming Route 31 had gone from 30 minutes to 40 minutes. The request is not consistent with Policy 5.6.2(h) Areas of Change.

Chapter 7: Urban Design

<u>Goal 7.3 Sense of Place</u>: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would help reinforce sense of place through context-sensitive design of development and streetscapes. The proposed layout incorporates existing shade trees and adds more trees to buffer the drive-through lanes in the proposed development from pedestrians. It adds a walkway to provide interior pedestrian access within the overall site and provides shading and possibly outdoor seating areas to an area recently used as a parking lot in an area with ample parking. The request is consistent with Goal 7.3 Sense of Place.

<u>Policy 7.3.4 Infill</u>: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request would promote infill that enhances the built environment by converting a non-productive parking lot into a retail use that serves customers in vehicles, as well as pedestrians and cyclists. The request furthers Goal 7.5-Context Sensitive Site Design.

Chapter 8: Economic Development

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

<u>Policy 8.1.2(c)</u> <u>Resilient Economy:</u> Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

(c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request would facilitate the development of a coffee shop that prioritizes local job creation, but cannot guarantee employer recruitment and support for development projects that hire local residents. The coffee shop encourages local (franchisee) ownership and hiring locals. The request is partially consistent with Policy 8.1.2(c) Resilient Economy.

# Integrated Development Ordinance (IDO) 14-16-6-6(I)(3)-Site Plan- EPC Review and Decision Criteria

The request is for a Major Amendment of a Pre-IDO approval to facilitate future development of a self-storage facility. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would be approved if it meets all of the following criteria:

6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned MX-L. Therefore, the above criterion does not apply.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The proposed major amendment is to facilitate future development of an approximately 640 sq. ft. coffee shop with a drive-through. The subject site is within the controlling Site Development Plan for the entire 8-acre site. The request would comply with all applicable provisions of the IDO, DPM, and other adopted City regulations.

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The subject property is an infill site. The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area. The proposed major amendment would allow the development of a 640 sq. ft. coffee shop on a vacant parcel within the overall 8-acre development. The proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan. The request would facilitate the development of a coffee shop with drive-through, which is a permissive use in this zone district pursuant to IDO 14-16-2-4(B). The future development would meet all applicable design standards, Use-specific standards and IDO standards.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

#### III. SITE PLAN MAJOR AMENDMENT

#### Request

The request is for a Major Amendment to a controlling Site Development Plan that was approved prior to the effective date of the IDO (May 17, 2018). The controlling site development plan is for the approximately 8-acre Cherry Hills Shopping Center. The request would facilitate future development of a 640 sf coffee shop with drive-through facility on Lot 2.

Pursuant to IDO Section 1-10(A), prior approvals remain valid. Since the request exceeds one of the thresholds for a minor amendment in Table 6-4-4, it cannot be classified as a Minor Amendment and cannot be approved by staff, so a Major Amendment is required.

Although the EPC will not be approving a new Site Plan, proposed Site Plan drawings were included with the Major Amendment request and have been analyzed by staff. Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance via the Site Plan-EPC Review and Decision Criteria in IDO Section 14-16-6-6(I). Staff has crafted conditions of approval to create compliance and clarity for future reviewers, as needed.

Upon approval of the request, the new Site Plan will be delegated to the DFT for final sign off. Final review and approval will be granted by the DFT to ensure compliance with applicable provisions of the IDO and the Development Process Manual (DPM).

#### Site Plan Layout/Configuration

The proposed major amendment would facilitate development of Lot 2, which is currently undeveloped, into a coffee shop with a drive-through. Lot 2 is near the southern middle of the larger shopping center site, and abuts San Antonio Dr. NE to the south and an electrical substation to the north.

#### Vehicular Access, Circulation, and Parking

There are two vehicular entrances off of San Antonio Dr. NE., although the general flow of traffic (see arrows) is shown from the western entrance and across the site. Note: Transportation will review this as part of the DFT review. Vehicles can access the drive-through lane, located on the western side, from either direction.

5-3 Access and Connectivity: Access and Connectivity regulations are largely controlled by the DPM and administered by the DFT. All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Facilitation Team subsequent to EPC approval.

The pedestrian walkways that connect the sidewalk to the patio area and the larger site to the smaller site, need to comply with 5-3(D)(3)(C) - materials to alert motorists. Striping is insufficient to ensure safety; changing material (ex. textured concrete) is needed.

5-5 Parking and Loading: Parking calculations need to be added to the main site plan sheet (in tabular format) and the math shown. Pursuant to IDO table 5-5-1, Parking requirements for restaurant 8 spaces/1,000 sq. ft.. For 640 sf, that's 5 spaces required. 16 spaces are provided. 1 Motorcycle space is required and provided.

ADA spaces are per the DPM. Only one ADA space is provided. Since the site is overparked, another ADA space should be added. Bicycle parking is required, but is not provided. A bike rack should be added near the patio area (3 spaces minimum).

IDO 5-5(I)- Vehicle Stacking (see Table 5-5-7) specifies the number of queuing spaces required. 12 is the minimum for a drive-through restaurant. 13 cars are shown queuing.

#### Pedestrian, Bicycle, and Transit Access

The subject site abuts a Multi-modal Corridor and is served by transit, trails, and bicycle lanes in the area. The pedestrian crosswalks need to comply with 5-3-(D)(3)(C) to improve safety and accessibility to non-auto users.

#### Landscaping

The site plan meets the landscaping requirements pursuant IDO Section 5-6 because there are existing, mature trees in the landscaping buffer facing San Antonio Dr. NE and the landscaping beds in this existing shopping center are covered with turf. Landscaping calculations need to be corrected to match the site acreage mentioned on the main shite plan sheet.

The plant palette proposes White Pine, which is not encouraged on the Albuquerque Plant Palette. Staff suggests Afghan Pine, which is recommended. Idaho Locust is "not recommended" on the Albuquerque Plant Palette and needs to be replaced. Juniper needs to be female only. Vegetation will be watered through an automated irrigation system, including a drip system in zones where required.

#### Walls and Fences

No walls or fences are proposed.

#### Lighting

It's unclear if light poles are existing or proposed. This needs to be specified, and a light pole detail specifying height, color, and finishes, provided. Lighting must comply with IDO 5-8 Outdoor and Site Lighting.

#### Signage

Building-mounted signage is proposed on the southern and eastern elevations, which face the streets. The signage needs to be "boxed out" and the square footage indicated. Colors and materials also need to be specified. Signage must comply with IDO Section 14-16-5-12(F).

#### Elevations/Architecture

The proposed building follows façade design regulations pursuant to IDO Section 14-16-5-11(E). It's a combination of stucco, metal, and a stacked stone cladding. There are two main colors used. Features, such as pillars with caps, help break up the façade. The building height and length need to be dimensioned.

#### Grading and Drainage Plan

The proposed site plan amendment generally flows from east to west with the surrounding grading and drainage with water runoff beginning at the highest point of the site (north) and running to the lowest point located on the south side of the site.

#### Utility Plan

Water and sewer lines will tie into the existing infrastructure on Wyoming Blvd. The water and sewer lines will branch off from each building and then run under the proposed parking lot within the site. The water and sewer lines will then tie into the main lines east of the site. The utility plans also show appropriate location and amount of fire hydrants (1).

#### IV. AGENCY & NEIGHBORHOOD CONCERNS

#### Reviewing Agencies

City departments and other agencies reviewed this application. Several agency comments were received.

The Albuquerque Police Department provided several "Crime Prevention through Environmental Design" (CPTED) comments regarding passive and active (video) surveillance, lighting, and other security measures.

The Albuquerque Bernalillo County Water Use Authority (ABCWUA) had no adverse objections and noted Approved Availability Statement 230410 provides conditions of service to provide water and sewer service for the proposed development.

The Solid Waste Management Department noted that gates to the trash enclosure will be required if the dumpster can be seen from the street, and that the trash enclosure must meet City of Albuquerque's requirements.

The Planning Department Transportation Development noted that developer is responsible for permanent improvements to transportation facilities and mush meet all City requirements including the DPM and current ADA criteria.

The Mid Region MPO provided comments only for informational purposes.

Agency comments begin on p.23.

#### Neighborhood/Public

The affected neighborhood organizations are the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and District 4 Coalition of NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

A pre-application meeting was offered but not requested nor held. All NA association correspondence received was merely for clarification, such as the correct address of the subject site. Staff has not been contacted and is not aware of any opposition.

#### V. CONCLUSION

The request is for a major amendment for an approximately 1-acre portion of an approximately 8-acre site known as the San Antonio Center, which is the larger subject site. The site of the future development is Lot 2.

The applicant requests to amend the controlling Site Development Plan to facilitate development of a 640 sq. ft. coffee shop with a drive-through. The change in circulation patterns because of the drive-through lanes exceeds the thresholds for minor amendment. Therefore, the request is a major amendment subject to approval by the original approving body, the EPC.

The applicant has adequately justified the request pursuant to the IDO major amendment procedures in 14-16-6-4(Z)(3) and Site Plan-EPC criteria 14-16-6-6(I)(3).

The affected neighborhood organizations are the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff has not been contacted and there is no known opposition.

The request is generally consistent with applicable Comprehensive Plan goals and policies. Staff recommends approval subject to conditions.

#### FINDINGS - SI-2023-000865, Major Amendment-EPC

- 1. The request is for a major amendment for an approximately 1-acre portion of an approximately 8-acre site legally described as Lots 1, 2, & 3 Plat of Lots 1, 2, & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, between San Antonio Dr. NE, and Wyoming Blvd. NE (the "subject site").
- 2. The request is to amend the previously approved surface parking lot on Lot 2 of San Antonio Center to facilitate future development of a 640 sf coffee shop with drive-through facility.
- 3. The subject site is zoned MX-L (Mixed-use Low intensity), a zoning designation received upon adoption of IDO in May 2018.
- 4. A minor amendment for changing the original site plan to a parking lot for the subject site was granted administratively in 1991.
- 5. The subject site is in an area that the Comprehensive Plan designated an Area of Change. Wyoming Blvd. is functionally classified as a Principal Arterial, and San Antonio Dr. is a Minor Arterial.
- 6. The subject site is in a designated Activity Center, the Cherry Hills Village Activity Center.
- 7. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
- 8. The request is consistent with the following, applicable Goal and policy regarding Character in Chapter 4: Community Identity:
  - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.
  - B. <u>Policy 4.1.2 Identity and Design:</u> Encourage quality development that is consistent with the distinct character of communities.
    - The request would encourage quality development consistent with the distinct character of the Cherry Hills Village Activity Center. The request would facilitate development of a small coffee shop with a drive-through that would enhance the character of the existing shopping center. It would provide landscape buffers south and west of the subject site to office uses (across San Antonio Drive) and retail uses to the west, respectively.
- 9. The request is consistent with the following, applicable Goal and policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:
  - A. <u>Goal 5.1 Centers & Corridors:</u> Grow as a community of strong Centers connected by a multi-modal network of Corridors.

B. <u>Policy 5.1.1 Desired Growth:</u> Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would facilitate continued growth of a designated Center that abuts the Wyoming Multi-Modal Corridor. It would strengthen the Cherry Hills Village Activity Center by providing an appropriate and convenient retail use that enhances the vitality of the neighborhood, because it would be within a 20-minute walk or short bike ride from the surrounding area and is served by the Corridor.

C. <u>Policy 5.1.6 Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would provide neighborhood-oriented retail services in a mixed-use center of activity that could support healthy lifestyles and meets the needs of nearby residents and businesses. It supports healthy lifestyles by providing safe and convenient pedestrian and biking access, though a drive-thru use is auto-oriented by its nature.

- 9. The request is consistent with the following Goals and policy regarding Complete Communities and Efficient Development patterns in Chapter 5 Land use:
  - A. <u>Goal 5.2 Complete Communities:</u> Foster communities where residents can live, work, learn, shop and play together.

The request would help create a community where residents can live, work, shop, learn, and play within the Cherry Hills Village Activity Center. Although there are few or no residential uses within the Activity Center itself, all of these activities are within an easy 20 minute walk or short bike ride from multi-family and single family residential areas nearby.

B. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is well-served by existing infrastructure and public facilities, and the redevelopment made possible by the request would promote efficient development patterns and use of land.

C. Policy 5.3.1 Infill Development: .

The request would support development of a 640 sq. ft. restaurant with drive-through in an infill site within the Cherry Hills Village Activity Center. Roads, site utilities, and other infrastructure as well as public facilities (e.g., Cherry Hills Branch Library) have enough capacity to serve the site without substantial public expense.

10. The request is consistent with the following Goal regarding City Development Areas and Area of Change in Chapter 5 Land use:

- A. <u>Goal 5.6 City Development Areas:</u> Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
  - The subject site is located in an Area of Change, where growth is expected and desired. The request provides a small-scale coffee shop use that could be desired by nearby residents and businesses, especially because the surrounding area lacks a similar amenity.
- B. <u>Policy 5.6.2 Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth to an Activity Center, where change is encouraged. The request would facilitate development on an infill site surrounded by similar compatible uses allowed under MX-L zoning, as well as the dental and medical offices in the MX-T zoned parcels south of San Antonio Dr. NE.

- 11. The request is consistent with the following Goal and policy regarding Sense of Place in Chapter 7 Urban Design:
  - A. <u>Goal 7.3 Sense of Place</u>: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce sense of place through context-sensitive design of development and streetscapes. The proposed layout incorporates existing shade trees and adds more trees to buffer the drive-through lanes in the proposed development from pedestrians. It adds a walkway to provide interior pedestrian access within the overall site and provides shading and possibly outdoor seating areas to an area recently used as a parking lot in an area with ample parking.

B. <u>Policy 7.3.4 Infill</u>: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request would promote infill that enhances the built environment by converting a non-productive parking lot into a retail use that serves customers in vehicles, as well as pedestrians and cyclists.

- 12. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:
  - A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(I)(3)(b) The subject site is zoned MX-L; therefore, this criterion does not apply.

- Page 23
- C. 14-16-6-6(I)(3)(c) The proposed major amendment is to facilitate future development of an approximately 640 sq. ft. coffee shop with drive-through facility. The subject site is within the controlling Site Development Plan for Subdivision San Antonio Plaza. The request would comply with all applicable provisions of the IDO, DPM, and other adopted City regulations.
- D. 14-16-6-6(I)(3)(d) The subject property is an infill site. The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.
- E. 14-16-6-6(I)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on the responses to applicable Comp Plan Goals and Policies. The proposed major amendment would allow the development of a 640 sq. ft. coffee shop with drive-through. The proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
- F. 14-16-6-6(I)(3)(f) The subject property is not within a Master Development Plan and therefore this criterion does not apply.
- G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.
- 13. The affected neighborhood organizations are the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff has not been contacted and there is no known opposition. A pre-application neighborhood facilitated meeting was offered but neither requested nor held.
- 14. As of this writing, Staff has not been contacted and is unaware of any opposition

#### RECOMMENDATION - SI-2023-00865, June 15, 2023

APPROVAL of Project #: PR-2023-008615, Case#: SI-2023-00865, a major amendment, for an approximately 1-acre portion of Lots 1, 2, & 3 Plat of Lots 1, 2, & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, between San Antonio Dr. NE, and Wyoming Blvd. NE, an approximately 8-acre site, based on the preceding Findings and subject to the following Conditions of Approval.

#### CONDITIONS OF APPROVAL - SI-2023-000865, Major Amendment-EPC

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Facilitation Team (DFT) to ensure that EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall meet with the Staff planner prior to applying to the DFT to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DFT, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DFT final sign-off, may result in forfeiture of approvals.

#### 4. Major Amendment Sheet

- A. Note 4 shall read: Site Plan-EPC Major Amendment for a drive-through restaurant.
- B. The sheet title shall be Site Plan-EPC Major Amendment.
- C. Parking calculations shall be clarified regarding existing shopping center and proposed, new use.

#### 5. Parking

- A. Parking calculations need to be added to the main site plan sheet (in tabular format) and the math shown.
- B. A second ADA space shall be added close to the building
- C. Bicycle parking shall be provided near the patio area.
- D. Parking calculations shall be added to the site plan.

#### 6. Pedestrian Connections

Walkways shall be made of a material different than the asphalt they cross (ex. textured concrete) pursuant to 5-3(D)(3)(C)- Materials to alert motorists.

#### 7. Landscaping

- A. Landscaping calculations shall be revised to match the site acreage mentioned on the main shite plan sheet.
- B. White Pine shall be replaced with a recommended pine from the Albuquerque Plant Palette (ex. Afghan Pine). Idaho Locust shall be replaced with a recommended tree from the Albuquerque Plant Palette.

- C. Juniper shall be female only.
- 8. Walls: The color of the refuse enclosure walls shall be specified.
- 9. Lighting
  - A. Light poles shall be specified as existing or proposed.
  - B. A light pole detail specifying height, color, and finishes, shall be provided.
- 10. Signage
  - A. Signage shall be "boxed out" and the square footage indicated.
  - B. Colors and materials for signage shall be specified.
- 11. Elevations/Architecture: Building height and length shall be clearly dimensioned and called out.
- 12. Detail sheet
  - A. Details shall be on a stand-alone detail sheet.
  - B. An order-board detail shall be provided on the detail sheet.
- 13. Organization and Clarity
  - A. The "enlarged site plan" shall be removed and/or provided on the main sheet.
  - B. The vicinity map shall be smaller (make room for parking calcs).
  - C. The word "application" shall be removed from the main sheet's title block.
  - D. The sensitive lands full-sized sheets shall be removed.

Robert Messenger

Planner

Principal Planner

Patalina Lehner

Notice of Decision cc list:

Modulus Architects and Land Use Planning, Regina Okoye, <a href="mailto:rokoye@modulusarchitects.com">rokoye@modulusarchitects.com</a>

Cherry Hills Civic Association, Roger Vaughn, rvaughn.rv@gmail.com

Cherry Hills Civic Association, Hank Happ, hhapp@juno.com

North Wyoming Neighborhood Association, William Barry, wbarry@msn.com

North Wyoming Neighborhood Association, Nanci Carriveau, nancic613@hotmail.com

District 4 Coalition of Neighborhood Associations, Ellen Dueweke, edueweke@juno.com

District 4 Coalition of Neighborhood Associations, Mildred Griffee, mgriffee@noreste.org

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT CURRENT PLANNING SECTION

ENVIRONMENTAL PLANNING COMMISSION Project #: 2023-008615, Case #: SI-2023-00865 June 15, 2023 Page 26

Legal, <u>dking@cabq.gov</u> EPC file

## CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

**Zoning Enforcement** 

**Long Range Planning** 

**CITY ENGINEER** 

**Transportation Development** 

PR- 2023-00 15 SI-2023-00 5

#### Site Plan – Ma or Amendment

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

#### **Hydrology Development**

New Mexico Department of Transportation (NMDOT)

#### DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

<u>Street Maintenance (Department of Municipal Development)</u>

#### **RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:**

#### WATER UTILITY AUTHORITY

Project # PR-2023-008615

SI-2023-00865 - Site Plan- Major Amendment

Modulus Architects & Land Use Planning, agent for United Super Markets LLC, requests a Site Plan- Major Amendment, for all or a portion of Lot 2, San Antonio Center, located at 7301 San Antonio, between Wyoming, and San Antonio, approximately 8 acres (D-19-Z & E-19-Z)

- No objections to proposed site planmajor amendment.
- For informational purposes only:
   2a. Approved Availability Statement
   230410 provides conditions of service in order to provide water and sewer service for the proposed development.

Staff Planner: Robert Messenger

#### **Utility Services**

#### ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

**Environmental Services Division** 

PARKS AND RECREATION

Planning and Design

**Open Space Division** 

City Forester

#### POLICE DEPARTMENT/Planning

From: Laura Kuehn, NCPS, ICPS - Crime Prevention/Crime Free Programs

**Subject:** PR-2023-008615 San Antonio Center, The Human Bean

Regarding the proposed site plan for San Antonio Center, 7301 San Antonio NE, I respectfully submit the following comments based on Crime Prevention through Environmental Design:

- Ensure adequate lighting throughout the project, to include parking lots, pedestrian walkways, and common areas.
- Ensure natural surveillance and clear lines of sight throughout the property. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences).
- Establish a clear line of sight from the parking areas to the building and from the building the parking areas.
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways lighting.

- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Ensure adequate locking devices (i.e. commercial grade deadbolt locks or electronic locks) on exterior doors.
- Ensure that addresses are posted and clearly visible.
- Limit and clearly delineate access to the property i.e. public vs. private (employee) entrances.
- Consider video surveillance systems to monitor the restaurant/retail space, including entrance and exit points, parking lots, and any sensitive areas such as storage areas. Utilize video surveillance to enhance visibility to areas of reduced natural surveillance.
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Install *No Trespassing* signs so that they are visible immediately upon entering the property.

If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am available to do an on-site security survey after the project is complete.

#### SOLID WASTE MANAGEMENT DEPARTMENT

<u>Project # PR-2023-008615 SI-2023-00865 - Site Plan- Major Amendment</u> ---- Gates to the trash enclosure will be required if the dumpster can be seen from the street. The trash enclosure must meet City of Albuquerque's minimum requirements. These requirements can be found at <a href="https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf">https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf</a>.

#### FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

### COMMENTS FROM OTHER AGENCIES

**BERNALILLO COUNTY Public Works** 

Project # PR-2023-008615

SI-2023-00865 - Site Plan- Major Amendment

#### **COMMENTS:**

No adverse comment. No nearby BC roads or intersections.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)

Project # PR-2023-008615 Lot 2, San Antonio Center,

D/E-19

located at 7301 San Antonio, between Wyoming, and San

Antonio

SI-2023-00865 - Site Plan- Major Amendment

• No adverse comments to the site plan amendment.

#### ALBUQUERQUE PUBLIC SCHOOLS

#### 1. Project #2023-008615

- a. EPC Description: SI-2023-00865, Site Plan, Major Amendment.
- b. Site Information: San Antonio Center, Lot 2.
- c. Site Location: 7301 San Antonio, between Wyoming and San Antonio.
- d. Request Description: Request for approval to develop drive through care.
- e. No comment.

#### MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

#### PR-2023-008615

MRMPO has no adverse comment. For informational purposes:

- Wyoming Blvd is functionally classified as a Principal Arterial.
- San Antonio St is functionally classified as a Minor Arterial.
- An existing bike lane is identified on Wyoming Blvd in the Long Range Bikeway System (LRBS).
- A proposed bike lane is identified on San Antonio St in the LRBS.
- Wyoming Blvd is identified as a Secondary Transit Route in the Long Range Transit Network (LRTN) with headways of 25-40 minutes.
- Wyoming Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

#### MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Hearing Date: June 15, 2023 Pictures Taken: June 7, 2023



Figure 1: Looking N at subject site, 7301 San Antonio Dr. NE.



Figure 2: Looking S at subject site from PNM sub-station.

Hearing Date: June 15, 2023 Pictures Taken: June 7, 2023



Figure 3: Looking E from subject site to grocery store parking lot.



Figure 4: Looking W at subject site.

ENVIRONMENTAL PLANNING COMMISSION Project #: PR-2023-008615, Case #: SI-2023-00865

> Hearing Date: June 15, 2023 Pictures Taken: June 7, 2023



Figure 5: Close-up of subject site showing internal pedestrian connections.

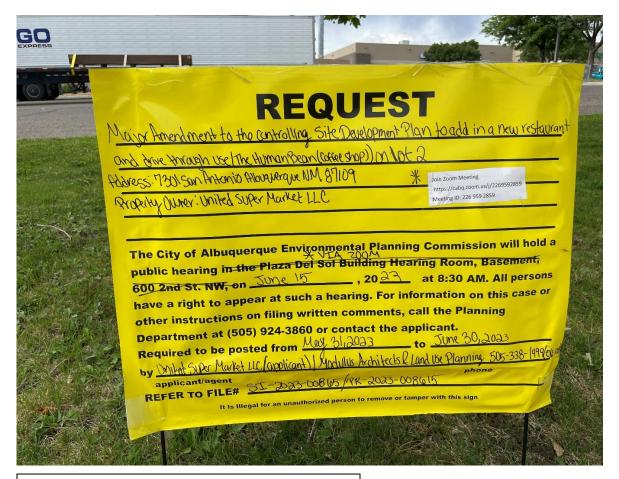


Figure 6: Posted sign along San Antonio Dr. NE.

## **ZONING**

Please refer to IDO Section 14-16-2-4(B) for the MX-L Zone District

## **HISTORY**

City of Albuquerque Planning Department Planning Division P.O. Box 1293, Albuquerque, New Mexico 87103

AR.

34

March 20, 1987

A-

NOTIFICATION OF DECISION

H. G. Pickard, General Partner Mydming Land Investors 7045 Myoming Blvd., N.E. Albuquerque, MM 87109

W. Co.

F11e: Z-79-66-5 Location: Tracts 8-1, 8-2, 8-3, Academy Acres Unit No. 17, zoned SU-1/C-1, located on the northwest corner of the intersection of Wyoming Boulevard, N.E., and San Antonio Drive, N.E., containing approximately 5.248 acres (E-19).

On March 19, 1987, the Environmental Planning Commission voted to approve your request for an amendment to the Site Development Plan based on the following Staff Findings and subject to the following Conditions:

#### Findings:

DE

- The request is consistent with site development plan standard for shopping centers. ١.
- The site meets or exceeds the requirements for a standard C-1 development, based on existing adjacent landscaping and possible minor revisions.
- Access to adjacent rear yards on Krista Drive is provided consistent with the Vacation of San Antonio. 3.

#### Conditions:

 $Q_0$ 

- The color of the stucco and the slate roof will be as presented at the public hearing March 19, 1987. 1.
- Security lighting and a gate to limit access at the rear of buildings "D" and "E" may be provided by the applicant to the satisfaction of the adjacent property owners, Utilities Department, and Planning Staff. 2.
- The material of the north boundary wall can be either a block wall or a wooden fence at the request 3. of adjacent property owners.
- The north elevations of Buildings "D" and "E" must be provided with the plan for final sign-off for DRB. 4.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APRIL 3, 1987. IN THE MANNER DESCRIBED BELOW. A NOR-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

to the City Council: Any person aggrieved with any determination of the Environmental Planning Fountiers from acting under this ordinance may file an appeal to the City Council by sub-itting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Herit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have city Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have not been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

H. G. Pickard, General Partner

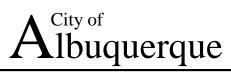
March 20, 1987

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL MAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

PG/JC/vb (6770L-2 & 3)

Roger Basarich, Custer-Basarich AIA, 500 Marquette NH, Suite 302, 87102
Arthur K. Ireland, 7808 Krista Orive, N.E., 87109
Mr. & Mrs. Raymond Irwin, 7804 Krista Orive, N.E., 87109
8111 Castle 7800 Krista Drive, N.E., 87109
Roger J. Basarich, A.I.A., Cluster, Basarich, AIA, Architects, Planners, Inc., 500 Marquette, N.W., Suite 302, 87102
Ma Griffen, Jr., 4608 Glemmond Hills Drive, 87111
Marth Mymming Hommonners Assoc., David Bagley, 8247 Ruidoso Road, N.E., 87109
Chris Garcia, 7708 Krista, N.E., 87109







# **DEVELOPMENT REVIEW APPLICATION**

Effective 4/17/19

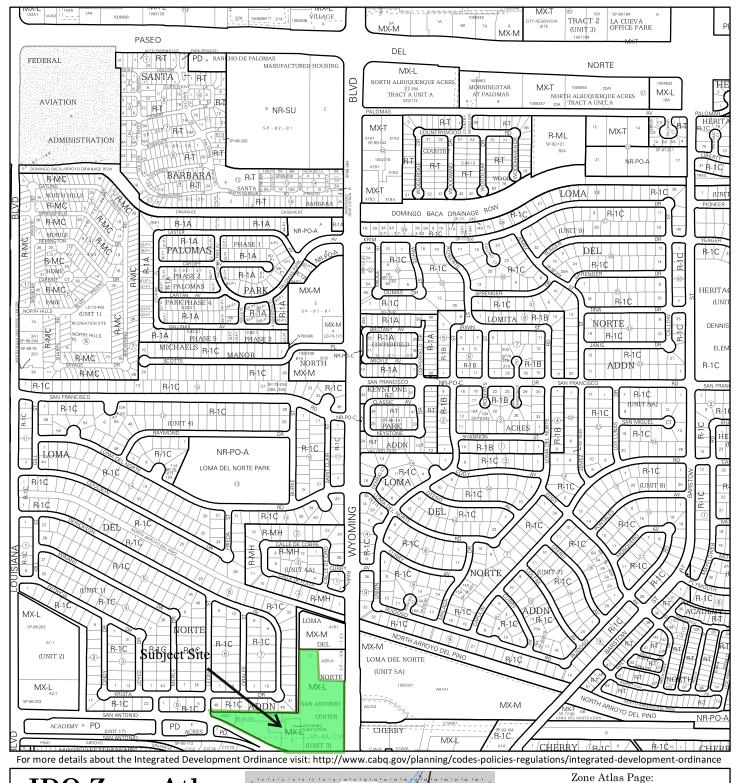
| Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. |                                  |   |                        |                            |  |   |                       |  |  |
|--|----------------------------------|---|------------------------|----------------------------|--|---|-----------------------|--|--|
| Administrative Decisions   | ı                                | Decisions Requiring a Public Meeting or Hearing F         |                        |                            |  | Policy Decisions  |                       |  |  |
| ☐ Archaeological Certificate (Form P:  |                                  | X Site Plan – EPC including any Variances – EPC (Form P1) |                        |                            |  | ☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |                       |  |  |
| ☐ Historic Certificate of Appropriatene (Form L)   | ess – Minor                      | ☐ Master Development Plan (Form P1)                       |                        |                            | ☐ Adoption or Amendment of Historic Designation (Form L) |   |                       |  |  |
| ☐ Alternative Signage Plan (Form P3)   | ,                                | ☐ Histo   |                        | oropriateness – Major      | ropriateness – Major ☐ Amendment of IDO Text (Form Z)    |   |                       |  |  |
| ☐ Minor Amendment to Site Plan (For  | rm P3)                           | □ Dem   | nolition Outside of HF | PO (Form L)                | □ Ann  | exation of Land (Form 2   | Z)                    |  |  |
| ☐ WTF Approval (Form W1)   | [                                | ☐ Histo   | oric Design Standard   | s and Guidelines (Form L)  | and Guidelines (Form L)                                  |   |                       |  |  |
|  |                                  | □ Wire  |                        | ations Facility Waiver     | ☐ Amendment to Zoning Map – Council (Form Z)             |   |                       |  |  |
|  |                                  |   |                        |                            |  |   |                       |  |  |
|  |                                  |   |                        |                            | Appea  | ls  |                       |  |  |
|  |                                  |   |                        |                            | □ Dec<br><i>A)</i>                                       | ision by EPC, LC, ZHE   | , or City Staff (Form |  |  |
| APPLICATION INFORMATION  |                                  |   |                        |                            |  |   |                       |  |  |
| Applicant: United Super Markets I  | LLC                              |   |                        |                            | Pho  | one:  |                       |  |  |
| Address: 7830 Orlando Ave.   |                                  |   |                        |                            | Em   | ıail:   |                       |  |  |
| City: Lubbock  |                                  |   |                        | State: Texas               | Zip  | : 79423   |                       |  |  |
| Professional/Agent (if any): Modu  | ılus Architect                   | s & L   | and Use Planning,      | Inc.                       | Phone: (505) 338-1499                                    |   |                       |  |  |
| Address: 100 Sun Ave. NE Suite   | e 600                            |   |                        |                            | Em   | ail: rokoye@modulusa  | architects.com        |  |  |
| City: Albuquerque State: NM Zip: 87109   |                                  |   |                        |                            | : 87109  |   |                       |  |  |
| Proprietary Interest in Site: Agent List all owners:United Super Markets LLC , American Stores Proper  |                                  |   |                        |                            | Stores Properties  |   |                       |  |  |
| BRIEF DESCRIPTION OF REQUEST INC.  |                                  |   |                        |                            |  |   |                       |  |  |
| Amend approved Site Plan for Subdivision to add in a new restaurant and drive through use (The Human Bean).                                    |                                  |   |                        |                            |  |   |                       |  |  |
|  |                                  |   |                        |                            |  |   |                       |  |  |
| SITE INFORMATION (Accuracy of the  | ne existing leg                  | al des  | cription is crucial!   | Attach a separate sheet if | necessa  | ry.)  |                       |  |  |
| Lot or Tract No.: Lot 2  |                                  |   |                        | Block:                     | Uni  | it:   |                       |  |  |
| Subdivision/Addition: SAN ANTO   | ONIO CEN                         | TER   |                        | MRGCD Map No.:             | UP   | C Code: 101906221   | 851121543             |  |  |
| Zone Atlas Page(s): E-19-Z & D-1   | 19-Z                             | Exi   | sting Zoning: MX.      | -L                         | Pro  | pposed Zoning: N/A  |                       |  |  |
| # of Existing Lots: 1  |                                  | # of  | f Proposed Lots: 1     |                            | Tot  | tal Area of Site (acres):   | +/- 8                 |  |  |
| LOCATION OF PROPERTY BY STRI   | EETS                             |   |                        |                            | -  |   |                       |  |  |
| Site Address/Street: 7301 SAN AN   | TONIO                            | Bet   | ween: Wyoming          |                            | and: S   | AN ANTONIO  |                       |  |  |
| CASE HISTORY (List any current or  | prior project                    | and ca  | ase number(s) that     | may be relevant to your re | quest.)  |   |                       |  |  |
| Z-79-66-7  |                                  |   |                        |                            |  |   |                       |  |  |
| Signature: Regime Kaya   |                                  |   |                        |                            | Da   | te: 5/4/2023  |                       |  |  |
| Printed Name: Regina Okoye   |                                  |   | ☐ Applicant or XAgent  |                            |  |   |                       |  |  |
| FOR OFFICIAL USE ONLY  |                                  |   |                        |                            |  |   |                       |  |  |
| Case Numbers   | Action                           |   | Fees                   | Case Numbers               | Action Fees  |   |                       |  |  |
|  |                                  |   |                        |                            |  |   |                       |  |  |
|  |                                  |   |                        |                            |  |   |                       |  |  |
|  |                                  |   |                        |                            |  |   |                       |  |  |
| Meeting/Hearing Date:  |                                  |   |                        |                            | Fee  | e Total:  |                       |  |  |
| Staff Signature:   | Staff Signature: Date: Project # |   |                        |                            |  |   |                       |  |  |

### FORM P1: SITE PLAN - EPC

Staff Signature:

Date:

| ${\it Please refer to the EPC hearing schedule for public hearing dates and deadlines}.$   | Your attendance is required.   |
|--|--|
| □ SITE PLAN - EPC  MASTER DEVELOPMENT PLAN  MAJOR AMENDMENT TO SITE PLAN - EPC OR MASTER DEVELOPMENT PLAN  □ EXTENSION OF SITE PLAN - EPC OR MASTER DEVELOPMENT PLAN  □ EXTENSION OF SITE PLAN - EPC OR MASTER DEVELOPMENT PLAN  N/A Interpreter Needed for Hearing? if yes, indicate language:  X A Single PDF file of the complete application including all documents being submitted m prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via ema provided on a CD. PDF shall be organized with the Development Review Application an the remaining documents in the order provided on this form.  Z one Atlas map with the entire site clearly outlined and labeled  X Letter of authorization from the property owner if application is submitted by an agent  N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16  X Signed Traffic Impact Study (TIS) Form  Justification letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(F)(3), as applicable  N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  Y Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)  Y Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)  Y Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(C)  X Office of Neighborhood Meeting per IDO Section 14-16-6-4(K)  Y Proof of email with read receipt OR Certified Letter offering meeting to applicable ass  X Completed neighborhood meeting request form(s)  X Sign Posting Agraement  X Required notices with content per IDO Section 14-16-6-4(K)(1)  X Required notices with content per IDO Section 14-16-6-4(K)(1)  X Required notices with content per IDO Section 14-16-6-4(K)(1)  X Required notices with content per IDO Section 14-16-6-4(K)(1)  X Required notices with content per IDO Section 14-16-6-4(K)(1)  X Required notices with content per IDO Section 14-16-6-4(K)(1)  X Required notices with content per IDO Section 1 | nust be emailed to PLNDRS@cabq.gov hil, in which case the PDF must be d this Form P1 at the front followed by  6-6-5(A) D Sections 14-16-6-6(J)(3) or )  on provided in accordance with IDO fation representatives. I) provided by Planning Department or additional information provided in  If as design requirements for buildings, hill as design requirements for buildings, |
| I, the applicant or agent, acknowledge that if any required information is not submitted with this scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.  | s application, the application will not be   |
| Signature: Roma Skoye  | <b>Date:</b> 5/4/2023  |
| Printed Name: Regina Okoye   | □ Applicant or 🐰 Agent   |
| FOR OFFICIAL USE ONLY  |  |
| Case Numbers: Project Number:  | NI B U   |

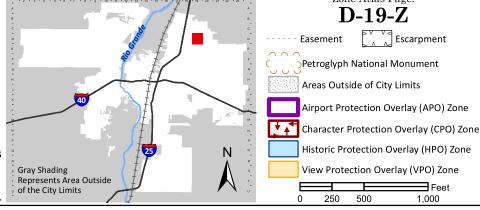






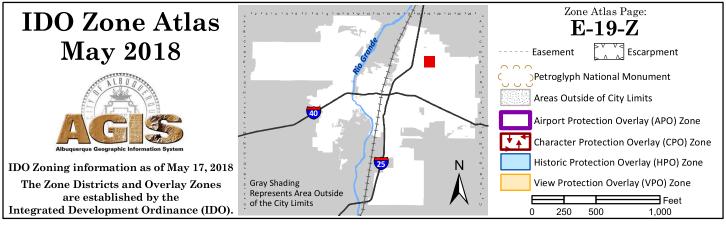
IDO Zoning information as of May 17, 2018 The Zone Districts and Overlay Zones

are established by the Integrated Development Ordinance (IDO).





For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



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

# RE: AGENT AUTHORIZATION NOTICE - 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109

To Whom It May Concern,

UNITED SUPERMARKETS, L.L.C. (United), as successor to AMERICAN STORES PROPERTIES INC PROPERTY TAX DEPT, pursuant to a Special Warranty Deed recorded on March 26, 2018, as Document #2018025987 in the official records of Bernalillo County, New Mexico, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque for the preparing and submitting of all required plans and documents for the development of a drive-through coffee kiosk on the below described property. This Agent Authorization is for the property located at 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109 and legally described as:

Lot 2, San Antonio Center, as the same is shown and designated on the Plat filed in the office of the county recorder of the County Clerk of Bernalillo County, New Mexico, on April 24, 1989, in Plat Book c39, Folio 16.

This authorization is valid until further written notice from United, or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,

UNITED SUPERMARKETS, L.L.C.

By:

Authorized Signatory

Address:

7830 Orlando Ave.

Lubbock, Texas 79423



# City of Albuquerque

Planning Department
Development Review Services Division

# Traffic Scoping Form (REV 12/2020)

| Project Title: The Human Bean                               | Building Permit #:           | Hydrology File #:  |
|---|------------------------------|--|
| Zone Atlas Page: <u>E-19-Z</u> DRB#:                        | EPC#:                        | Work Order#:   |
| Legal Description: LOT 2 PLAT OF                            | LTS 1, 2 & 3 SAN ANT         | ONIO CENTER CONT 36,647 SQ FT M/L                                |
| City Address: 7301 SAN ANTONIO I                            | OR NE ALBUQUERQU             | TE NM 87109  |
|   |                              | Contact: Regina Okoye  |
| Address: 100 Sun Ave Suite 600, Albuque                     | erque NM 87109               |  |
| Phone#:505-338-1499   | Fax#:                        | E-mail: rokoye@modulusarchitects.com                             |
| <b>Development Information</b>                              |                              |  |
| Build out/Implementation Year:2023                          | Current                      | Proposed Zoning: MX-L  |
| Project Type: New: $\mathbf{N}$ Change of Use: (            | ) Same Use/Unchanged:        | ( ) Same Use/Increased Activity: ( )                             |
| Proposed Use (mark all that apply): Reside                  | ential: ( ) Office: ( ) Reta | nil: ( ) Mixed-Use: ( )  |
| Describe development and Uses:  Scope of work includes cons | struction of a new o         | quick service restaurant (coffee shop                            |
|   |                              | nprovements.   |
| Days and Hours of Operation (if known): Mo                  | on-Sun 5:30am - 7:00pm       | <u>-</u>   |
|   |                              |  |
| <b>Facility</b>   |                              |  |
| Building Size (sq. ft.): 640 sf                             |                              |  |
| Number of Residential Units:                                |                              |  |
| Number of Commercial Units:                                 |                              |  |
|   |                              |  |
| <b>Traffic Considerations</b>                               |                              |  |
| Expected Number of Daily Visitors/Patrons                   |                              | ITE Land Use #937  |
| Expected Number of Employees (if known):                    | * 4 Employees Max Per        | Shift Daily (15 Total Employees)                                 |
| Expected Number of Delivery Trucks/Buses                    |                              |  |
|   |                              | ur - <del>30</del> Trips; PM Peak Hour - 30 Trips<br>AM 60 trips |
| Driveway(s) Located on: Street Name SAN                     |                              | <u>.                                    </u>                     |
| Adjacent Roadway(s) Posted Speed: Street Name               |                              | <del>_</del>   |
| Street Na   | me WYOMING BL                | VD NE Posted Speed 40 mph  |

<sup>\*</sup> If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

### **Roadway Information (adjacent to site)**

## SAN ANTONIO DR NE -urban minor arterial

WYOMING BLVD NE -urban principal arterial Comprehensive Plan Corridor Designation/Functional Classification: (arterial, collecttor, local, main street) Comprehensive Plan Center Designation:\_Cherry Hills Village - Activity Center (urban center, employment center, activity center) Jurisdiction of roadway (NMDOT, City, County): <u>City</u> SAN ANTONIO DR NE - 18500
Adjacent Roadway(s) Traffic Volume: WYOMING BLVD NE - 25300 Volume-to-Capacity Ratio: AM<0.5 PM 0.7 (if applicable) Adjacent Transit Service(s):\_ Bus Stop Route 31, 98 Nearest Transit Stop(s): Bus Stop Route 31, 98 Is site within 660 feet of Premium Transit?: N/A **Existing along Wyoming** Current/Proposed Bicycle Infrastructure: (bike lanes, trails) Current/Proposed Sidewalk Infrastructure: Existing along San Antonio and Wyoming Relevant Web-sites for Filling out Roadway Information: City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer Comprehensive Plan Corridor/Designation: https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5) Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId= Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/ Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL Jun25.pdf (Map Pages 75 to 81) **TIS Determination Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination. Traffic Impact Study (TIS) Required: Yes [ ] No Morderline [ ] Thresholds Met? Yes [ ] No [ Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ] Notes: MPN-P.E 4/3/2023 TRAFFIC ENGINEER **DATE** 

### **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer <a href="mgrush@cabq.gov">mgrush@cabq.gov</a>. Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

- 1. Access -- location and width of driveways
- 2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
- 3. Bike Lanes (check for designated bike routes, long range bikeway system) (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 4. Location of nearby multi-use trails, if applicable (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
- 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
- 7. Distance from access point(s) to nearest adjacent driveways/intersections.
- 8. Note if site is within a Center and more specifically if it is within an Urban Center.
- 9. Note if site is adjacent to a Main Street.
- 10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

# PRE-APPLICATION REVIEW NOTES

| PA#:23-026   | Notes Provided (date): <u>5-02-2023</u>  |
|--|--|
| Site Address and/or Location:7301 San Anton  | io Rd. NE  |
| are not certificates of zoning. Additional research may b  | ly and are non-binding and do not constitute any type of approval and be necessary to determine the exact type of process and/or application at this time could become significant as a case progresses.   |
| Request New quick service coffee shop w/ drive the   | nrough and site improvements.  |
| Basic Site Information   |  |
| Current Use(s): parking lot  | Size (acreage): 0.84 acres   |
| Zoning: MX-L   | Overlay Zone(s): <u>N/A</u>  |
| <b>Comprehensive Plan Designations</b>   | Corridor(s): Wyoming Multi-Modal   |
| Development Area: Change   | Near Major Public Open Space (MPOS)?: No   |
| Center: Cherry Hills Village (Activity)  | _  |
| Integrated Development Ordinance (IDO)   |  |
| Please refer to the IDO for requirements regardin https://www.cabq.gov/planning/codes-policies-re              | ng dimensional standards, parking, landscaping, walls, signage, etcegulations/integrated-development-ordinance   |
| Proposed Use(s): <u>coffee shop with drive throug</u>  |  |
| Use Specific Standards: Restaurant IDO4-3(D)   | (8); Drive through (accessory use) IDO 4-3(F)(4)   |
|  |  |
| Applicable Definition(s):  |  |
| financial institutions, restaurants, dry cleaners, and   | ssociated with a primary use, including but not limited to banks, drug stores, but not including car washes or light vehicle fueling, aiting in motor vehicles. See also Car Wash and Vehicle  |
| seated at tables and/or counters either inside or outs<br>take-out service of food and/or beverages for off-si | d beverages that are consumed on its premises by customers side the building thereon and/or that may provide customers with te consumption. Sale of alcoholic beverages is controlled by other tatutes regarding alcoholic drink sales. See also Bar and Taproom |
| Notice   |  |
| Neighborhood Meeting Offer Required? (see IDC  | Table 6-1-1). If yes, please refer to:   |
| https://www.cabq.gov/planning/urban-design-development-ordinance   | elopment/neighborhood-meeting-requirement-in-the-integrated-   |
| Process  |  |
| Decision Type(s) (see IDO Table 6-1-1): <u>EPC- N</u>  | Major Amendment  |
| Specific Procedure(s)*: <u>IDO 14-16-6-6(I)(3) for</u>   | Site Plan-EPC  |
| *Please refer to specific procedures for relevant d  | ecision criteria required to be addressed.   |
| Decision Making Body/ies: EPC  | Is this a PRT requirement? No  |

### **Handouts Provided**

| Zoning Map Amendment      | Site Plan Amendments | Site Plan- EPC    | ☐ Site Plan- DHO      |
|---------------------------|----------------------|-------------------|-----------------------|
| Site Plan- Administrative | □ Variance-ZHE       | ☐ Conditional Use | $\square$ Subdivision |
| Site History/Research     | Transportation       | □ Hydrology       | □ Fire                |

If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

### Additional Notes:

Legal description: LOT 2 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER

### **QUESTIONS**

1. The site has an existing controlling Site Plan, is the plan still active. If so, does the plan need to be amended? History: The original Site Plan had a building pad site with a drive through approved on the subject site (Z-79-66-7). In 1991, an AA was approved to remove the building on the site subject and replace it with parking.

Yes, the plan will need to be amended.

See IDO 14-16-6-4(X) regarding Expiration of Approvals. Per Table 6-4-3 Permit and Approval Expirations, a Site Plan – Administrative approval is valid for five (5) years and a Site Plan – EPC approval is valid for 7 years.

See also IDO 14-16-6-4(X)(3) Exceptions to Period of Validity and 14-16-6-4(X)(4) Extensions of Period of Validity

2. Will this be a minor or major amendment? Who is the hearing body for the approval?

It will be a Major Amendments that must be heard and approved by the EPC (the original approving body for the Site Development Plan).

3. What is the process of approval?

See IDO 14-16-6-6(I)(3)

4. Are there design standards associated with this site?

All design standards per the latest site plan/AA/ etc. approval plus conditions of approval AND IDO standards for restaurant, drive-through, landscaping, access and circulation, screening, etc. must be met.

Please follow standards for the MX-L zone district, Activity Centers, and Multi-Modal Corridors.



June 5, 2023

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

RE: MAJOR AMENDMENT TO CONTROLLING SITE DEVELOPMENT PLAN, EPC 6-4(Z) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. Z-79-66-7

### PROJECT ADDRESS – 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109

Dear Mr. Chairman,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as "Agent" for the purpose of this request, represents American Stores Properties Inc., hereafter referred to as "Property Owner." We, "Agent," are requesting approval for this submittal to amend the controlling Site Development Plan to add a new The Human Bean, quick service restaurant with a drive through use. The site is located at 7301 San Antonio Dr NE., Albuquerque, NM 87109. The parcel (the "subject site") is approximately 0.84 acres in size, zoned MX-L and is located on the northwest corner of Wyoming Blvd. NE & San Antonio Dr NE. The subject site and is legally described as: LOT 2 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 36,647 SQ FT M/L. This submittal addresses lot two (2) only. The overall development within the controlling Site Development Plan is approximately 8.1 acres. The overall lots include the following (5 different lots):

Legal Description: TR B2A1 PLAT OF TRS B2A1 & B2A2 ACADEMY ACRES UNIT 17 CONT 0.2887 AC +- OR 12,576 SQ FT +-

Legal Description: TRACT B2A2 PLAT OF TRS B2A1 & B2A2 ACADEMY ACRES UNIT 17 CONT 0.5354 AC +- OR 23,322 SQ FT +\_

Legal Description: LOT 1 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 40,524 SQ FT M/L UPC: 101906221851121543

Legal Description: LOT 2 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 36,647 SQ FT M/L UPC: 101906221952321545CA

Legal Description: LOT 3 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 5.3483 AC M/L



Figure 1. Subject Site (Highlighted in Blue)



Cherry Hills Civic Association, North Wyoming NA, and District 4 Coalition of NA were notified of this request, along with property owners, as required. The Agent received corresponding emails from the NA requesting some clarification questions and requesting additional plans. All questions were answered and a site specific plan was sent the them. There was no request for a neighborhood meeting in the allotted amount of time.

### **HISTORY**

The controlling Site Development Plan for the entire development was originally approved by the Environmental Planning Commission (EPC) and delegated to the DRB (Development Review Board). The approval request also consisted on a Zone Map Amendment from C-2 to SU-1 for C-1 uses. The Site Development Plan (Z-79-66-7) was approved and signed by the DRB in 1989. The original Site Plan contained a pad site (Building A) use with a drive-through on the subject site. There was a Minor Amendment request that was approved by administratively in February 1991, with regard to removing the pad site use and the drive through on the subject site. The new use was a parking lot.

### PROPOSED AMENDMENT

The purpose of this Major Amendment to the Site Plan, is to amend the current controlling Site Development Plan to include a restaurant and a drive-through use (The Human Bean). The request exceeds the thresholds for a Minor Amendment. Criteria 6-4(Z)(1)(a)(3) is not being met. The proposed development will change the existing access and circulation patterns on the site. Therefore, this request is being considered pursuant to Section 14-16-6-4(Z)(1)(b) Major Amendments, which states that Major Amendments shall be reviewed and decided by the decision-



making body that issued the approval being amended. In this case, the EPC approved the existing Site Development Plan for the subject site.

At this time, we are requesting a Major Amendment to the approved Site Development Plan to include a Human Bean coffee shop. The Human Bean was founded in 1998 with a commitment to developing the very best coffee drive-thru in Southern Oregon. This concept is a stand-alone drive through coffee shop with no indoor dinning space. This will be the second coffee shop here in Albuquerque. The Human Bean wants to make a difference and do right by their customers. They listen, treat team members and franchise partners like family, and treat everyone in the supply chain like the good human beans they are. Their values consist of Quality, Integrity, Community and Experience. They drive everything that they do.

This submittal addresses Lot 2 only. We will not be changing any other lots in the approved Site Development Plan. The subject site is currently developed as a parking lot. The Human Bean is seeking to build a new drive-through restaurant, with the proposed building sitting at 640 SF. The project will include the standard features of The Human Bean, including a restaurant, two (2) drive-through lanes, two (2) walk-up ordering windows, outdoor patio, parking area, loading/unloading area, and landscaping areas. The project will provide 15 total parking spaces including 1 ADA space and 1 motorcycle space.

The proposed commercial development will provide a wide range of employment opportunities from short term all the way to long term. The short term jobs consist of construction jobs (Project Managers, Superintendents, Trade Workers, Subcontractors, etc.). The long term jobs would consist of sustainable employment opportunities from the restaurant use through various skill and salary levels (Barista, Management, Support Center, Etc.). The approval of this request will allow The Human Bean to continue to spread their brand within the City of Albuquerque.

The proposed changes to the site have been outlined in our plans. Our submittal includes the approved EPC/DRB plan, the amended Site Development Plan, and the site specific plans. Changes to the overall Site Development Plan package are identified in the amended drawings via the bubbled areas.

All changes meet the IDO and the DPM standards. This request includes the requirement to return to the Environmental Planning Commission (EPC) for site plan approval per IDO Section 14-16-6-4(Z)(1)(b). This letter will provide background and justification of the review and decision criteria for the proposed Major Amendment. This improvement will help with developing this existing lot and will bring more convenient restaurant choices to the community, while responding to market demands.

### **ZONING**

The subject site is zoned MX-L (Mixed-Use Low Intensity Zone District). The purpose of the MX-L zone district is "to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors". A restaurant is a permissive primary use and a drive-through is a permissive accessory use under the MX-L zoning designation. The proposed uses will follow all the requirements of the IDO and the



DPM. The amended site plan follows all the Use-Specific Standards for the proposed uses. There are no variances being requested at this time.

Figure 2: Existing Zoning for Site and Surrounding Community



The site is located within an Area of Change and within the Cherry Hills Village Activity Center, as designated in the Albuquerque Comprehensive Plan. The site is also within the North Albuquerque Community Planning Area. The subject site is along an Urban Minor Arterial (San Antonio DR NE). The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allows many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance. The subject site is abutting a corridor and is within a center; the proposed amendment will be in line with the intent and definition of an Activity Center.

A traffic impact scoping form was submitted to the City's Traffic Engineer and it was deemed that a traffic study was not required for this proposed development. The proposed drive-through will have enough space on site for circulation during typical and high traffic demands. Traffic is not intended to overflow on the entrance driveway. As well as, all the queuing will be maintained on site. The originally approved Site Development Plan had a restaurant and drive through use previously approved so this request is not changing the historic approvals.

### 6-6(I) SITE PLAN – EPC 6-6(I)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

### **Applicant Response:**



The proposed Major Site Plan Amendment is consistent with the ABC Comp Plan, as amended. This is shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.

### <u>CHAPTER 4 – COMMUNITY IDENTITY</u>

### GOAL 4.1 Character

Enhance, protect, and preserve distinct communities.

### **POLICY 4.1.2**

Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: This request furthers Policy 4.1.2 because the proposed development will protect the identity and cohesiveness of the neighborhoods because this is an infill project. There was a prior approved drive through use on site and with the approval of this request, it will be in line with the prior approvals. The proposed square footage is less than what was previously approved. The original square footage of the pad site was restaurant was 2,525 sf and the new proposed restaurant is 640 sf. That being said, the historical uses remain the same but the development will only be decreasing the prior approved footprint.

The subject site is regulated by the IDO and the development must comply with specific provisions for building height, screening and buffering, parking, drive-through, and loading areas to mitigate potential adverse impacts on the surrounding area. These standards would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

### CHAPTER 5 – LAND USE

### GOAL 5.1 Centers & Corridors

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1(h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.



Applicant Response: This request will encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development. This is because with the approval of this request, it will allow for a restaurant and a drive through to be developed. The site is located within a center and the overall site is located within a Multi-Modal Corridor. This site is connected by a grid of streets and has convenient access from the abutting road ways. There are multiple modes of transit to the subject site to include vehicles, motorcycles, bikes and pedestrians. This requests furthers Policy 5.1.1 (h).

POLICY 5.1.6 (b) Provide neighborhood-oriented commercial, retail, institutional, and public services

POLICY 5.1.6 (d) Ensure that Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential areas.

<u>Applicant Response</u>: This request will provide a neighborhood-oriented restaurant use that will provide pedestrian connections to the nearby residential areas. The site includes existing infrastructure to include roads and sidewalks. There is a pedestrian pathway from the public sidewalk to the restaurant. This allows for a pedestrian-friendly development. This request furthers Policy 5.1.6 (b)(d).

### **GOAL 5.2 Complete Communities**

Foster communities where residents can live, work, learn, shop and play together.

Applicant Response: This request will foster communities where residents can live, work, learn, shop and play together because the proposed Major Site Development Plan amendment request would allow for the continuation of mixed uses within the community. The mixture of uses in the area consists of residential, retail, offices/business, gym grocery store, and restaurants. The request would expand the options in restaurant/coffee shops uses along Wyoming Blvd. and San Antonio with close proximity to the surrounding neighborhoods. There are multiple residential uses less than 300 ft away from the subject site that have good access to the subject site. The site is conveniently accessible from other surrounding neighborhoods though a network of roadways. The roadways include Wyoming, San Antonio and Harper. This development will bring goods and services within walking and biking distance of neighborhoods. The site is developed with sidewalks and other public infrastructure. There is a proposed pathway from the right of way on San Antonio to the building entrance. There are also ADA ramps, bike racks, and motorcycle parking to allow different methods of transportation and access the site, increasing convenience and accessibility to the site for the surrounding area and for the



community. The overall Center is location is within a Multi-modal Corridor and offers choice transportation to services and employment. This request furthers Goal 5.2.

### GOAL 5.3 Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

### **POLICY 5.3.1**

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response: This request furthers Policy 5.3.1 because the proposed Site Development Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. The subject site has existing infrastructure that is currently providing adequate roadways and utilities to the site. There are also existing streets and a streetlights abutting the overall center furthering the existing infrastructure that can support the development. The subject site abuts San Antonio and the closest streetlight is at the intersection of Wyoming Blvd. and San Antonio. This request furthers Policy 5.3.1.

### GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense commercial uses to this corridor where change is encouraged and mixed uses are desired. The Major Site Development Plan amendment and the proposed permissive uses will encourage growth in an area with adequate infrastructure. The development of this site will provide employment and additional restaurant opportunities in the area. The characteristic of the community is a mixture of commercial and residential uses. This amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place by the IDO and the DPM. The IDO lists very stringent Use-Specific Standards and Design Standards for a drive-through and a restaurant. The standards create additional buffers, setbacks, parking, building height, signs, screening, noise mitigation, neighborhood protection and mitigates site circulation & accessibility. These standards will minimize potential negative impacts to the existing community. This request furthers Goal 5.6.



### **POLICY 5.6.2**

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

Applicant Response: This request furthers Policy 5.6.2 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. Developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed amendment will encourage growth and high-quality development in accordance with this policy in a Center in an area with adequate infrastructure. The subject site is in a highly accessible area and this amendment will allow the site to developed to its full potential. The overall center is over parked and this amendment will not cause a deficiency in the parking for the Center. The ABC Comp Plan highlights that there will need to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this amendment, it will further the ABC Comp Plan's vision on changing and utilizing existing vacant sites. This site will benefit from infill development. By occupying this site with a restaurant and an accessory drive-through, it will bring additional consumers to this center and it will help direct growth to the subject site and the surrounding commercial uses. Directing growth to Areas of Change is intended to reduce pressure on established neighborhoods and rural areas to absorb growth and infill at a scale and density that would not negatively affect their character.

Activity Centers are intended to provide convenient neighborhood scale services to the surrounding area within a 20-minute walk or short bike ride. The approval of this amendment will add to the day-to-day neighborhood scale uses. The subject site is within less than a 20-minute walk and a short bike ride away from the residential areas to the north, east, south and west. This request furthers Policy 5.6.2.

POLICY 5.6.2.h: Encourage development in areas with a highly connected street grid and frequent transit service.

Applicant Response: This request furthers Policy 5.6.2.h because the Major Site Development Plan amendment is in an area with a highly connected street grid with frequent transit services. The Comp Plan designates Wyoming Blvd. as a Multi-Modal Corridor, which, in part, is intended focus on providing safe, multi-modal transportation options. Although the subject site is not within the multi-modal corridor, the overall Site Plan that the site is attached to is within the corridor. The site is served by ABQ Ride Route #31, and #98. Route #31 offers service Monday



through Sunday with a peak frequency of 30 minutes during the weekdays. There is a bus stop abutting to the front of the site on Wyoming Blvd. The site is accessible by vehicle from Wyoming Blvd. (Urban Principal Arterial) and San Antonio (Urban Minor Arterial). This request furthers Policy 5.6.2.h.

### CHAPTER 7: URBAN DESIGN

### GOAL 7.3 Sense of Place

Reinforce sense of place through context-sensitive design of development and streetscapes.

### **POLICY 7.3.4**

Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]

Applicant Response: The request furthers Policy 7.3.4 because the MX-L zone permits an efficient development process for the proposed uses that are in line with the surrounding area. IDO regulations encourage development that enhances the built environment and is compatible with the character of the surrounding area and is similar in height mass and volume to adjacent development. The development will be consistent with and will have the same scale of development as the surrounding area. The identity and cohesiveness of the neighborhood is not altering with the approval of this request. It is also not altering because this is not a zone change request and the previous approved uses had the similar zoning requirements. The new proposed uses will follow the same similar requirements allowing for comparable developments/environments. This existing center is along a Major Street (Wyoming) where commercial development is encouraged. The request furthers Policy 7.3.4.

### **CHAPTER 8: ECONOMIC DEVELOPMENT**

### GOAL 8.1Placemaking

Create places where business and talent will stay and thrive.

<u>Applicant Response:</u> This request furthers Goal 8.1 because it will create a place where The Human Bean business can stay and thrive. As well as, bring in additional development to this portion of the existing Center. The request furthers Goal 8.1.

POLICY 8.1.2.c: Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.



<u>Applicant Response:</u> This request furthers Policy 8.1.2.c because the proposed amended Site Development Plan will strengthen the local economy and provide jobs for local residents. The Human Bean will create employment for local residents. This request furthers Policy 8.1.2.c.

In Conclusion, a key component of the Comprehensive Plan relevant to this project is the Centers and Corridors aspect of the Vision. This request meets the goals and polices for an Activity Center because this request will encourage new development within a multi-modal network of Corridors. It will also provide for an overall pedestrian-friendly center. Wyoming Blvd. is designated as a Multi-Modal Corridor. The Comprehensive Plan emphasizes that Multi-Modal Corridors should encourage mixed-use, pedestrian-friendly environments. The site is located within the Wyoming Mall and is in close proximity to several residential neighborhoods. These uses produce the opportunity for an increase in foot traffic. The site provides a pedestrian path from the public right-of-way on San Antonio to the front entrance of the restaurant. The drive-through lane can accommodate 13 cars, which exceeds the COA stacking requirement, lessening the possibility of stacking into the parking lot, thus improving pedestrian safety, which is a goal of the Comprehensive Plan.

As demonstrated in our policy narrative, the proposed Major Site Development Plan Amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development, land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: This site was previously zoned SU-1. Since adoption of the IDO, the site is now zoned MX-L. Thus criterion is not applicable because the subject site does not have any terms, conditions, or development agreements related to the NR-SU or PD zoning.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: This area is fully developed. The amended Site Plans will be consistent with the City's goals and policies for development as per the IDO, DPM and all other adopted City regulations. This proposed development follows all standards of the IDO as adopted and amended as well any DPM standards of the property in a prior permit or approval affecting the property. The prior Site Plan



approved a restaurant and a drive through use for this tract. We are following the same approval history and proposing a restaurant and drive through use on the subject site. We are not asking for any variances for this request. Below is how we comply with all the IDO regulations:

### 1. Dimensions (IDO Table 5-1-2)

| Locations                          | Required (Min.) | Provided            |
|------------------------------------|-----------------|---------------------|
| Front Setback (San<br>Antonio Dr.) | 5 ft.           | Greatly exceeds 5'  |
| Side Setback                       | 0 ft.           |                     |
| Rear Setback                       | 15 ft.          | Greatly exceeds 15' |
| <b>Building Height</b>             | 38 ft. (Max)    | 20'                 |

- 2. Applicable Use-Specific Requirements: Restaurant (4-3(D)(8))
- These uses must comply with stormwater quality requirements found in the DPM.

The proposed uses will comply with the stormwater quality requirements and this is found in the G&D plan. This plan will go through a very thorough review process within the city's Hydrology Department. A final review and approval will be determined with the Development Facilitation Team (DFT).

- A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.

The restaurant will comply with the Solid Waste Collections requirement. The trash enclosures proposed for this site will be submitted to the Solid Waste Department for an approval.

- 3. Applicable Use-Specific Requirements: Drive-Through Facility (4-3(F)(4))
- Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by Subsection 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way.



2 evergreen trees have been places in the landscape buffer area. The proposed evergreen trees are White Pine. According to 14-15-5-5 (1), Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM. The site was laid out to comply with this standard.

### 4. Access and Connectivity (5-3)

The sidewalks are being provided along the entire frontage of the subject site. A 4-foot-wide clear path is being maintained along the walkway. The on-site walkways are located in front of the building by the front entrance and have a clear path for ADA accessibility. An on-site pedestrian walkway is being provided from the public right of way to the primary entrance of building.

### 5. Parking and Loading (5-5)

| Use  | Square footage | Required | Provided  |
|--|----------------|----------|-----------|
| Restaurant: 8 spaces/ 1000 SF  | 640 SF         | 5 Spaces |           |
| Outdoor dinning<br>area 3 spaces/ 1000<br>SF   | 385 SF         | 1 Space  |           |
| Total Parking<br>Provided  |                | 6 Spaces | 15 Spaces |
| Motorcycle: 1-25<br>required off-street<br>spaces = 1 space  |                | 1 Space  | 1 Space   |
| 1 ADA space<br>required per<br>ADAAG   |                | 1 Space  | 1 Space   |
| Bicycle parking requirements for non-residential unlisted uses: 3 spaces or 10% of required off-street parking spaces, whichever is greater. |                | 3 Spaces | 4 Spaces  |



| Drive-through          | 12 car stack | 13 car stack |
|------------------------|--------------|--------------|
| stacking – at least 12 |              |              |
| cars measured from     |              |              |
| end of queuing lane    |              |              |
| to the pick-up         |              |              |
| window.                |              |              |
|                        |              |              |

The site plan shows that the stacking and parking requirements are being met per Table 5-5-1, Table 5-5-4 and Table 5-5-5 and Table 5-5-8. San Antonio is being screened by landscaping from the drive-through use. The audible electronic devices will not be audible beyond the property line.

### 6. Landscaping, Buffering, and Screening (5-6)

A landscape plan is provided with this submittal. The minimum 15% landscape requirement is met per the landscape tabulation table on the landscape plan. 20% landscaping is being provided exceeding this requirement.

### 7. Signs (5-12)

A separate sign permit will be pursued for all applicable signs and will follow the sign requirements in IDO Section 14-16-5-12.

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response: The city's existing infrastructure and public improvements have adequate capacity to serve the proposed development. The project will be located within an existing Shopping Center with existing public improvements. The subject site was original planned and approved for a drive through use, thus it should not impose a new burden on the system.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: The proposed uses are permissive and fall in line with the historic approval tied to this site. The addition of a drive through will not cause any significant adverse impacts on the surrounding area, rather allow for more of a convenience and more of a variety to address the needs of the community. The drive-through use is still limited in that it will protect the community because the use is tied



to design standards and use specific standards per the IDO and will not cause or allow excess noise, pollution, or hazardous conditions. The Specific-Use Standards found in the IDO will mitigate potential harmful effects on the surrounding area by ensuring the use complies with the stormwater requirements found in the DPM, the use will comply with the Solid Waste Collection requirements and the size/orientation of the order boards will be screened from the public street. Development on the subject site under the MX-L zone would be subject to IDO requirements including the mixed-use zone dimensional standards (Table 5-1-2), parking and loading (14-16-5-5), buffer landscaping (14-16-5-6), and use-specific requirements (14-16-4-3). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

The proposed uses comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties. The project intends to follow the historical approvals on the subject site, thus impacting the surrounding area and project site minimally.

The development of this site will bring positive effects to the mixed use community that contains both residential and non-residential uses. With the future development of this site, the proposed uses will be attractive and bring more economic activity to the developed Shopping Center and will be complimentary to the uses that exist in the area.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: The subject property is not located within an approved Master Development Plan.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: This request does not require a cumulative impact analysis as the site is not within the Railroad and Spur Small Area.



The purpose of this Major Amendment to the Site Plan is to amend the current controlling Site Development Plan. The subject site is currently developed as a parking lot. We are proposing to develop this site into The Human Bean restaurant. The request is addressing Lot 2 only.

A Site Plan – EPC shall be approved if it meets all of the criteria from 14-16-6-6(I)(3)(a)-(g). Our request meets all of the identified criterion. The proposed Major Site Development Plan Amendment is consistent with the ABC Comp Plan, as amended. This is shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan. This proposed development follows all standards of the IDO, as adopted and amended, as well any DPM standards. The City's existing infrastructure and public improvements have adequate capacity to serve the development, thus it should not impose a new burden on the system. This request is in line with the historic approvals for this site and will not cause any harmful effects on the community. The proposed uses are still limited in that they will protect the community because they are tied to the Design Standards and Use-Specific Standards per the IDO and will not cause or allow excess noise, pollution, or hazardous conditions. The proposed uses comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties. With the future development of this site, the proposed uses will be attractive and bring more economic activity to the developed Shopping Center and will be complimentary to the residential uses, commercial services and retail uses in the area.

We respectfully request the EPC's approval of this Major Amendment to the existing approved Site Development Plan based on the approval criterion.

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003) Mobile + Text 505.267.7686









# STAFF INFORMATION

### May 30, 2023

TO: Modulus Architects & Land Use Planning, Inc.

FROM: Robert Messenger, AICP, Planner

City of Albuquerque Planning Department

TEL: (505) 924-3837

RE: PR-2023-008615 SI-2023-00865 SI – EPC, 7301 San Antonio NE

I've completed a first review of the proposed site plan – major amendment request. I have a few questions and several suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ A revised justification letter by 4 pm on Thursday, June 1, 2023.
- $\Rightarrow$  Note: If you have trouble with this deadline, please let me know.

### 1) Introduction/General:

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. Please note that this is a Site Plan Major Amendment for the entire site, and not just the subject site. Revise description of request to match the legal ad:

Modulus Architects & Land Use Planning, agent for United Super Markets LLC, requests a Site Plan-Major Amendment for an approximately 1 acre portion of the following: Lots 1, 2, & 3 Plat of Lots 1, 2 & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, located at 7301 San Antonio Dr. NE, at the NW corner of San Antonio Dr. NE and Wyoming Blvd. NE, approximately 8.1 acres.

Below is what I have for the legal description:

- 1. For the subject site: Lot 2 Plat of Lots 1, 2, & 3 San Antonio Center.
- 2. For the entire site: Lots 1, 2, & 3 Plat of Lots 1, 2, & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17.
- C. Please run a spelling and grammar check, and remove unnecessary words that could confuse staff or the EPC. For example, please remove "adding" from the next to last sentence of the History paragraph:

There was a Minor Amendment request that was approved by administratively in February 1991, with regard to adding removing the pad site use and the drive through on the subject site.

We want to make it clear that the AA only removed the pad site use and drive through.

### 2) Key Issues/Project Request:

- A. The request is for an amendment to the controlling site plan for development of a drive-through restaurant.
- B. Note that Activity Center Goals and Policies take precedence over Multi-Modal Corridor Goals and Policies, as noted in the ABC Comp Plan page 5-13. Regardless, emphasizing how the request is consistent with Goals and Policies for both Activity Centers and Multi-Modal Corridors will strengthen the request.

### 3) Process:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/

- B. Timelines and EPC calendar: the EPC public hearing for June is the 15<sup>th</sup>. Final staff reports will be available one week prior, on June 8<sup>th</sup>.
- C. Please visit the link above to find copies of Staff reports that will serve as examples of zone changes.
- D. Agency comments will be distributed as they come in. I will email you a copy of all the comments compiled and will forward any late comments to you.

### 4) Notification & Neighborhood Issues:

- A. Although a neighborhood meeting was not requested, you explain on page two of the justification letter that emails from the neighborhood associations (NA) requested clarification questions and plans. Please provide more details about these concerns and how you addressed them or will mitigate them at the time of building permit.
- B. Provide legible photos of sign posting.

### 5) Site Plan Amendment - General:

- A. A site plan amendment is all about the requirements of IDO 14-16-6-6(I)(3) and how the request meets the criteria.
  - The exercise is to choose applicable Goals and policies from the Comprehensive Plan that show how your request furthers (makes a reality) the chosen Goals and policies.
- B. For Criterion A, the word used in the policy analysis is usually "furthers" unless a higher test applies. When a request is demonstrated to further a preponderance of applicable Goals and policies, then it is deemed consistent with the City's general health, safety, and welfare.

### 6) Site Plan Amendment – EPC, Concepts & Research:

A. Responding to the criteria of IDO 14-16-6-6(I)(3) is more of a legal exercise than anything else. It is critical to "hit the nail on the head" both conceptually and in terms of form. This can be done by:

- 1) answering the questions in the customary way (see examples)
- 2) using conclusory statements such as "because"
- 3) re-phrasing the requirement itself in the response.
- 4) choosing an option when needed to respond to a requirement.
- B. Refer to the link provided below for examples of Site Plan Amendments staff reports:

https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

### C. Criterion A:

- 1) Please include Goals 4.1, 5.3, and 7.3 for Policies 4.1.2, 5.3.1, and 7.3.4, respectively. A response to the Goals themselves is not necessary.
- 2) Revise response to Policy 4.1.2 as follows:
  - a. Remove the paragraph that starts with "This request will protect the identity of the community as well because it will not cause an influx of drive-through restaurant uses in the area."
    - The request cannot guarantee that there will not be an influx of drive-through restaurant uses in the area.
  - b. Reduce verbiage. For example, consider deleting the paragraph that starts with "The identity and cohesiveness of the neighborhood is not altering..." because you also state the IDO requirements in the last paragraph that starts with "The subject site is regulated by the IDO..."
- 3) Revise response to Goal 5.2 as follows:
  - a. Change the first sentence to restate the Goal, and then use "because" language. For example, "This request will foster a community where residents can live, work, learn, shop and play together because it will provide a restaurant use that can be accessed within walking and biking distance of nearby residential uses."
- 4) Consider including Goals and Policies for Desired Growth, Activity Centers, and Multi-Modal Corridors: for example, Goal 5.1 and Policies 5.1.1(a), 5.1.1(h); 5.1.6(b), 5.1.6(d); and 5.1.11(a), 5.1.11(b), respectively.
- 5) Consider including Goals and Policies for Urban Design, including:
  - a. Goal 7.2 and Policies 7.2.1 and 7.2.2(c);
  - b. Goal 7.4 and Policy 7.4.3(c); and,
  - c. Goal 7.6 and Policies 7.6.2(a) and 7.6.2(b)
- 6) After your response to Policy 8.1.2.c, where it starts with "In conclusion..." first emphasize how the request meets goals and policies for Activity Centers and then how it meets goals and policies for Multi-Modal Corridors.

### 7) Site Plan Submittal:

- A. Please include Grading & Drainage Plan sheet(s), and Utility Plan sheet(s) with all applicable items as listed in Site Plan Checklist.
- B. Please provide complete electronic and hard copy site plans as required in Site Plan Checklist.

### C. General information:

- a. Vicinity map needs to be to scale
- b. Show Albertsons property to east and background fading of parking spaces on far southwest side of its parking lot; need to ensure that turning radius for refuse and delivery trucks will not cause trucks to hit parked vehicles. See Note 23 on DFT0.
- c. The enlarged site plan is good but needs to show entire site; northern part of curb islands and parking space are not shown. It can be reduced to a scale of 1"=10' if that would allow the entire site to be on the drawing.

### D. Proposed Development-Structural

- a. Other than the menu board signs, please indicate if other freestanding (e.g., monument) signs are proposed.
- b. If a separate space is dedicated for unloading service trucks, please indicate.
- c. Show existing zoning and land use of all abutting properties.
- E. Proposed Development-Parking, Loading and Internal Circulation; Streets and Circulation
  - a. Show parking calculations. A restaurant requires 8 spaces per 1000 sq. ft. You are providing an excess of parking (16 vehicles); the minimum would be (8 x 640/1000) = 6 spaces (rounded up).
  - b. Reducing parking could free up spaces for a dedicated loading space and outdoor seating. Consider reducing parking per IDO 5-5(C)(5)(a):

### 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas

In UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not indicate a different parking requirement for the relevant Center or Corridor area, a 20 percent reduction in required off-street parking spaces shall apply to properties in those areas.

- c. Regarding vehicular circulation (see note 23 on sheet DFT0), ensure that refuse and service vehicles' turning will not conflict with vehicles parked on the far southwest side of the Albertsons parking lot. Show background/faded parking spaces near the vehicle turning space to ensure that service vehicles will avoid hitting parked cars.
- d. Show striping and sign details for one-way drive through facilities.

e. Show clear sight triangle for eastern access driveway.

### F. Landscaping Plan

- a. Provide bar scale and north arrow.
- b. Show property lines and easements.
- c. Show how drainage will be handled on-site or off-site (e.g., ponding, drainage swales). Provide details/reference to Grading & Drainage Plan as necessary.
- d. Clearly indicate whether or not existing trees and vegetation will remain.
- e. Indicate which plantings will be used for general landscaping and screening/buffering.
- f. Provide total turf area and show calculations of % that is high-water using. Only 20% of landscaped area can be high water turf.
- g. Show landscaped buffer areas: locations, dimensions, square footage and percent
- h. Show parking lot edges and interior landscaping calculations, dimensions, locations, and tree requirements.
- i. Show edge buffer landscaping per IDO 14-16-5-6(D): location, dimensions, and plant material.
- j. Ensure that existing and proposed Street Trees are from the Official Albuquerque Plant Palette and Sizing list. Otherwise, they will not be counted towards required amount.
- G. Grading and Drainage Plan: MISSING need to provide
- H. Utility Plan: MISSING need to provide
- I. Building and Structure Elevations
  - a. Show overall height, width, and length of building on this sheet.
  - b. Show location(s) and dimension(s) of all roof and ground-mounted mechanical equipment.
  - c. Signage:
    - i. Provide sign elevations to scale
    - ii. Show height and width of signage
    - iii. Provide sign face area with dimensions and square footage clearly indicated
    - iv. List sign restrictions per the IDO



### **Regina Okoye**

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>

**Sent:** Thursday, April 20, 2023 10:59 AM

**To:** Regina Okoye

**Subject:** 99999 SAN ANTONIO DR NE Neighborhood Meeting Inquiry Sheet Submission

**Attachments:** IDOZoneAtlasPage\_E-19-Z.pdf

### **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       | Last      | Email                 | Address Line 1               | City         | State | Zip   | Mobile     | Phone      |
|--------------------------------------|-------------|-----------|-----------------------|------------------------------|--------------|-------|-------|------------|------------|
|                                      | Name        | Name      |                       |                              |              |       |       | Phone      |            |
| Cherry Hills Civic Association       | Roger       | Vaughn    | rvaughn.rv@gmail.com  | 6912 Red Sky Road NE         | Albuquerque  | NM    | 87111 | 5056882313 |            |
| Cherry Hills Civic Association       | Hank        | Нарр      | hhapp@juno.com        | 8313 Cherry Hills Road<br>NE | Albuquerque  | NM    | 87111 | 5052595656 | 5058289912 |
| Nowth Maranaina NA                   | \\/:  :o.ma | Down      |                       |                              | Alburgurgurg | NIN 4 | 07100 |            | F0F024472F |
| North Wyoming NA                     | William     | Barry     | wrbarry@msn.com       | 8124 Siguard Court NE        | Albuquerque  | NM    | 87109 |            | 5058211725 |
| North Wyoming NA                     | Nanci       | Carriveau | nancic613@hotmail.com | 8309 Krim Drive NE           | Albuquerque  | NM    | 87109 |            | 5058218673 |
| District 4 Coalition of Neighborhood | Ellen       | Dueweke   | edueweke@juno.com     | PO Box 90986                 | Albuquerque  | NM    | 87199 |            | 5058581863 |
| Associations                         |             |           |                       |                              |              |       |       |            |            |
| District 4 Coalition of Neighborhood | Mildred     | Griffee   | mgriffee@noreste.org  | PO Box 90986                 | Albuquerque  | NM    | 87199 | 5052800082 |            |
| Associations                         |             |           |                       |                              |              |       |       |            |            |

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: <a href="devhelp@cabq.gov">devhelp@cabq.gov</a>, or visit: <a href="https://www.cabq.gov/planning/online-planning-permitting-applications">https://www.cabq.gov/planning/online-planning-permitting-applications</a> 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.cabg.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): <a href="http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance">http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance</a>

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

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

dlcarmona@cabq.gov or ONC@cabq.gov Website: www.cabq.gov/neighborhoods







Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically

provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster@cabq.gov < webmaster@cabq.gov >

**Sent:** Thursday, April 20, 2023 9:15 AM

To: Office of Neighborhood Coordination < ROKOYE@MODULUSARCHITECTS.COM>

Cc: Office of Neighborhood Coordination <onc@cabq.gov> **Subject:** Neighborhood Meeting Inquiry Sheet Submission



**[EXTERNAL]** Forward to <a href="mailto:phishing@cabq.gov">phishing@cabq.gov</a> and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

**Environmental Planning Commission** 

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

**Contact Name** 

Regina Okoye

Telephone Number

5052677686

**Email Address** 

ROKOYE@MODULUSARCHITECTS.COM

Company Name

**Modulus Architects** 

Company Address

**Modulus Architects** 

City

Albuquerque

State

NM

87107

Legal description of the subject site for this project:

6 different lots:

Legal Description: LOT 3 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 5.3483 AC M/L

Legal Description: WYOMING SUBSTATION ADDN NE/4 NW/4 T11N R4E SEC 30 CONT 0.3030 AC M/L OR 13,199 SQ FT M/L

Legal Description: LOT 2 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 36,647 SQ FT M/L

Legal Description: LOT 1 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 40,524 SQ FT M/L

Legal Description: TRACT B2A2 PLAT OF TRS B2A1 & B2A2 ACADEMY ACRES UNIT 17 CONT 0.5354 AC +- OR 23,322 SQ FT +\_

Legal Description: TR B2A1 PLAT OF TRS B2A1 & B2A2 ACADEMY ACRES UNIT 17 CONT 0.2887 AC +- OR 12,576 SQ FT +-

Physical address of subject site:

Subject site cross streets:

99999 SAN ANTONIO DR NE

Other subject site identifiers:

This site is located on the following zone atlas page:

E19 & D19

Captcha

Х

## **Regina Okoye**

From: Regina Okoye

**Sent:** Friday, April 21, 2023 11:35 AM

To: 'rvaughn.rv@gmail.com'; 'hhapp@juno.com'; 'wrbarry@msn.com'; 'nancic613@hotmail.com'; 'edueweke@juno.com'; 'mgriffee@noreste.org'

Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque -7301 San Antonio Dr NE, Albuquerque, NM 87109

Attachments: IDOZoneAtlasPage\_E-19-Z.PDF; CABQ-Official\_public\_notice\_form-2019.pdf; NeighborhoodMeetingRequest-Print&Fill.pdf; EPC-SITE PLAN.PDF

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

Date of Request: April 21, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Cherry Hills Civic Association, North Wyoming NA, District 4 Coalition of NA

Name of NA Representative: Roger Vaughn, Hank Happ, William Barry, Nanci Carriveau, Ellen Dueweke, Mildred Griffee

Email Address or Mailing Address of NA Representative: <a href="mailto:rvaughn.rv@gmail.com">rvaughn.rv@gmail.com</a>, <a href="mailto:hhapp@juno.com">hhapp@juno.com</a>, <a href="mailto:wrbarry@msn.com">wrbarry@msn.com</a>, <a href="mailto:nancic613@hotmail.com">nancic613@hotmail.com</a>, <a href="mailto:education-nancic613@hotmail.com">education-nancic613@hotmail.com</a>, <a href="mailto:education-nancic613

mgriffee@noreste.org

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.

Email address to respond yes or no: rokoye@modulusarchitects.com

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: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (04/21/23) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

| 1. | Subject Property Address: | 7301 San Antonio Dr NE, Albuquerque, NM 87109    |
|----|---------------------------|--|
|    | Location Description:     | NWC of Wyoming Blvd & San Antonio Dr             |
| 2. | Property Owner:           | American Stores Properties Inc Property Tax Dept |

3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./The Human Bean

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

Conditional Use Approval

Permit (Carport or Wall/Fence - Major)

Site Plan

Subdivision Major: Preliminary Plat (Minor or Major) Vacation (Easement/Private Way or Public Right-of-way)

Variance Waiver

Zoning Map Amendment

Other:

Summary of project/request: The purpose of this Major Site Plan Amendment is to propose a quick-service restaurant development located on the northwest corner of the intersection of Wyoming Blvd. & San Antonio Dr. in Albuquerque, NM. The development will consist of a 640 sq. ft. quick-service restaurant with a drive-through.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE) Development Review Board (DRB) Landmarks Commission (LC)

**Environmental Planning Commission (EPC)** 

City Council

6. Where more information about the project can be found:

Regina Okoye, Entitlements Project Manager at Modulus Architects & Land Use Planning, Inc., office (505) 338-1499 ext. 1003

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

- 1. Zone Atlas Page(s): E-19-Z & D-19-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
- 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:
  - a. Area of Property [typically in acres]: 0.8413 acres
  - b. IDO Zone District Planned development: MX-L
  - c. Overlay Zone(s): N/A
  - d. Center or Corridor Area: Wyoming Blvd. Multi-Modal Corridor & Cherry Hills Village Activity Center
- 2. Current Land Use(s) [vacant, if none]: Parking Lot

### **Useful Links**

**Integrated Development Ordinance (IDO)** 

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

**IDO Interactive Map** 

https://tinyurl.com/IDOzoningmap

cc: Cherry Hills Civic Association North Wyoming NA District 4 Coalition of NA

- 1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
- 2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
- 3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information

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

| Date of  | Request*:                       | 4/21/2023   |
|----------|---------------------------------|---|
| This red | quest for a Neighb              | orhood Meeting for a proposed project is provided as required by Integrated   |
| Develo   | oment Ordinance                 | (IDO) Subsection 14-16-6-4(K) Public Notice to:   |
|          |                                 | Cherry Hills Civic Association, North Wyoming NA on (NA)*: District 4 Coalition of Neighborhood Associations Roger Vaughn, Hank Happ, William Barry, Nanci Carriveau, Ellen Dueweke   |
| Name o   | of NA Representat               | ive*: MildredGriffee  |
|          |                                 | rvaughn.rv@gmail.com, hhapp@juno.com g Address* of NA Representative¹:wrbarry@msn.com, nancic613@hotmail.com edueweke@juno.com, mgriffee@noreste.org  |
| , ,      | ·                               | t submitted. If you would like to have a Neighborhood Meeting about this  |
| propose  | ed project, please              | respond to this request within 15 days. <sup>2</sup>  |
|          | Email address to                | respond yes or no: Yes  |
| The app  | olicant may specit              | y a Neighborhood Meeting date that must be at least 15 days from the Date of  |
| Reques   | t above, unless yo              | ou agree to an earlier date.  |
|          | Meeting Date / 1                | ïme / Location:   |
|          | which to respondate within 30 c | od Associations have 15 calendar days from the date of this offer letter (04/21/2023) in d. Once we are notified that you would like a meeting, a meeting must be scheduled for a calendar days but no fewer than 15 calendar days after the Neighborhood Association |
| Project  | accepts the mee                 | ting request, unless an earlier date is agreed upon. uired by IDO Subsection 14-16-6-4(K)(1)(a)   |
| 1.       | Subject Property                | Address* 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109  |
|          | Location Descrip                | tion NWC of Wyoming Blvd & San Antonio Dr   |
| 2.       | Property Owner                  | AMERICAN STORES PROPERTIES INC PROPERTY TAX DEPT  |
| 3.       |                                 | * [if applicable] Modulus Architects & Land Use Planning / The Human Bean   |
| 4.       | Application(s) Ty               | pe* per IDO <u>Table 6-1-1</u> [mark all that apply]  |
|          | □ Conditional                   | Use Approval  |
|          | □ Permit                        | (Carport or Wall/Fence – Major)   |
|          | X Site Plan                     |   |
|          | ☐ Subdivision                   | (Minor or Major)  |
|          |                                 |   |

<sup>&</sup>lt;sup>1</sup> Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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>&</sup>lt;sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

|      | □ Vacation   | (Easement/Private Way or Public Right-of-way)  |
|------|--|--|
|      | □ Variance   |  |
|      | □ Waiver   |  |
|      | <ul> <li>Zoning Map Amendment</li> </ul>   |  |
|      | Other:   |  |
|      | Summary of project/request <sup>3*</sup> :   |  |
|      | located on the northwest corner of the in Albuquerque, NM. The developme through.  | mendment is to propose a quick service restaurant development intersection of Wyoming Blvd & San Antonio Dr nt will consist of a 640 sq. ft. quick-service restaurant with a drive |
| 5.   | This type of application will be decided b   | y*:   City Staff   |
|      | OR at a public meeting or hearing by:  |  |
|      | $\square$ Zoning Hearing Examiner (ZHE)  | ☐ Development Review Board (DRB)   |
|      | ☐ Landmarks Commission (LC)  | f X Environmental Planning Commission (EPC)  |
|      | ☐ City Council   |  |
| 6.   | Where more information about the projection Regina Okoye with Modulus Architecture | ect can be found*4:<br>cts & Land Use Planning 505.338.1499 (Ext. 1003)  |
| ojec | ct Information Required for Mail/Emai  | Notice by IDO Subsection 6-4(K)(1)(b):   |
| 1.   | Zone Atlas Page(s)*5 E19 & D19   |  |
| 2.   | Architectural drawings, elevations of the  | proposed building(s) or other illustrations of the   |
|      | proposed application, as relevant*: Atta   | ched to notice or provided via website noted above   |
| 3.   | The following exceptions to IDO standard   | ds will be requested for this project*:  |
|      | ☐ Deviation(s) ☐ Variance(s)   | □ Waiver(s)  |
|      | Explanation: N/A   |  |
|      |  |  |
|      |  |  |
| 4.   |  | d Meeting is required by Table 6-1-1*: $X$ Yes $\Box$ No   |

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

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

<sup>&</sup>lt;sup>5</sup> Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

|   | [Note: Ite | ms with     | an asterisk  | (*) ar  | e required.] |
|---|------------|-------------|--------------|---------|--------------|
| ı | HVULE. HE  | IIIS VVILII | uli ustelisi | . i jun | e reaumea.r  |

|     | 5.               | For   | Site P   | <b>lan Applications only*</b> , attach site plan show | ving, at a minimum:                       |  |  |
|-----|------------------|---|--|---|---|--|--|
|     |                  | X   | a. Location of proposed buildings and landscape areas.*  |   |   |  |  |
|     |                  | X   | b. Access and circulation for vehicles and pedestrians.* |   |   |  |  |
|     |                  |   |  |   |   |  |  |
|     |                  |   | d. <b>Fo</b>   | r residential development*: Maximum r                 | number of proposed dwelling units.        |  |  |
|     |                  | X   | e. <b>Fo</b>   | r non-residential development*:                       |   |  |  |
|     |                  |   | ${f X}$ Total gross floor area of proposed project.      |   |   |  |  |
|     |                  |   | ${f X}$ Gross floor area for each proposed use.          |   |   |  |  |
|     | Ad               | diti  | onal II  | nformation:   |   |  |  |
|     | 1.               | Fro   | om the   | e IDO Zoning Map <sup>6</sup> :                       |   |  |  |
|     |                  | a.  | Area   | of Property [typically in acres] $0.8413$ acre        | S   |  |  |
|     |                  | b.  | IDO Z  | one District <u>MX-L</u>                              |   |  |  |
|     |                  | c.  |  | ay Zone(s) [if applicable] N/A                        |   |  |  |
|     |                  | d. Center or Corridor Area [if applicable] Wyoming Blvd: Multi-modal corridor & Cherry Hills Village Ad |  |   |   |  |  |
|     | 2.               | Center  Current Land Use(s) [vacant, if none] Parking Lot   |  |   |   |  |  |
|     |                  | . Current Land Ose(S) [vacant, ij none] Tarking Lot   |  |   |   |  |  |
| Use | <br>ful I        | Link  |  |   |   |  |  |
|     |                  |   |  | d Development Ordinance (IDO):                        |   |  |  |
|     |                  |   | _  | o.abc-zone.com/                                       |   |  |  |
|     |                  |   |  |   |   |  |  |
|     |                  |   |  | active Map  |   |  |  |
|     |                  | ntt   | ps://ti  | nyurl.com/IDOzoningmap                                |   |  |  |
| Cc: | Ch               | nerry   | Hills  | Civic Association                                     | [Other Neighborhood Associations, if any] |  |  |
|     | North Wyoming NA |   | ning NA  |   |   |  |  |
|     | Di               | stric   | et 4 Co  | alition of Neighborhood Associations                  |   |  |  |
|     |                  |   |  |   |   |  |  |
|     |                  |   |  |   |   |  |  |
|     |                  |   |  |   |   |  |  |
|     |                  |   |  |   |   |  |  |

<sup>&</sup>lt;sup>6</sup> Available here: <a href="https://tinurl.com/idozoningmap">https://tinurl.com/idozoningmap</a>



# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



| PART I - PROCESS  |   |
|---|---|
| Use Table 6-1-1 in the Integrated Development Ordina              | ance (IDO) to answer the following:                                     |
| Application Type: Major Site Plan Amendment                       |   |
| Decision-making Body: Environmental Planning Com                  | mission (EPC)   |
| Pre-Application meeting required:                                 | ☐ Yes <b>½</b> No   |
| Neighborhood meeting required:                                    | X Yes □ No  |
| Mailed Notice required:   | X Yes □ No  |
| Electronic Mail required:   | X Yes □ No  |
| Is this a Site Plan Application:                                  | $X 	ext{ Yes } \square 	ext{ No}$ <b>Note</b> : if yes, see second page |
| PART II – DETAILS OF REQUEST                                      |   |
| Address of property listed in application: Multiple add           | dresses for this site, please see zone atlas map.                       |
| Name of property owner: AMERICAN STORES PR                        | OPERTIES INC PROPERTY TAX DEPT  |
| Name of applicant: The Human Bean /Me                             | odulus Architects & Land Use Planning, Inc.                             |
| Date, time, and place of public meeting or hearing, if a          | applicable:   |
| June 15, 2023 @8:40am, VIA Zoom                                   |   |
| Address, phone number, or website for additional info             |   |
| Regina Okoye with Modulus Architects & Lar                        | id Use Planning 505.338.1499 (Ext. 1003)                                |
| PART III - ATTACHMENTS REQUIRED WITH TH                           | IS NOTICE   |
| ${f X}$ Zone Atlas page indicating subject property.              |   |
| XDrawings, elevations, or other illustrations of this re          | quest.  |
| $\hfill \square$ Summary of pre-submittal neighborhood meeting, i | f applicable.   |
| XSummary of request, including explanations of devia              | ations, variances, or waivers.  |
| <b>IMPORTANT: PUBLIC NOTICE MUST BE MAD</b>                       | E IN A TIMELY MANNER PURSUANT TO  |
| SUBSECTION 14-16-6-4(K) OF THE INTEGRATE                          | D DEVELOPMENT ORDINANCE (IDO).  |
| PROOF OF NOTICE WITH ALL REQUIRED ATTA                            |   |
| APPLICATION.  |   |
| ATTECATION.   |   |
| I certify that the information I have included here and s         | sent in the required notice was complete true, and                      |
| accurate to the extent of my knowledge.                           | the frequired flottee was complete, trac, and                           |
| accurate to the extent of my knowledge.                           |   |
|   |   |
| Rogins Kayo (Applican   | t signature) $5/3/2023$ (Date)  |
|   | ( ******  |
|   | ling public notice. Providing false or misleading information is        |
| a violation of the IDO pursuant to IDO Subsection 14-16-6-9(      | B)(3) and may lead to a denial of your application.                     |

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860



# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT

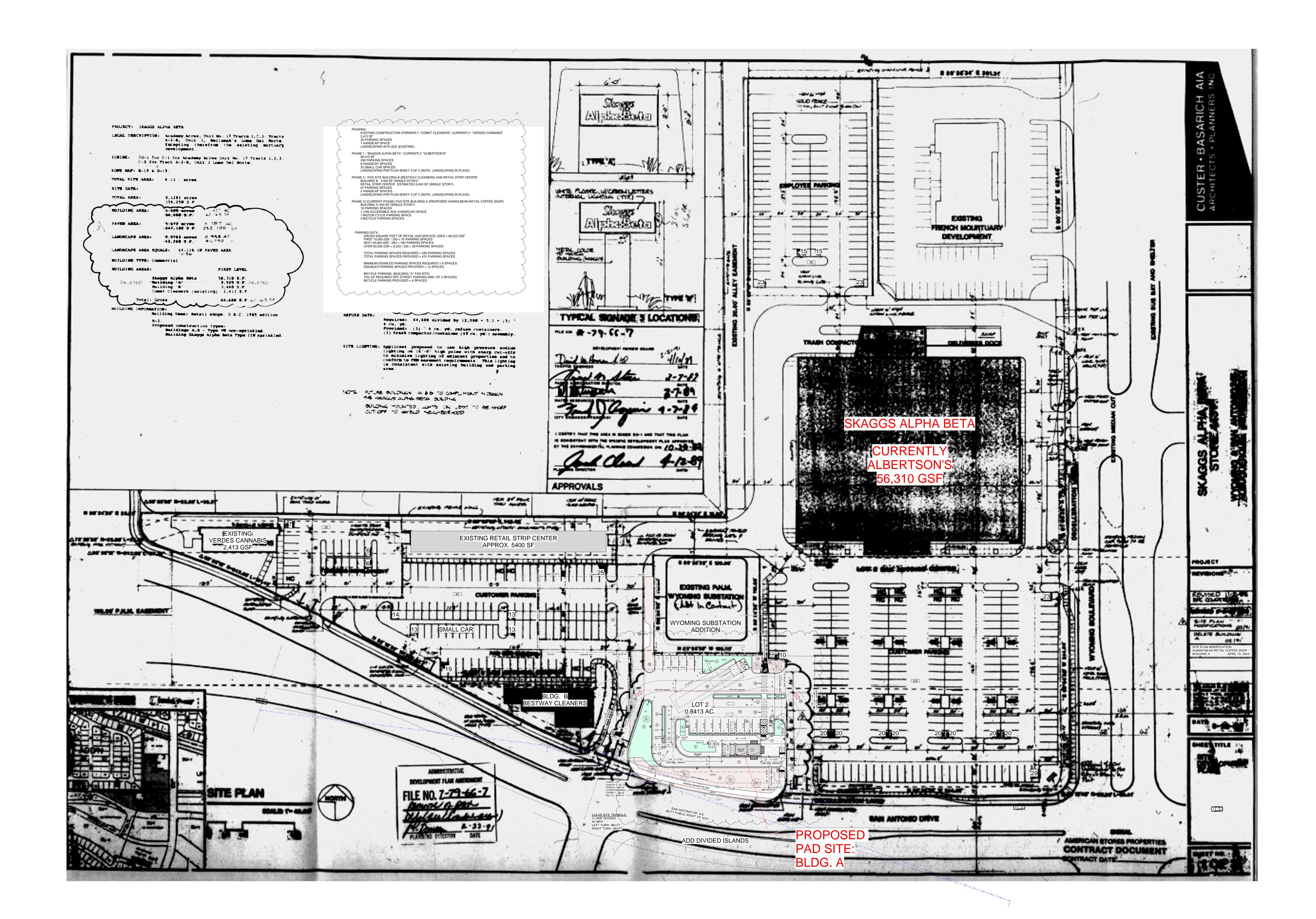


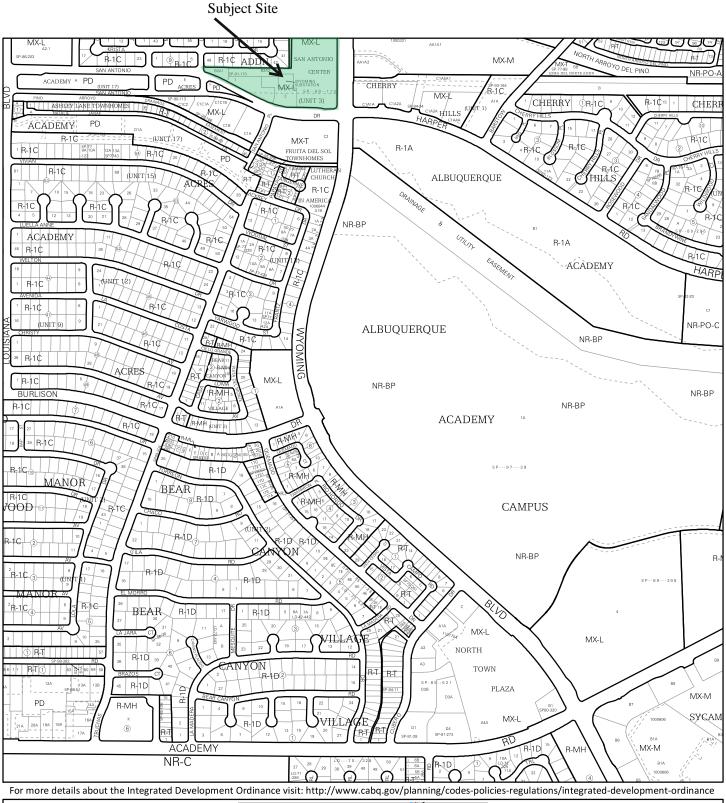
### PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

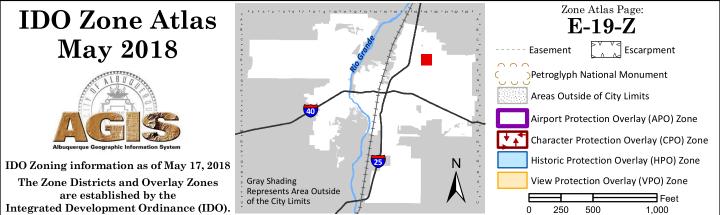
Provide a site plan that shows, at a minimum, the following:

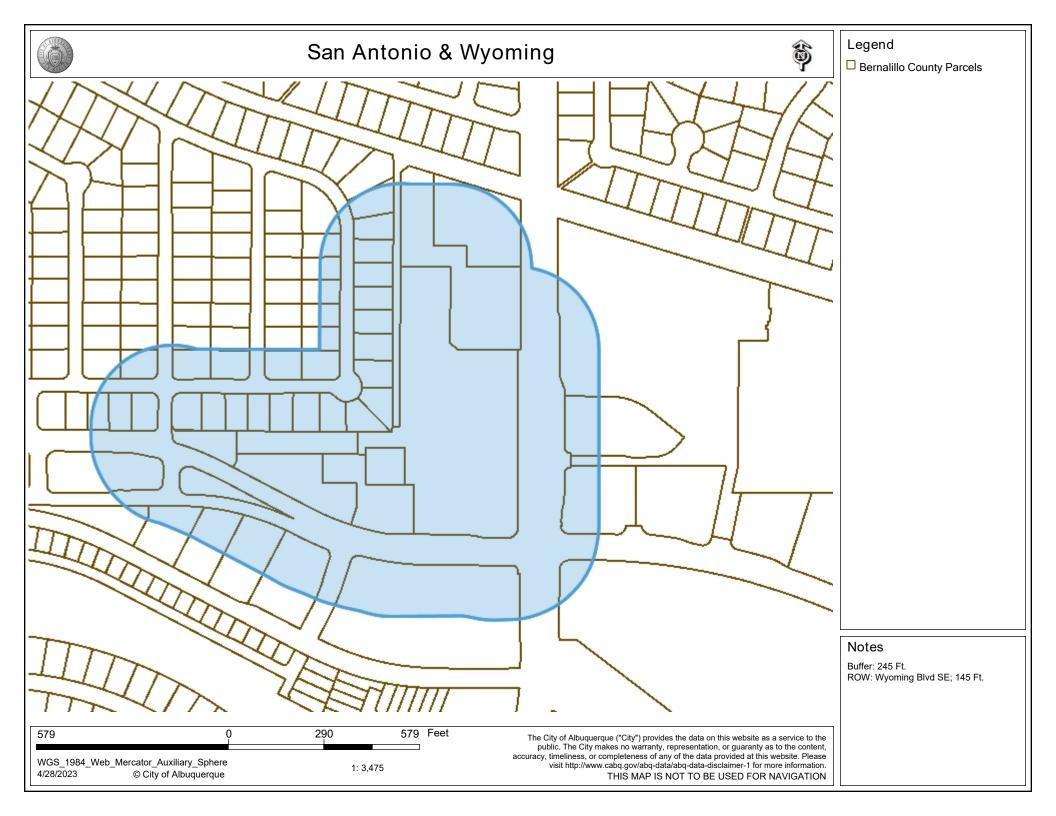
- Xa. Location of proposed buildings and landscape areas.
- Xb. Access and circulation for vehicles and pedestrians.
- ${f X}$ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- Xe. For non-residential development:
  - X Total gross floor area of proposed project.
  - X Gross floor area for each proposed use.

Join Zoom Meeting https://cabq.zoom.us/j/2269592859 Meeting ID: 226 959 2859









| PUBLIC SERVICE CO OF NM |
|-------------------------|
| ALVARADO SQUARE         |
| ALBUQUERQUE NM 87158    |
|                         |
|                         |
| LBJ ENTERPRISES LLC     |

HILGENDORF ROBERT & LING TONG 1824 CAMINO CORRALES SANTA FE NM 87505-7503

MCDONALDS REAL ESTATE COMPANY
PO BOX 66207
AMF OHARE IL 60666

LBJ ENTERPRISES LLC 5601 HIGHWAY 95 NO SUITE 730 LAKE HAVASU CITY AZ 86404-8551 LECHUGA JIMMY R 7909 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815 SOUTHWICK TAYLOR A 7101 ORALEE ST NE ALBUQUERQUE NM 87109-4836

POTTER JOHNNY S & GERTRUDE 7104 ORALEE ST NE ALBUQUERQUE NM 87109

LAPOINTE JEAN F 7928 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816 ASP SW INVESTOR LLC 7830 ORLANDO AVE LUBBOCK TX 79423-1942

GRAVES DEAN L & BLAKE K 7700 KRISTA DR NE ALBUQUERQUE NM 87109-4826 THURIK BRETT & MICHELLE 7912 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816 MARTINEZ & SONS LLC 7451 PAN AMERICAN WEST FWY NE ALBUQUERQUE NM 87109-4645

TANNER JOHN D & JEANETTE A 7604 KRISTA DR NE ALBUQUERQUE NM 87109-4825 LUBRICAR PROPERTIES III LLC 3520 CALLE CUERVO NW ALBUQUERQUE NM 87114-9220 VERDES HEIGHTS LLC 6005 CORONADO AVE NE ALBUQUERQUE NM 87109-4665

ABBY ROSE LLC 37 AVENIDA DEL SOL CEDAR CREST NM 87008-9415 MOORE TAMRA KAY 7704 KRISTA DR NE ALBUQUERQUE NM 87109-4826 IRWIN RAYMOND & BARBARA HELEN
TRUSTEES IRWIN LVT
7804 KRISTA DR NE
ALBUQUERQUE NM 87109-4827

AMERICAN STORES PROPERTIES INC PROPERTY TAX DEPT 7830 ORLANDO AVE LUBBOCK TX 79423-1942

RAMOS KACEE JO 7712 KRISTA DR NE ALBUQUERQUE NM 87109-4826 CONES MICHAEL E & MARIA TERESA A 7921 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815

DAVIS SHANE RYAN & DAVIS AZUSENA 7816 KRISTA DR NE ALBUQUERQUE NM 87109-4827 COMPHER RENEE R & COMPHER ROMMIE R 7913 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815 ALBUQUERQUE ACADEMY INC ALBUQUERQUE ACADEMY 6400 WYOMING BLVD NE ALBUQUERQUE NM 87109

VALDO CARMEN 7105 ORALEE ST NE ALBUQUERQUE NM 87109 FIRST JUMP LLC 6801 JEFFERSON ST NE SUITE 100 ALBUQUERQUE NM 87109-4390 FAZIO ALAN & PAULA G 7900 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816

GONZALES DEVIN & GONZALES TEOFILA 7925 DERICKSON AVE NE ALBUQUERQUE NM 87109

CANO DUSTIN L 7708 KRISTA DR NE ALBUQUERQUE NM 87109-4826 TILLERY TRAVIS
7905 DERICKSON AVE NE
ALBUQUERQUE NM 87109-4815

DOOLEY HAROLD C & DOROTHY J 7908 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816 TRUJILLO MARCUS & ST AMAND DANIELLE
7105 LEONA ST NE
ALBUQUERQUE NM 87109-4828

MAGLIDT BRYAN W & ALICIA B 7100 LEONA DR NE ALBUQUERQUE NM 87109

CSP CHERRY HILL LP 7331 SAN ANTONIO DR NE ALBUQUERQUE NM 87109-4871 CASSEL RICHARD T & RAMONA M & CASSEL
WILLIAM F
7800 KRISTA DR NE
ALBUQUERQUE NM 87109-4827

MCANIFF DANIELLE J 7100 ORALEE ST NE ALBUQUERQUE NM 87109-4837

SPROSS THOMAS N & AMY M 594 APPLEWOOD RD CORRALES NM 87048 HARMON MICHAEL LEE & ROBIN L 7812 KRISTA DR NE ALBUQUERQUE NM 87109 CARRILLO JEREMY
7917 DERICKSON AVE NE
ALBUQUERQUE NM 87109-4815

MAYS ESMERALDA D 7904 DERICKSON AVE NE ALBUQUERQUE NM 87109 PO BOX 25063
ALBUQUERQUE NM 87125-0063

MARTINEZ MONICA L 7901 DERICKSON AVE NE ALBUQUERQUE NM 87109

LOPEZ DAVID L 7920 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816 PO BOX 30661
TUCSON TX 85751-0661

JACK LAND GROUP LLC 7340 SAN ANTONIO DR NE ALBUQUERQUE NM 87109-4870

EVANS ERIC DAVID & CRESTINA 7104 LEONA ST NE ALBUQUERQUE NM 87109-4829 D C L P TRUST 7600 PAN AMERICAN PL NE ALBUQUERQUE NM 87109 BRESLIN JOHN MICHAEL & BRESLIN BARBARA JO 7924 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816

SANCHEZ JOE & MARIE D 7101 LEONA ST NE ALBUQUERQUE NM 87109-4828

D C L P TRUST 7600 PAN AMERICAN PL NE ALBUQUERQUE NM 87109 LAWRENCE RICHARD 7916 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816

MONTOYA DANNY M 7808 KRISTA DR NE ALBUQUERQUE NM 87109-4827 CRESPIN JOSE ISIDRO & THERESA G 7600 KRISTA DR NE ALBUQUERQUE NM 87109 CHERRY HILLS OFFICE COMPLEX LLC C/O MAESTAS & WARD PROP MGMT PO BOX 91090 ALBUQUERQUE NM 87199

SOUTHWEST EYE CARE SPECIALISTS
PROPERTIES LLC
7110 WYOMING BLVD NE
ALBUQUERQUE NM 87109-4867

D N C LTD PARTNERSHIP C/O SCOTT GARRETT 7120 WYOMING BLVD NE SUITE 16 ALBUQUERQUE NM 87109-4869 CHERRY HILLS CIVIC ASSOC ROGER VAUGHN 6912 RED SKY ROAD NE ALBUQUERQUE NM 87111

CHERRY HILLS CIVIC ASSOC HAND HAPP 8313 CHERRY HILLS ROAD NE ALBUQUERQUE NM 87111 NORTH WYOMING NA WILLIAM BARRY 8124 SIGUARD COURT NE ALBUQUERQUE NM 87109 NORTH WYOMING NA NACI CARRIVEAU 8309 KRIM DRIVE NE ALBUQUERQUE NM 87109 DISTRICT 4 COALITION OF NA ELLEN DUEWEKE PO BOX 90986 ALBUQUERQUE NM 87199 DISTRICT 4 COALITION OF NA MILDRED GRIFFEE PO BOX 90986 ALBUQUERQUE NM 87199

# 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 N  | Notice*:   |                |
|------------|--|----------------|
| This notic | ice of an application for a proposed project is provided as required by Integrated Developmo   | ent            |
| Ordinand   | ce (IDO) Subsection 14-16-6-4(K) Public Notice to:   |                |
| Neighbor   | orhood Association (NA)*: Cherry Hills Civic Association, North Wyoming NA  District 4 Coalition of Neighborhood Associations  |                |
| Name of    | f NA Representative*: Roger Vaughn, Hank Happ, William Barry, Nanci Carriveau, Ellen D   | <u>ue</u> weke |
| Email Ad   | Mildred Griffee  ddress* or Mailing Address* of NA Representative  rvaughn.rv@gmail.com, hhapp@juno.com wrbarry@msn.com, nancic613@hotmail.com edueweke@juno.com, mgriffee@noreste.org |                |
| Informat   | tion Required by <u>IDO Subsection 14-16-6-4(K)(1)(a)</u>  |                |
| 1. S       | Subject Property Address* Multiple addresses for this site, please see zone atlas map.   | _              |
| L          | Location Description northwest corner of Wyoming Blvd. NE & San Antonio Dr NE.   |                |
| 2. P       | Property Owner* United Supermarkets LLC/AMERICAN STORES PROPERTIES INC PROPERT   | TY TAX DEPT    |
| 3. A       | Agent/Applicant* [if applicable]Modulus Architects & Land Use Planning / The Human B   | ean            |
|            | Application(s) Type* per IDO <u>Table 6-1-1</u> [mark all that apply]  |                |
|            | □ Conditional Use Approval   |                |
|            | Permit (Carport or Wall/Fence – Major)   |                |
| X          | Site Plan  |                |
|            | Subdivision (Minor or Major)   |                |
|            | □ Vacation (Easement/Private Way or Public Right-of-v  | vay)           |
|            | □ Variance   |                |
|            | □ Waiver   |                |
|            | □ Other:   |                |
| S          | Summary of project/request <sup>2*</sup> :   |                |
| T          | The purpose of this Major Site Plan Amendment is to propose a quick service restaurant (The  | Human Bean)    |

development located on the northwest corner of the intersection of Wyoming Blvd & San Antonio Dr in Albuquerque, NM. The development will consist of a 640 sq. ft. quick-service restaurant with a drive through.

<sup>&</sup>lt;sup>1</sup> Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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>&</sup>lt;sup>2</sup> Attach additional information, as needed to explain the project/request.

| [Note: | lote: Items with an asterisk (*) are required.]  |                                  |
|--------|--|----------------------------------|
| 5.     | 5. This application will be decided at a public meeting or hearing by*:  |                                  |
|        | ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review   | Board (DRB)                      |
|        | ☐ Landmarks Commission (LC) X Environmental Planni   | ng Commission (EPC)              |
|        | Date/Time*: June 15, 2023 @8:40am, VIA Zoom  |                                  |
|        | Location*3: VIA Zoom - Join Zoom Meeting https://cabq.z<br>Meeting ID: 226 959 2859<br>Agenda/meeting materials: http://www.cabq.gov/planning/boards-com |                                  |
|        | To contact staff, email <a href="mailto:devhelp@cabq.gov">devhelp@cabq.gov</a> or call the Planning Department   | ent at 505-924-3860.             |
| 6.     | 6. Where more information about the project can be found*4:  Regina Okoye with Modulus Architects & Land Use Pla   | nning 505.338.1499 (Ext. 1003)   |
| Inform | formation Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):   |                                  |
| 1.     | 1. Zone Atlas Page(s)*5 <u>E19 &amp; D19</u>   |                                  |
| 2.     | 2. Architectural drawings, elevations of the proposed building(s) or other i   | lustrations of the               |
|        | proposed application, as relevant*: Attached to notice or provided via v   | vebsite noted above              |
| 3.     | 3. The following exceptions to IDO standards have been requested for this  | project*:                        |
|        | $\Box$ Deviation(s) $\Box$ Variance(s) $\Box$ Waiver(s)  |                                  |
|        | Explanation*:  |                                  |
|        | N/A  |                                  |
|        |  |                                  |
| 4.     | 4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u> : <u>Y</u>  | <br>【Yes □ No                    |
|        | Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  |                                  |
|        | A meeting Pre-submittal Neighborhood Meeting was of  | fered but one was not requested. |
|        |  |                                  |
|        |  |                                  |
|        |  |                                  |
|        |  |                                  |
|        |  |                                  |
|        |  |                                  |

<sup>&</sup>lt;sup>3</sup> Physical address or Zoom link

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

<sup>&</sup>lt;sup>5</sup> Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

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

| 5.                       | . For Site Plan Applications only*, attach site plan showing, at a minimum:  |
|--------------------------|--|
|                          | ${f X}$ a. Location of proposed buildings and landscape areas.*  |
|                          | f X b. Access and circulation for vehicles and pedestrians.*   |
|                          | f X 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*:   |
|                          | X Total gross floor area of proposed project.  |
|                          | $ar{\mathbf{X}}$ Gross floor area for each proposed use.   |
| Addit                    | tional Information [Optional]:   |
| Fı                       | rom the IDO Zoning Map <sup>6</sup> :  |
| 1.                       | . Area of Property [typically in acres] +/- 8.13 acres   |
| 2.                       | . IDO Zone District $MX$ - $L$   |
| 3.                       | Overlay Zone(s) [if applicable] $N/A$  |
| 4.                       | . Overlay Zone(s) [if applicable] $N/A$ Wyoming Blvd: Multi-modal corridor & Cherry Hills Village Center or Corridor Area [if applicable] Activity Center  |
| Cı                       | urrent Land Use(s) [vacant, if none] Parking Lot   |
| Ū.                       | arreine cana ose(o) [vacarre, ij none] Tarking Dot   |
| Assoc<br>calend<br>equir | E: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood ciations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 dar days before the public meeting/hearing date noted above, the facilitated meeting will be red. To request a facilitated meeting regarding this project, contact the Planning Department at <a href="mailto:elp@cabq.gov">elp@cabq.gov</a> or 505-924-3955. |
| Jsefu                    | ıl Links   |
|                          | Integrated Development Ordinance (IDO):  |
|                          | https://ido.abc-zone.com/  |
|                          | IDO Interactive Map  |
|                          | https://tinyurl.com/IDOzoningmap   |
| Cc:                      | Cherry Hills Civic Association [Other Neighborhood Associations, if any]   |
| _                        | North Wyoming NA   |
|                          | District 4 Coalition of Neighborhood Associations  |
| Δvail                    | lable here: https://tinurl.com/idozoningmap  |

CARO Blancia a Dant

# Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

| Date c  | f No         | tice*: <u>5/3/2023</u>                            |  |
|---------|--------------|---|--|
| This no | otice        | of an application for a proposed project i        | s provided as required by Integrated Development   |
| Ordina  | ance         | (IDO) Subsection 14-16-6-4(K) Public Not          | ice to:  |
| Prone   | rtv ∩        | wner within 100 feet*·                            |  |
|         |              |   |  |
| Mailin  | g Ad         | dress*:   |  |
| Projec  | t Inf        | ormation Required by <u>IDO Subsection 14</u>     | - <u>16-6-4(K)(1)(a)</u>   |
| 1.      | Sul          | piect Property Address* Multiple address          | es for this site, please see zone atlas map.   |
|         |              |   | yoming Blvd. NE & San Antonio Dr NE.   |
| 2.      |              |   | AMERICAN STORES PROPERTIES INC PROPERTY TAX DEPT   |
| 3.      |              |   | Architects & Land Use Planning / The Human Bean  |
| 4.      |              | plication(s) Type* per IDO <u>Table 6-1-1</u> [mo |  |
|         |              | Conditional Use Approval                          |  |
|         |              | Permit  | (Carport or Wall/Fence – Major)  |
|         | $\mathbf{X}$ | Site Plan   |  |
|         |              | Subdivision                                       | (Minor or Major)   |
|         |              | Vacation  | (Easement/Private Way or Public Right-of-way)  |
|         |              | Variance  |  |
|         |              | Waiver  |  |
|         |              | Other:  |  |
|         | Sui          | mmary of project/request <sup>1*</sup> :          |  |
|         | Th           | e purpose of this Major Site Plan Amenda          | ment is to propose a quick service restaurant (The Human Bean)   |
|         | de           | velopment located on the northwest corner         | of the intersection of Wyoming Blvd & San Antonio Dr consist of a 640 sq. ft. quick-service restaurant with a drive through. |
| 5.      | Thi          | s application will be decided at a public m       | neeting or hearing by*:  |
|         |              | oning Hearing Examiner (ZHE)                      | ☐ Development Review Board (DRB)   |
|         |              | andmarks Commission (LC)                          | X Environmental Planning Commission (EPC)  |
|         |              |   |  |

<sup>&</sup>lt;sup>1</sup> Attach additional information, as needed to explain the project/request.

| [Note:  | Items with an asterisk (*) are required.]   |  |  |  |
|---------|---|--|--|--|
|         | Date/Time*: June 15, 2023 @8:40am   |  |  |  |
|         | Location*2: VIA Zoom - Join Zoom Meeting https://cabq.zoom.us/j/2269592859  Meeting ID: 226 959 2859  Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions |  |  |  |
|         | To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.   |  |  |  |
| 6.      | Where more information about the project can be found*3:  Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)                                     |  |  |  |
| Project | Information Required for Mail/Email Notice by <u>IDO Subsection 6-4(K)(1)(b)</u> :  |  |  |  |
| 1.      | Zone Atlas Page(s)*4 E19 & D19  |  |  |  |
| 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*:  |  |  |  |
|         | $\Box$ Deviation(s) $\Box$ Variance(s) $\Box$ Waiver(s)   |  |  |  |
|         | $\frac{N/A}{}$  |  |  |  |
|         |   |  |  |  |
| 4.      | A Pre-submittal Neighborhood Meeting was required by $\underline{Table\;6\text{-}1\text{-}1}$ : $\underline{X}Yes$ $\Box$ No  |  |  |  |
|         | Summary of the Pre-submittal Neighborhood Meeting, if one occurred:   |  |  |  |
|         | A meeting Pre-submittal Neighborhood Meeting was offered but one was not requested.   |  |  |  |
|         |   |  |  |  |
|         |   |  |  |  |
|         | <del></del>   |  |  |  |
|         | <del></del>   |  |  |  |
| 5.      | For Site Plan Applications only*, attach site plan showing, at a minimum:   |  |  |  |
|         | old X a. Location of proposed buildings and landscape areas.*   |  |  |  |
|         | X b. Access and circulation for vehicles and pedestrians.*  |  |  |  |
|         | ${f X}\;$ c. Maximum height of any proposed structures, with building elevations.*  |  |  |  |

<sup>&</sup>lt;sup>2</sup> Physical address or Zoom link

 $<sup>^{3}</sup>$  Address (mailing or email), phone number, or website to be provided by the applicant

<sup>&</sup>lt;sup>4</sup> Available online here: <a href="http://data.cabq.gov/business/zoneatlas/">http://data.cabq.gov/business/zoneatlas/</a>

| <ul> <li>d. For residential development*: Maximum number of proposed dwelling units.</li> </ul>                      |
|--|
| X e. For non-residential development*:   |
| X Total gross floor area of proposed project.  |
| X Gross floor area for each proposed use.  |
| Additional Information:  |
| From the IDO Zoning Map⁵:  |
| 1. Area of Property [typically in acres] +/- 8.13 acres  |
| 2. IDO Zone District <u>MX-L</u>   |
| 3. Overlay Zone(s) [if applicable] $N/A$   |
| 4. Center or Corridor Area [if applicable] Wyoming Blvd: Multi-modal corridor & Cherry Hills Village Activity Center |
| Current Land Use(s) [vacant, if none] Parking Lot  |
|  |
| NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u> , 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 or 505-924-3955.  |

#### **Useful Links**

**Integrated Development Ordinance (IDO):** 

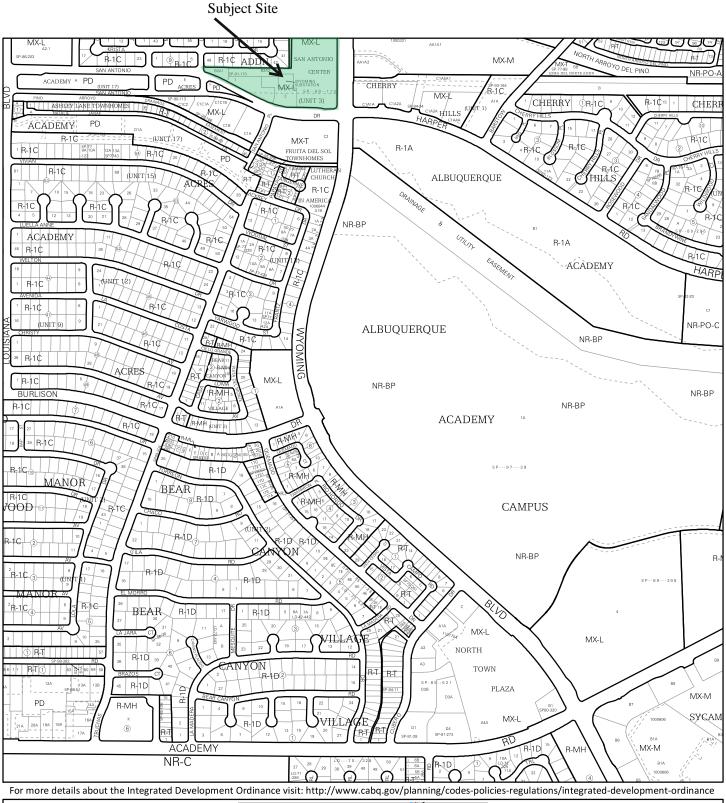
https://ido.abc-zone.com/

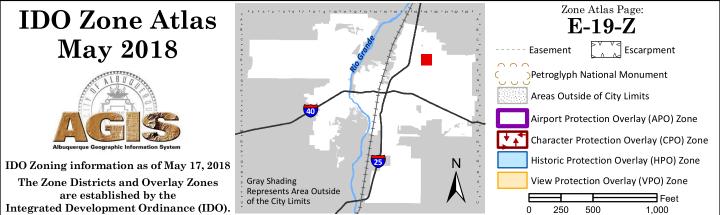
[Note: Items with an asterisk (\*) are required.]

**IDO Interactive Map** 

https://tinyurl.com/IDOzoningmap

<sup>&</sup>lt;sup>5</sup> Available here: <a href="https://tinurl.com/idozoningmap">https://tinurl.com/idozoningmap</a>







# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



| PART I - PROCESS                                       |                               |                                       |            |
|--|-------------------------------|---------------------------------------|------------|
| Use Table 6-1-1 in the Integrated Developm             | ent Ordinance (IDO) to a      | nswer the following:                  |            |
| Application Type: Major Site Plan Amend                | ment                          |                                       |            |
| Decision-making Body: Environmental Plan               | nning Commission (EPC)        |                                       |            |
| Pre-Application meeting required:                      | 🗆 Yes 🏿 No                    |                                       |            |
| Neighborhood meeting required:                         | X Yes 🛮 No                    |                                       |            |
| Mailed Notice required:                                | X Yes □ No                    |                                       |            |
| Electronic Mail required:                              | ${f X}$ Yes $\square$ No      |                                       |            |
| Is this a Site Plan Application:                       | X Yes □ No                    | <b>Note</b> : if yes, see second page |            |
| PART II – DETAILS OF REQUEST                           |                               |                                       |            |
| Address of property listed in application: N           | Iultiple addresses for this   | s site, please see zone atlas map.    | 1          |
| Name of property owner: United Supermarkets            | LLC/AMERICAN STORES           | PROPERTIES INC PROPERTY TAX           | DEPT       |
| Name of applicant: The Human                           | Bean /Modulus Archite         | cts & Land Use Planning, Inc.         |            |
| Date, time, and place of public meeting or h           | nearing, if applicable:       |                                       |            |
| June 15, 2023 @8:40am, VIA Zoom                        |                               |                                       |            |
| Address, phone number, or website for add              |                               |                                       |            |
| Regina Okoye with Modulus Architec                     |                               | ing 505.338.1499 (Ext. 1003           | 3)         |
| PART III - ATTACHMENTS REQUIRED                        | WITH THIS NOTICE              |                                       |            |
| X Zone Atlas page indicating subject proper            | ty.                           |                                       |            |
| XDrawings, elevations, or other illustration           | s of this request.            |                                       |            |
| $\hfill \square$ Summary of pre-submittal neighborhood | meeting, if applicable.       | N/A                                   |            |
| XSummary of request, including explanation             | ns of deviations, varianc     | es, or waivers.                       |            |
| <b>IMPORTANT: PUBLIC NOTICE MUST</b>                   | <b>BE MADE IN A TIMEL</b>     | Y MANNER PURSUANT TO                  |            |
| SUBSECTION 14-16-6-4(K) OF THE IN                      | TEGRATED DEVELOP              | MENT ORDINANCE (IDO).                 |            |
| PROOF OF NOTICE WITH ALL REQUIR                        |                               | · ·                                   |            |
| APPLICATION.   |                               |                                       |            |
| 7.1.1 210/11/01/11                                     |                               |                                       |            |
| I certify that the information I have included         | here and sent in the req      | uired notice was complete, true.      | and        |
| accurate to the extent of my knowledge.                | ·                             | , ,                                   |            |
| ,  |                               |                                       |            |
| _  |                               |                                       |            |
| Roginokaya   | (Applicant signature)         | 5/3/2023                              | (Date)     |
|  |                               |                                       |            |
| <b>Note</b> : Providing incomplete information may req | - ·                           |                                       | rmation is |
| a violation of the list mitslinnt to list Silhsection  | , 14-ID-D-9161131011011011011 | euu 10 0 aeniai 01 Volit anniiration  |            |

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860



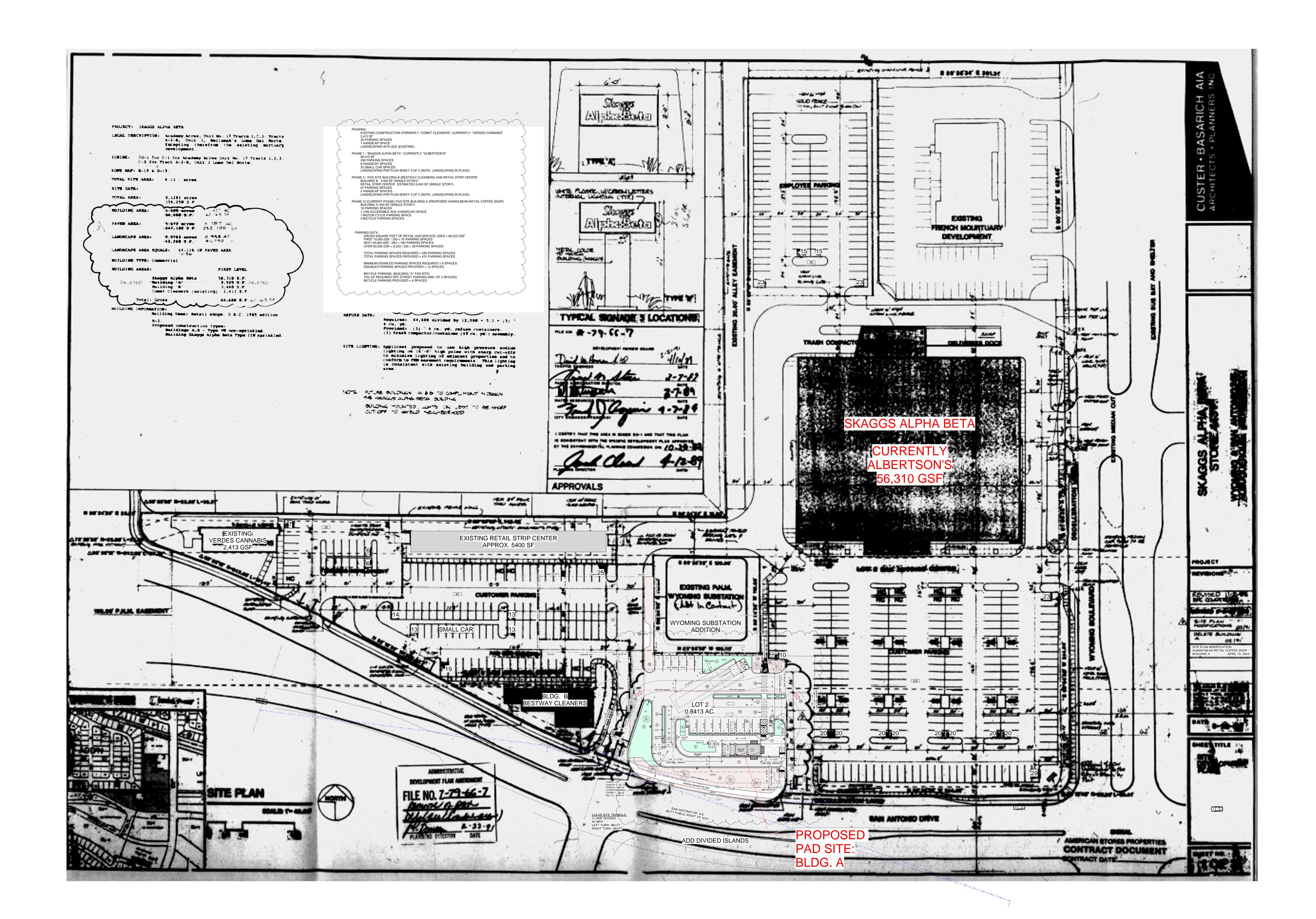
# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT

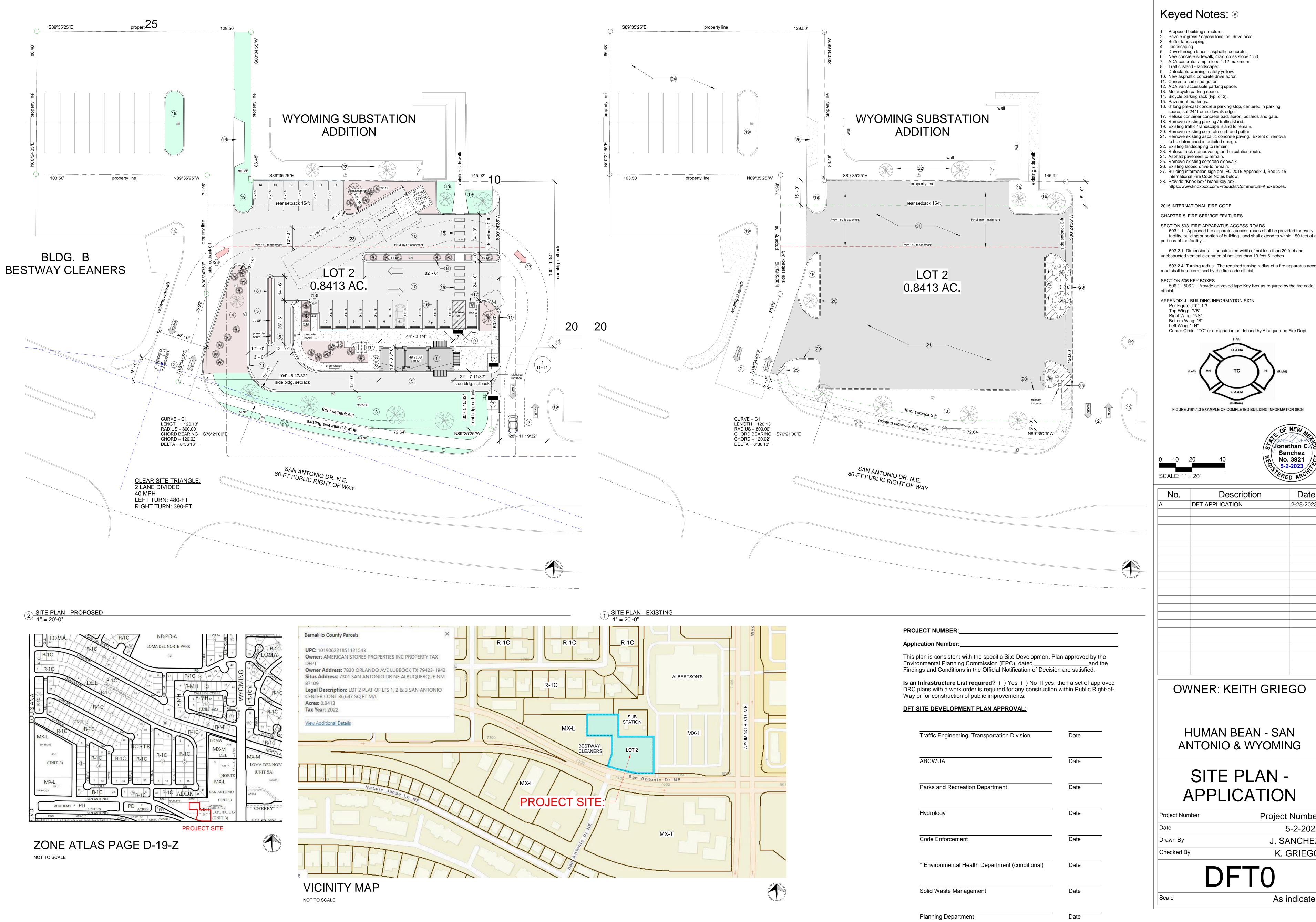


| DADT II       | ATTACLIBATELEC               | DEALUBED | FOR CITE DI  | ANI ADDITIONIC  | <b>OBIL 1</b> / |
|---------------|------------------------------|----------|--------------|-----------------|-----------------|
| PARIIV —      | $\Delta I I \Delta C HMFNIS$ | RECHIRED | F()K VIIF PI | AN APPLICATIONS |                 |
| 1 / 1 1 1 1 1 |                              | ILCOILE  |              |                 | CITE            |

Provide a site plan that shows, at a minimum, the following:

- Xa. Location of proposed buildings and landscape areas.
- Xb. Access and circulation for vehicles and pedestrians.
- Xc. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- Xe. For non-residential development:
  - X Total gross floor area of proposed project.
  - X Gross floor area for each proposed use.





https://www.knoxbox.com/Products/Commercial-KnoxBoxes.

SECTION 503 FIRE APPARATUS ACCESS ROADS 503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all

503.2.1 Dimensions. Unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches

503.2.4 Turning radius. The required turning radius of a fire apparatus access

Center Circle: "TC" or designation as defined by Albuquerque Fire Dept.

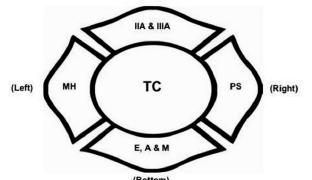


FIGURE J101.1.3 EXAMPLE OF COMPLETED BUILDING INFORMATION SIGN



| No. | Description     | Description Date |  |
|-----|-----------------|------------------|--|
| A   | DFT APPLICATION | 2-28-2023        |  |
|     |                 |                  |  |
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OWNER: KEITH GRIEGO

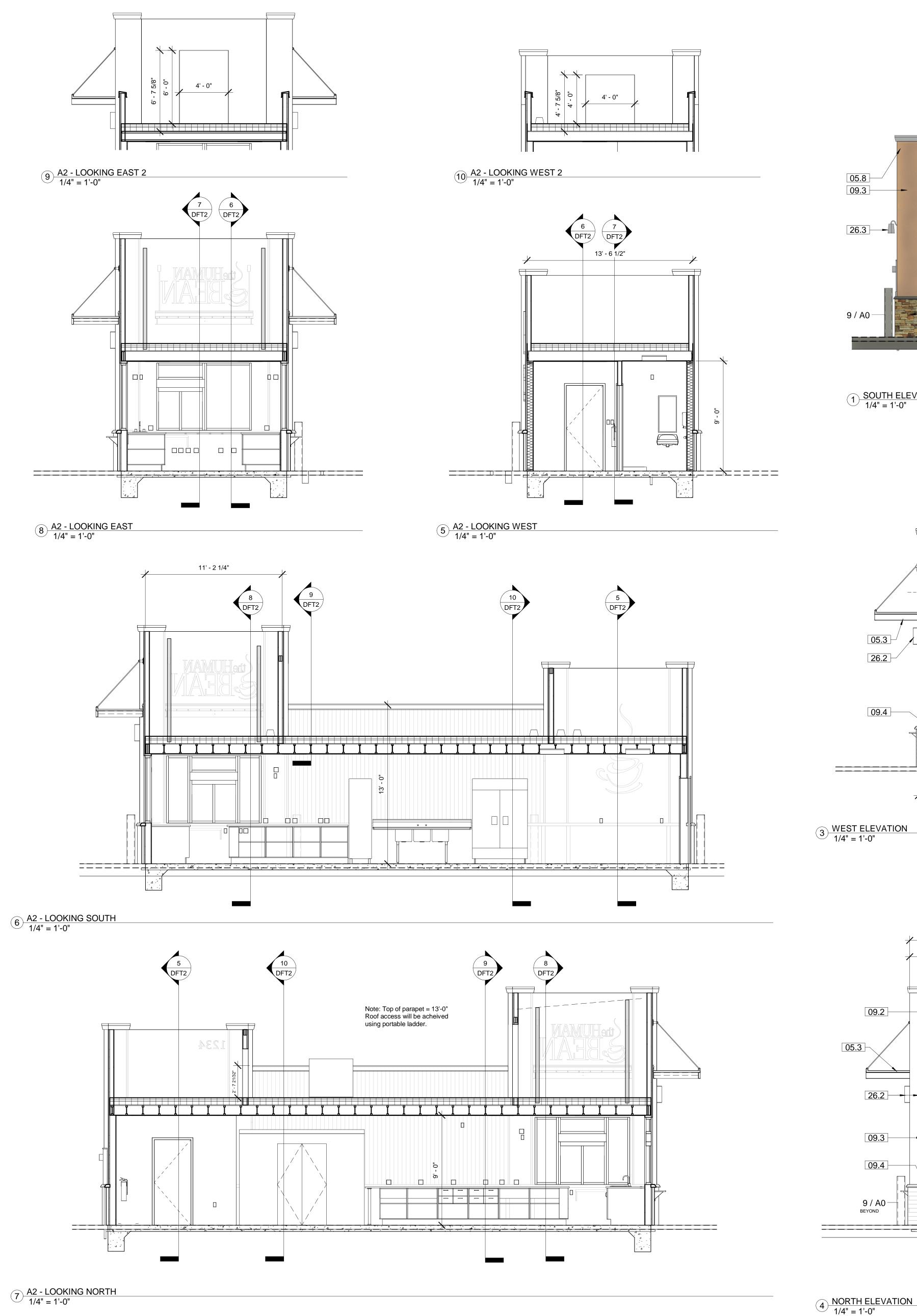
**ANTONIO & WYOMING** 

# SITE PLAN -APPLICATION

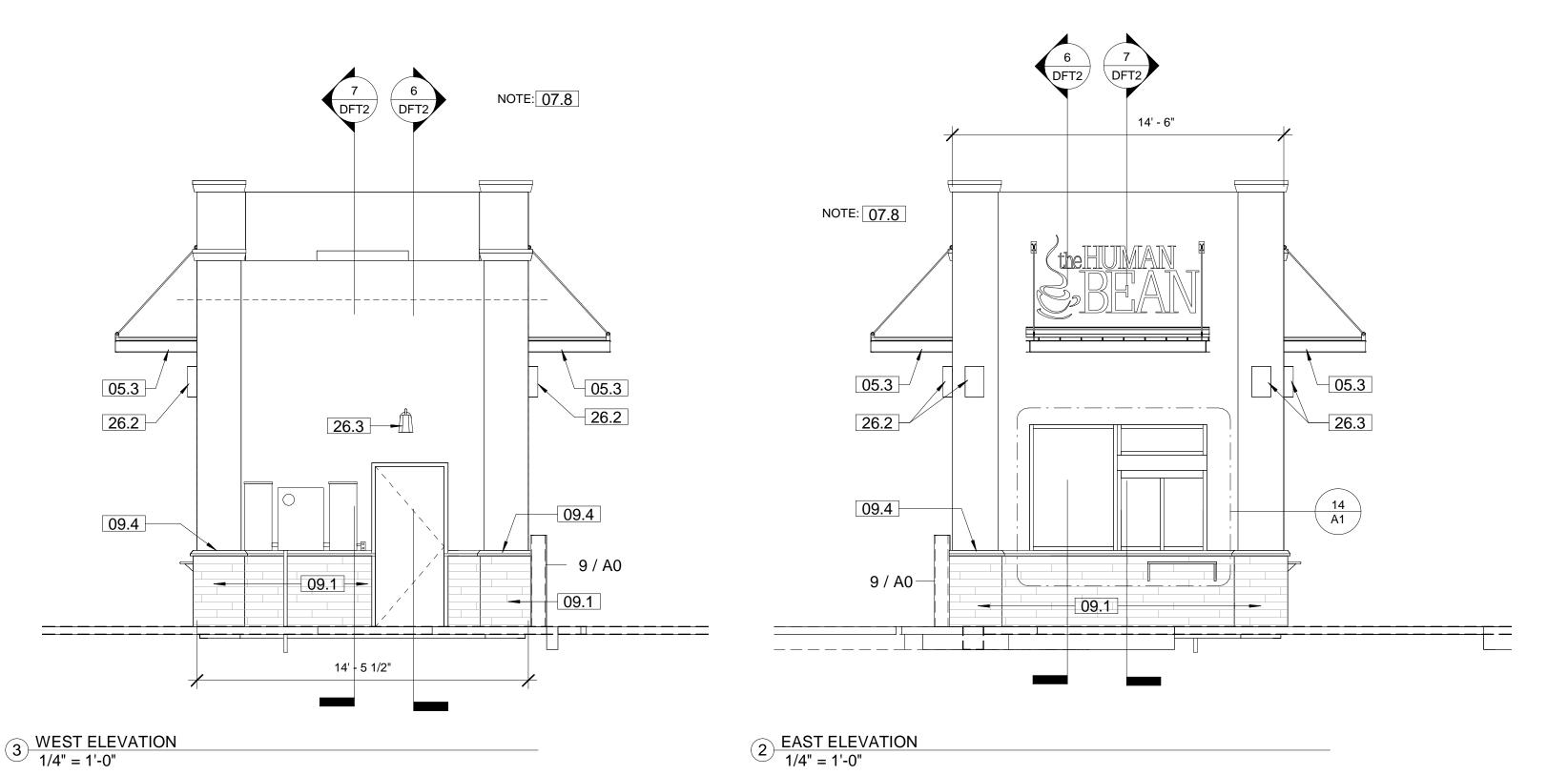
Project Number 5-2-2023 J. SANCHEZ K. GRIEGO

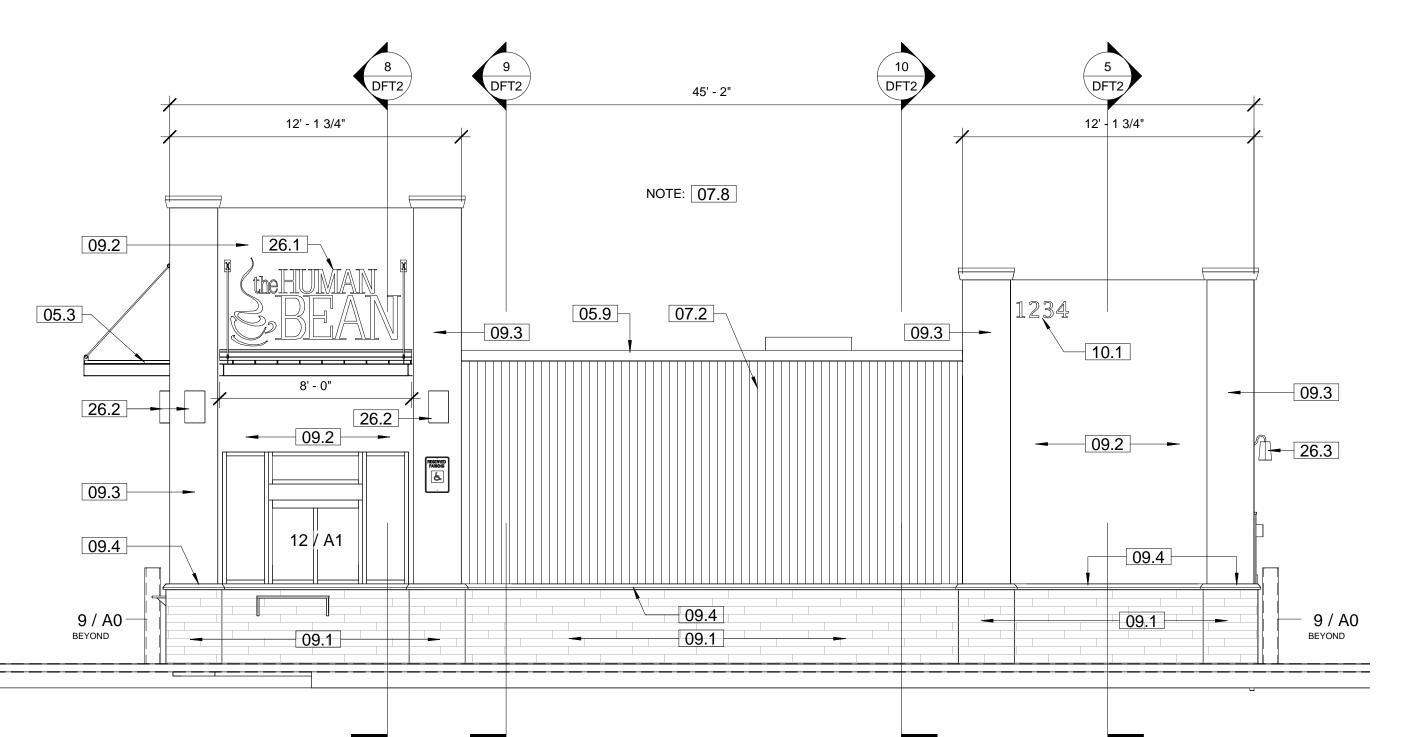
\* Environment Health, if necessary

As indicated









05 METALS:

05.1 JOIST HANGER.05.2 METAL CORNER BEAD.05.3 CUSTOM BUILT METAL AWNING.

05.4 1/2" X 12" J-HOOK ANCHOR BOLT. 05.5 SLAB REINFORCEMENT, WWF 6 X 6 W 10 X 10 PER ASTM A185. 05.6 METAL FLASHING.

05.7 ANGLE 2 x 2 x 1/8" - MECHANICALLY FASTENED.
05.8 METAL DRIP EDGE ALL-AROUND.
05.9 SNAP-ON METAL COPING COVER.

07 THERMAL AND MOISTURE PROTECTION:

07.1. STANDING SEAM METAL ROOF, DARK BRONZE.07.2. METAL PANEL, RIBBED, DARK BRONZE.

07.3. RIGID INSULATION, 2" THICK. 07.4. 07.2 RIGID INSULATION, 3 1/2" THICK. 07.5. TPO MEMBRANE, 60 MIL

07.6. TPO MEMBRANE, 60 MIL 07.7. SEALANT AND BACKER ROD.

07.8. AIR & WATER BARRIER BUILDING ENVELOPE, TYVEK® COMMERCIAL WRAP - ALL EXTERIOR SURFACES OF BLDG. 07.9. SYNTHETIC ROOF UNDERLAYMENT.

09 FINISHES:

09. 1. CULTURED STONE CLADDING - EL DORADO, RUSSET MOUNTAIN LEDGE PANEL OR OWNER APPROVED EQUAL.

09. 2. STUCCO FINISH MAIN BODY - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DARK BRONZE) MC-29065. 09. 3. STUCCÒ FINISH PILASTER - MATCH SHERWIN WILLIAMS CUSTOM

COLOR (DORMER BROWN) SW-7521. 09. 4. CULTURED STONE CAP STONE - MATCH STONE CLADDING.

09. 5. FIBERGLASS REINFORCED PANELS.

09. 6. GYPSUM WALLBOARD, 5/8" THICK.

# 10 SPECIALTIES:

10.1 12" x 36" 18 GA. STAINLESS STEEL WALL MOUNT SHELF ROUNDED FRONT EDGE 230 LB CAPACITY MODEL WS-1236. 10.2 GRAB BAR, STAINLESS STEEL 18"

10.4 GRAB BAR, STAINLESS STEEL 42"

10.3 GRAB BAR, STAINLESS STEEL 36"

10.5 PAPER TOWEL DISPENSER, WALL MOUNT M/N: ASI0210 INTRA. 10.6 TOILET PAPER DISPENSER

10.7 SOAP DISPENSER, M/N: LTX-12 GOJO.
10.8 MIRROR, 18 x 36 WITH STAINLESS STEEL FRAME.

10.9 FIRE EXTINGUISHER, BRACKET MOUNTED 2A:10B:C GENERIC. 10.10 PREMISE IDENTIFICATION, 12" HIGH ALUMINUM NUMBERS. ADDRESS TO BE DETERMINED.

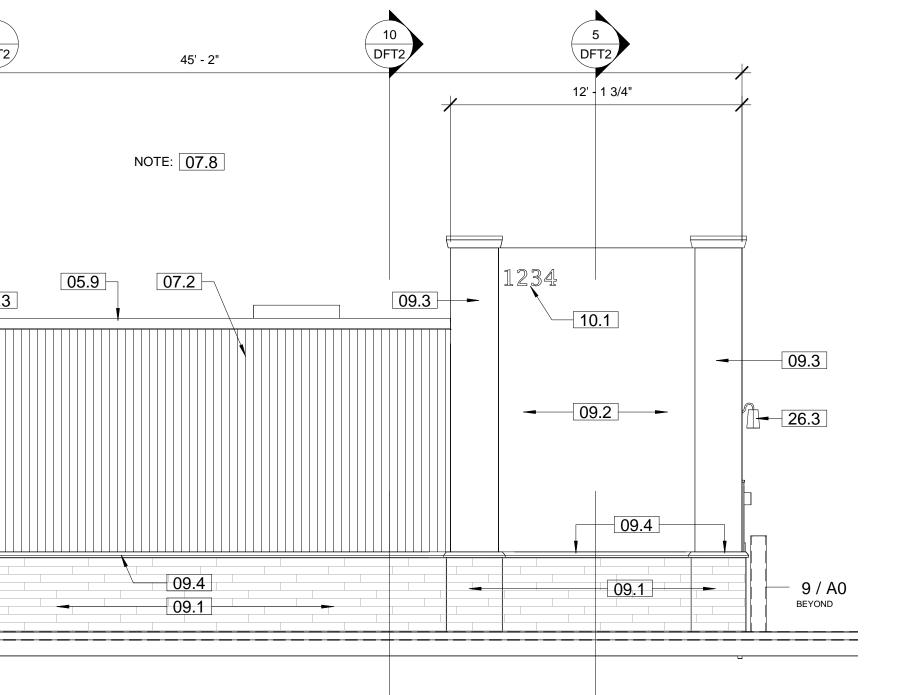
# 26 ELECTRICAL:

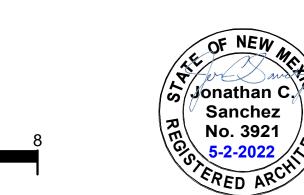
SCALE: 1/4" = 1'-0"

Scale

26.1. ILLUMINATED LOGO AND BUSINESS SIGN. 26.2. CUSTOM WALL SCONCE LIGHT FIXTURE.

26.3. WALL MOUNTED LIGHT FIXTURE.
26.4. POLE LIGHT, 20-FT TALL - SEE SITE PLAN.





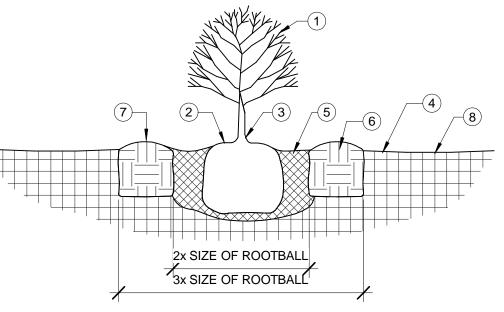
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

# **EXTERIOR ELEVATIONS & BUILDING SECTIONS**

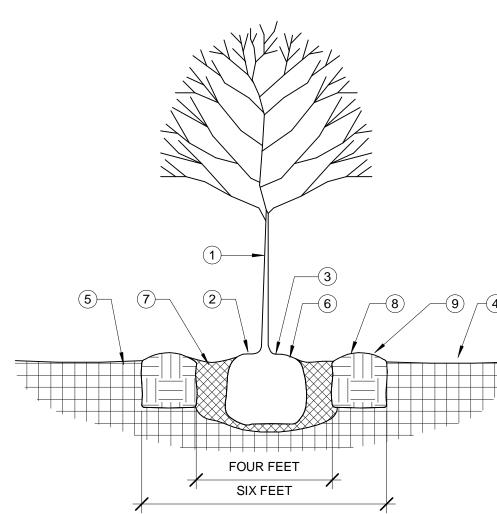
**Project Number** Project Number J. SANCHEZ Drawn By K. GRIEGO Checked By

As indicated



# SHRUB PLANTING NOTES:

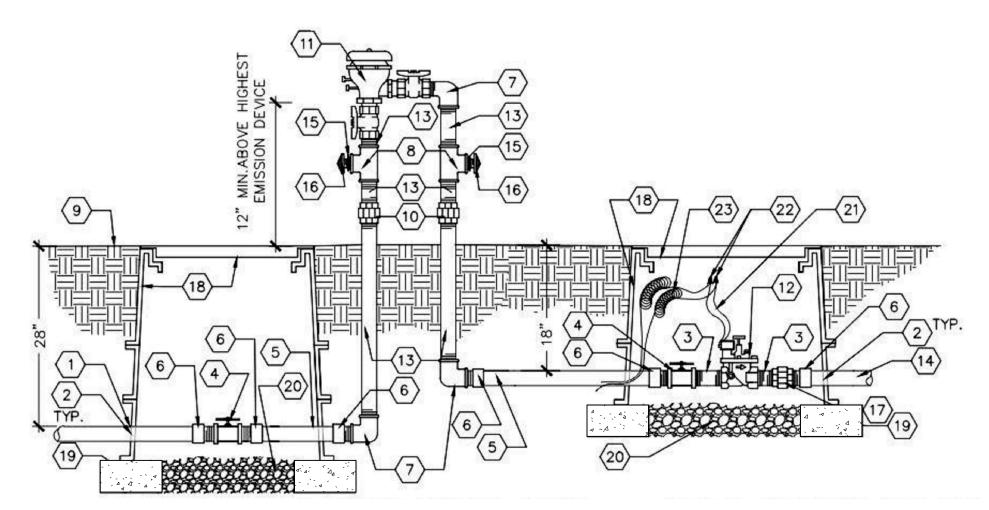
- 1. SHRUB LOCATION AND SPECIES AS PER PLAN 2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
- 3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH). 4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS
- 5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS
- AND AIR POCKETS.
- 6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT.
- 2" HIGH X 6" WIDE BERM.
   WEED BARRIER FABRIC SEE IRRIGATION PLANTING PLAN -TURN DOWN 6" AT EDGES.



# TREE PLANTING NOTES:

SHOWN ON THE PLANS.

- 1. TREE LOCATION AND SPECIES AS PER PLAN 2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK. 3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO
- EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH). 4. MULCH - SEE PLANTING PLAN.
- 5. WEED BARRIER FABRIC SEE IRRIGATION PLANTING PLAN -TURN DOWN 6" AT EDGES. . INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND / OR ROPE PRIOR TO BACKFILL. REMOVE
- BURLAP EXCEPT FROM BOTTOM OF ROOT BALL. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS.
- LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS. 8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED
- 9. 4" HIGH X 12" WIDE BERM, 6-FT MINIMUM DIAMETER OR AS

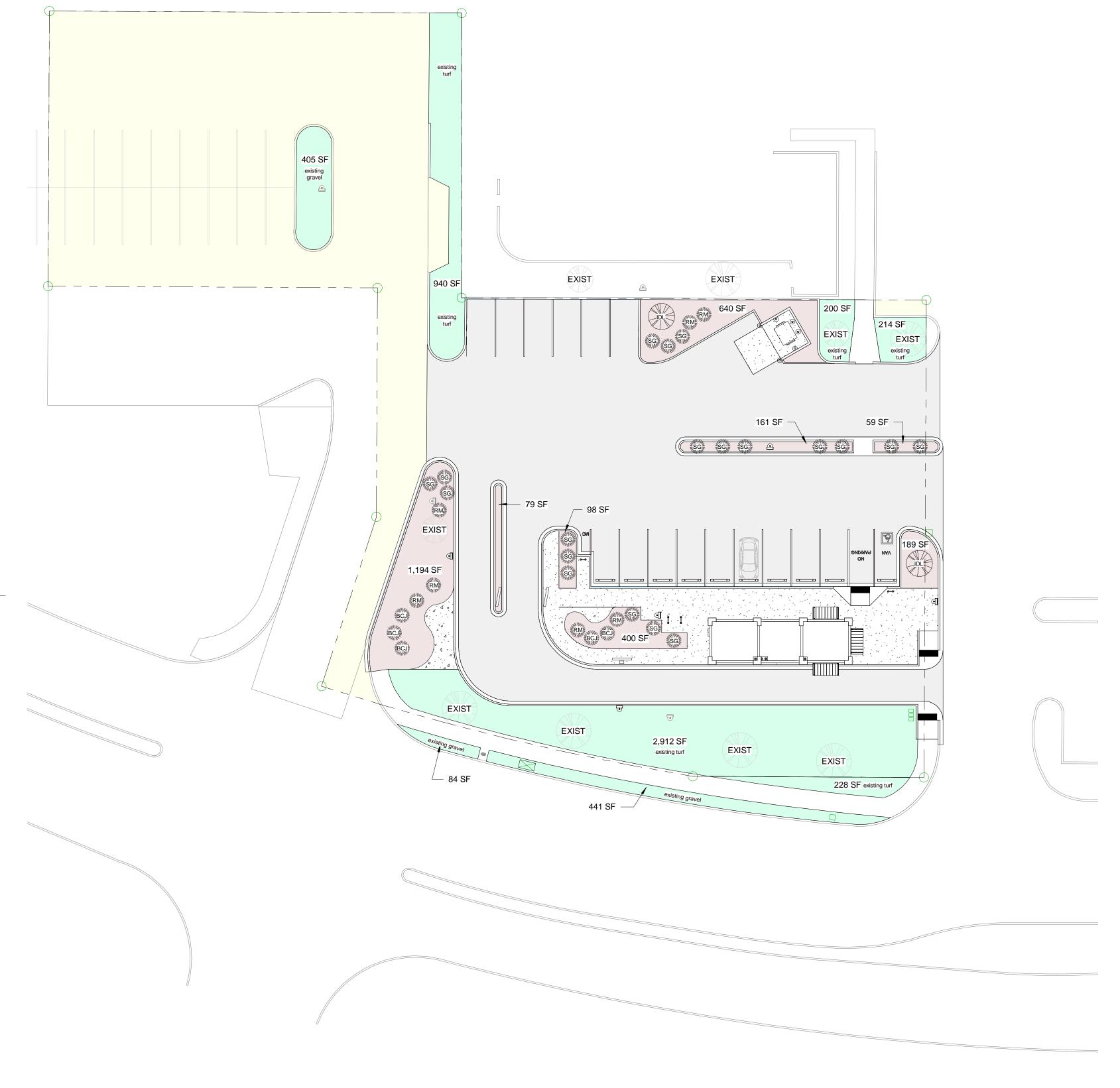


# CONSTRUCTION NOTES:

- MAINLINE FROM METER.
   DRILLED HOLE THROUGH VALVE BOX EXTENSION. DIAMETER SHALL BE 1/2" LARGER THAN PIPE. 3. SCHEDULE 80 PVC NIPPLE.
- 4. SCHEDULE 80 PVC TRUE UNION BALL
- 5. CONSTANT PRESSURE IRRIGATION MAINLINE.
- 6. SCHEDULE 80 TOE NIPPLE WITH SLIP COUPLER. 7. GALVANIZED ELL.
- GALVANIZED TEE.
   FINISH GRADE.
- 10. GALVANIZED UNION (MIN. 4" ABOVE FINISH GRADE). 11. PRESSURE VACUUM BREAKER - SEE IRRIGATION LEGEND.
- 12. AUTOMATIC MASTER VALVE SEE IRRIGATION LEGEND.
- 13. GALVANIZED NIPPLE. 14. NON-CONSTANT PRESSURE IRRIGATION
- MAINLINE. 15. GALVANIZED REDUCER BUSHING.
- 17. GALVANIZED DRAIN PLUG.18. SCHEDULE 80 PVC UNION.
- 19. 17" x 30" VALVE BOX WITH T-STYLE BOLT DOWN COVER AND EXTENSIONS AS REQUIRED - SEE IRRIGATION LEGEND.
- 20. 4" x 8" x 16" SOLID CMU BLOCK, EIGHT PER VALVE BOX.
- 21. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL OF ANY EQUIPMENT OR PIPING.
- 22. MASTER VALVE CONTROL WIRE.
- 23. WATERPROOF WIRE CONNECTOR. 24. 36" LENGTH WIRE EXPANSION LOOPS.

1" = 20'-0"

3 L1 - IRRIGATION BACKFLOW / VALVES 3/4" = 1'-0"



1 LANDSCAPING PLAN

# PLANT LEGEND:



CHILOPSIS LINEARIS 2" CALIPER, BALLED & **DESERT WILLOW** BURLAPPED, 6-FT TALL

2" CALIPER, BALLED & BURLAPPED, 6-FT TALL

ROSMARINUS OFFICINALIS 5-GALLON ROSEMARY PANICUM SWITCH GRASS

"IDAHO" LOCUST

JUNIPERUS HORIZONTALIS 5-GALLON BLUE CHIP JUNIPER

EXISTING LANDSCAPE (GRASS) STONE GRAVEL: 2" - 4" PUEBLO ROSE

STONE GRAVEL: 7/16" PUEBLO ROSE EXISTING LANDSCAPED AREA TO REMAIN EXISTING ASPALT TO REMAIN

# **WATERING NOTE:**

DRIP SYSTEM RUN CYCLES:

ESTABLISHMENT AND SUMMER: 1 HOUR / 4 DAYS A WEEK

SPRING: 1 HOUR / 2-3 DAYS A WEEK FALL: 1 HOUR / 2-3 DAYS A WEEK

WINTER: 1 HOUR / 2 DAYS PER MONTH

# **LANDSCAPE DATA:**

**GROSS LOT AREA** 36,644 SF LESS BUILDING NET LOT AREA

REQUIRED LANDSCAPE 15% OF NET LOT AREA 7,491 SF PROPOSED LANDSCAPE PERCENT OF NET LOT AREA 20.8%

HIGH WATER USE OF TURF NONE PROPOSED

STREET TREES EXISTING: TOTAL 4 MATURE TREES PARKING LOT TREES

PROVIDE AT 1 PER 10 SPACES (16 SPACES / 10) = 1.6 OR 2 TREE REQUIRED

TOTAL REQUIRED TREES = 6
TOTAL PROPOSED TREES = 10
NOTE: EXISTING TREES WILL BE EVALUATED TO DETERMINE IF
THEY NEED TO BE REMOVE AND / OR REPLACED.

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL

5,001 SF X 75% OR 5,001 X 0.75 = 3,751 SF MINIMUM

# **GENERAL NOTES:**

- A. MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILTY OF THE OWNER.
- B. PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975).
- C. WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- D. THIS PLAN SHALL PROVIDE 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT FULL MATURITY.

E. LANDSCAPE AREAS TO MULCHED WITH 7/16" PUEBLO

ROSE FIELD AND 2" - 4" PUEBLO ROSE ACCENTS AS SHOWN ON PLAN TO A DEPTH OF 3" OVER FILTER FABRIC. F. DO NOT PLACE TREES IN PUBLIC UTILITY EASEMENTS.

| No. | Description | Date |
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OWNER: KEITH GRIEGO

HUMAN BEAN - SAN **ANTONIO & WYOMING** 

# LANDSCAPING PLAN

**Project Number** Project Number 5-2-2023 J. SANCHEZ Drawn By K. GRIEGO Checked By

Scale

As indicated

## **Regina Okoye**

From: Regina Okoye

Sent: Wednesday, May 3, 2023 9:53 AM

To: rvaughn.rv@gmail.com; hhapp@juno.com; wrbarry@msn.com; nancic613@hotmail.com; 'Ellen Dueweke'; mgriffee@noreste.org

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

**Attachments:** NA Full Package.pdf

### 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 Request: May 3, 2023

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): Cherry Hills Civic Association, North Wyoming NA, District 4 Coalition of NA

Name of NA Representative: Roger Vaughn, Hank Happ, William Barry, Nanci Carriveau, Ellen Dueweke, Mildred Griffee

Email Address or Mailing Address of NA Representative: <a href="mailto:rvaughn.rv@gmail.com">rvaughn.rv@gmail.com</a>; <a href="mailto:hhapp@juno.com">hhapp@juno.com</a>; <a href="mailto:wrbarry@msn.com">wrbarry@msn.com</a>; <a href="mailto:nancic613@hotmail.com">nancic613@hotmail.com</a>; <a href="mailto:edueweke@juno.com">edueweke@juno.com</a>; <a href="mailto:mgriffee@noreste.org">mgriffee@noreste.org</a>

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

1. Subject Property Address: Multiple Addresses for this site, please see zone atlas map.

Location Description: Northwest Corner of Wyoming Blvd. NE & San Antonio Dr. NE

2. Property Owner: United Supermarkets LLC/American Stores Properties Inc Property Tax Dept

3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./The Human Bean

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

Conditional Use Approval

Permit (Carport or Wall/Fence - Major)

#### Site Plan

Subdivision Major: Preliminary Plat (Minor or Major) Vacation (Easement/Private Way or Public Right-of-way)

Variance Waiver

Zoning Map Amendment

Other:

Summary of project/request: The purpose of this Major Site Plan Amendment is to propose a quick-service restaurant (The Human Bean) development located on the northwest corner of the intersection of Wyoming Blvd. NE & San Antonio Dr. NE in Albuquerque, NM. The development will consist of a 640 sq. ft. quick-service restaurant with a drive-through.

5. This application will be decided at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Landmarks Commission (LC)

Development Hearing Officer (DHO)

**Environmental Planning Commission (EPC)** 

Date/Time: June 15, 2023, 2023 @ 8:40 am VIA ZOOM

Location: VIA Zoom – Join Zoom Meeting <a href="https://cabq.zoom.us/j/2269592859">https://cabq.zoom.us/j/2269592859</a>

Meeting ID: 226 959 2859

Agenda/Meeting Materials: <a href="http://www.cabq.gov/planning/boards-commissions">http://www.cabq.gov/planning/boards-commissions</a>

To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

6. Where more information about the project can be found:

Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003

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

- 1. Zone Atlas Page(s): E-19-Z & D-19-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: NA

4. Pre-submittal Neighborhood Meeting: Yes

Summary of Pre-Submittal Neighborhood Meeting, if one occurred: A pre-submittal Neighborhood Meeting was offered but one was not requested.

- 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:
  - a. Area of Property [typically in acres]: +/- 8.13 acres
  - b. IDO Zone District: MX-L
  - c. Overlay Zone(s): N/A
  - . Center or Corridor Area: Wyoming Blvd.: Multi-Modal Corridor & Cherry Hills Village Activity Center
- 2. Current Land Use(s) [vacant, if none]: Parking Lot

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at <u>devhelp@cabq.gov</u> or 505-924-3955

#### **Useful Links**

**Integrated Development Ordinance (IDO)** 

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

**IDO Interactive Map** 

https://tinyurl.com/IDOzoningmap

cc: Cherry Hillis Civic Association

North Wyoming NA

District 4 Coalition of NA









THURIK BRETT & MICHELLE 7912 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MARTINEZ & SONS LLC 7451 PAN AMERICAN WEST FWY NE ALBUQUERQUE NM 87109-4645

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MOORE TAMRA KAY 7704 KRISTA DR NE ALBUQUERQUE NM 87109-4826

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109 ALBUQUERQUE NM 87109-4825

TANNER JOHN D & JEANETTE A 7604 KRISTA DR NE





ALBUQUERQUE, NM 87109

IRWIN RAYMOND & BARBARA HELEN
TRUSTEES IRWIN LVT
7804 KRISTA DR NE
ALBUQUERQUE NM 87109-4827

AMERICAN STORES PROPERTIES INC

PROPERTY TAX DEPT 7830 ORLANDO AVE LUBBOCK TX 79423-1942

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





LUBRICAR PROPERTIES III LLC 3520 CALLE CUERVO NW ALBUQUERQUE NM 87114-9220

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





VERDES HEIGHTS LLC 6005 CORONADO AVE NE ALBUQUERQUE NM 87109-4665

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





RAMOS KACEE JO 7712 KRISTA DR NE ALBUQUERQUE NM 87109-4826 ABBY ROSE LLC 37 AVENIDA DEL SOL CEDAR CREST NM 87008-9415





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





PUBLIC SERVICE CO OF NM ALVARADO SQUARE

**ALBUQUERQUE NM 87158** 

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600

ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 

MODULUS ARCHITECTS INC.

ALBUQUERQUE, NM 87109

100 SUN AVENUE NE, SUITE 600

POTTER JOHNNY S & GERTRUDE 7104 ORALEE ST NE ALBUQUERQUE NM 87109

ALBUQUERQUE NM 87109-4816





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 

MCDONALDS REAL ESTATE COMPANY PO BOX 66207 AMF OHARE IL 60666

HILGENDORF ROBERT & LING TONG

1824 CAMINO CORRALES SANTA FE NM 87505-7503





LAPOINTE JEAN F 7928 DERICKSON AVE NE

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

100 SUN AVENUE NE, SUITE 600

**ALBUQUERQUE, NM 87109** 

LBJ ENTERPRISES LLC 5601 HIGHWAY 95 NO SUITE 730 LAKE HAVASU CITY AZ 86404-8551





ASP SW INVESTOR LLC 7830 ORLANDO AVE LUBBOCK TX 79423-1942

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 





MODULUS ARCHITECTS INC.

LECHUGA JIMMY R 7909 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815





GRAVES DEAN L & BLAKE K 7700 KRISTA DR NE ALBUQUERQUE NM 87109-4826

SOUTHWICK TAYLOR A 7101 ORALEE ST NE ALBUQUERQUE NM 87109-4836

MODULUS ARCHITECTS INC.

ALBUQUERQUE, NM 87109

100 SUN AVENUE NE, SUITE 600





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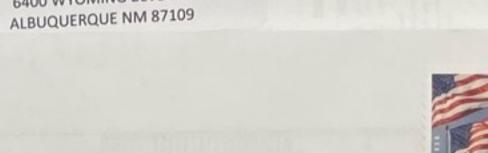
COMPHER RENEE R & COMPHER ROMMIE R 7913 DERICKSON AVE NE

ALBUQUERQUE NM 87109-4815





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 



ALBUQUERQUE ACADEMY INC

ALBUQUERQUE ACADEMY

6400 WYOMING BLVD NE

CONES MICHAEL E & MARIA TERESA A 7921 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815

DISTRICT 4 COALITION OF NA

**ELLEN DUEWEKE** 



DAVIS SHANE RYAN & DAVIS AZUSENA 7816 KRISTA DR NE ALBUQUERQUE NM 87109-4827

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





DISTRICT 4 COALITION OF NA MILDRED GRIFFEE PO BOX 90986 ALBUQUERQUE NM 87199

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.

ALBUQUERQUE, NM 87109

100 SUN AVENUE NE, SUITE 600





PO BOX 90986 **ALBUQUERQUE NM 87199** 





NORTH WYOMING NA WILLIAM BARRY 8124 SIGUARD COURT NE

ALBUQUERQUE NM 87109





100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.

NORTH WYOMING NA NACI CARRIVEAU 8309 KRIM DRIVE NE ALBUQUERQUE NM 87109





CHERRY HILLS CIVIC ASSOC ROGER VAUGHN 6912 RED SKY ROAD NE ALBUQUERQUE NM 87111

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

> CHERRY HILLS CIVIC ASSOC HAND HAPP 8313 CHERRY HILLS ROAD NE ALBUQUERQUE NM 87111





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





FIRST JUMP LLC 6801 JEFFERSON ST NE SUITE 100 ALBUQUERQUE NM 87109-4390

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





7905 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815

7908 DERICKSON AVE NE

ALBUQUERQUE NM 87109-4816





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





DOOLEY HAROLD C & DOROTHY J

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.

ALBUQUERQUE, NM 87109

100 SUN AVENUE NE, SUITE 600





GONZALES DEVIN & GONZALES TEOFILA
7925 DERICKSON AVE NE
ALBUQUERQUE NM 87109

FAZIO ALAN & PAULA G 7900 DERICKSON AVE NE

ALBUQUERQUE NM 87109-4816

VALDO CARMEN 7105 ORALEE ST NE

ALBUQUERQUE NM 87109

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





CANO DUSTIN L 7708 KRISTA DR NE ALBUQUERQUE NM 87109-4826

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





TRUJILLO MARCUS & ST AMAND DANIELLE
7105 LEONA ST NE
ALBUQUERQUE NM 87109-4828

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MAGLIDT BRYAN W & ALICIA B 7100 LEONA DR NE ALBUQUERQUE NM 87109

CSP CHERRY HILL LP 7331 SAN ANTONIO DR NE ALBUQUERQUE NM 87109-4871

MODULUS ARCHITECTS INC.

**ALBUQUERQUE, NM 87109** 

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600

ALBUQUERQUE, NM 87109

100 SUN AVENUE NE, SUITE 600





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MCANIFF DANIELLE J 7100 ORALEE ST NE

ALBUQUERQUE NM 87109-4837





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 





HARMON MICHAEL LEE & ROBIN L 7812 KRISTA DR NE ALBUQUERQUE NM 87109





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SPROSS THOMAS N & AMY M 594 APPLEWOOD RD CORRALES NM 87048

CASSEL RICHARD T & RAMONA M & CASSEL

WILLIAM F

7800 KRISTA DR NE

ALBUQUERQUE NM 87109-4827





STEWART CHESTER FRENCH & DIANA PO BOX 25063 ALBUQUERQUE NM 87125-0063

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 

CARRILLO JEREMY 7917 DERICKSON AVE NE ALBUQUERQUE NM 87109-4815

MAYS ESMERALDA D

7904 DERICKSON AVE NE ALBUQUERQUE NM 87109





MARTINEZ MONICA L 7901 DERICKSON AVE NE ALBUQUERQUE NM 87109

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 





HEIGHTS PROPERTIES LLP PO BOX 30661 TUCSON TX 85751-0661

LOPEZ DAVID L 7920 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816

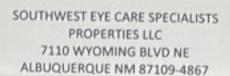




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MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





JACK LAND GROUP LLC 7340 SAN ANTONIO DR NE ALBUQUERQUE NM 87109-4870

DCLPTRUST

7600 PAN AMERICAN PL NE ALBUQUERQUE NM 87109

SANCHEZ JOE & MARIE D

7101 LEONA ST NE

ALBUQUERQUE NM 87109-4828

LAWRENCE RICHARD

7916 DERICKSON AVE NE

ALBUQUERQUE NM 87109-4816

D N C LTD PARTNERSHIP C/O SCOTT

GARRETT

7120 WYOMING BLVD NE SUITE 16

ALBUQUERQUE NM 87109-4869

MODULUS ARCHITECTS INC. ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

MAESTAS & WARD PROP MGMT PO BOX 91090 ALBUQUERQUE NM 87199

CHERRY HILLS OFFICE COMPLEX LLC C/O





**EVANS ERIC DAVID & CRESTINA** 7104 LEONA ST NE ALBUQUERQUE NM 87109-4829





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. **100 SUN AVENUE NE, SUITE 600** ALBUQUERQUE, NM 87109

> BRESLIN JOHN MICHAEL & BRESLIN BARBARA JO 7924 DERICKSON AVE NE ALBUQUERQUE NM 87109-4816





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 **ALBUQUERQUE, NM 87109** 

> DCLPTRUST 7600 PAN AMERICAN PL NE ALBUQUERQUE NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109





MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

> CRESPIN JOSE ISIDRO & THERESA G 7600 KRISTA DR NE ALBUQUERQUE NM 87109

MONTOYA DANNY M 7808 KRISTA DR NE ALBUQUERQUE NM 87109-4827





**ACADEMY** 6255 SAN ANTONIO DR NE ALBUQUERQUE, NM 87109-9998 (800)275-8777

05/02/2023

11:16 AM

Qty Unit Product Price Price U.S. Flags Coil 2 \$63.00 \$126.00

Grand Total:

\$126,00

Credit Card Remit

\$126,00

Card Name: VISA Account #: XXXXXXXXXXXXX2584 Approval #: 002690 Transaction #: 775

AID: A000000031010 AL: VISA CREDIT

Chip

PIN: Not Required

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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or call 1-800-410-7420

UFN: 340128-0109

Receipt #: 840-58700065-2-9993830-1

Clerk: 05

From: Regina Okoye
To: Ashlea Stewart

Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque -7301 San Antonio Dr NE,

Albuquerque, NM 87109

**Date:** Tuesday, May 30, 2023 8:48:37 AM

From: Ellen Dueweke <edueweke@juno.com> Date: April 22, 2023 at 9:31:09 AM GMT+8

Subject: RE: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque -7301 San Antonio Dr NE, Albuquerque, NM 87109

Hello Regina. I am confused about the address of 7301 San Antonio Dr. Verdes Cannabis, which is quite a bit farther west, is using 7301 San Antonio as their address. Bestway Cleaners, which is also west of the subject site is 7331 San Antonio, so wouldn't your site address have to be higher than that?

Ellen Dueweke District 4 Coalition of NAs

From: Regina Okoye <rokoye@modulusarchitects.com>
To: Mildred Griffee <mgriffee@noreste.org>, "rvaughn.rv@gmail.com" <rvaughn.rv@gmail.com>, "hhapp@juno.com" <hhapp@juno.com>, "wrbarry@msn.com" <wrbarry@msn.com>, "nancic613@hotmail.com" <nancic613@hotmail.com>, "edueweke@juno.com" <edueweke@juno.com> Subject: RE: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque -7301 San Antonio Dr NE, Albuquerque, NM 87109 Date: Fri, 21 Apr 2023 20:23:36 +0000

### Hello Mildred,

Yes, it is the development overlaid on the original site plan because that is the request we are going in for to the EPC " Major Amendment to the controlling Site Development Plan to include a restaurant and drive through useâ€.

Attached is the Site Plan for reference only. The site plan will not be a part of the approval as this will not be a Site Plan approval just an amendment to include the use.

Let me know if you have any further questions.

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com Website: www.modulusarchitects.com

Join us on Facebook: Modulus Architects on Facebook

### New Mexico | Texas | Arizona | Colorado | Oklahoma

From: Mildred Griffee [mailto:mgriffee@noreste.org]

**Sent:** Friday, April 21, 2023 1:52 PM

**To:** Regina Okoye <rokoye@modulusarchitects.com>; rvaughn.rv@gmail.com;

hhapp@juno.com; wrbarry@msn.com; nancic613@hotmail.com;

edueweke@juno.com

Subject: Re: Neighborhood Meeting Request for a Proposed Project in the City of

Albuquerque -7301 San Antonio Dr NE, Albuquerque, NM 87109

Hi Regina - thanks for this information. The "EPC-SITE PLAN" pdf looks like a copy of this new proposed development is overlaid onto the original 9 acre development of the corner of Wyoming and San Antonio. Could you send just the drawing for this particular site plan? It's hard to see what all the areas marked in green are and what the traffic flow will be into and out of the building for this pad site.

Thanks much! Mildred Griffee

On 4/21/2023 11:35 AM, Regina Okoye wrote:

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

Date of Request: April 21, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA):

Cherry Hills

Civic Association, North Wyoming NA, District 4 Coalition of NA

Name of NA Representative:

Roger

Vaughn, Hank Happ, William Barry, Nanci Carriveau, Ellen Dueweke, Mildred Griffee

Email Address or Mailing Address of NA Representative:

rvaughn.rv@gmail.com, hhapp@juno.com, wrbarry@msn.com, nancic613@hotmail.com, edueweke@juno.com,

mgriffee@noreste.org

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.

Email address to respond yes or no: <a href="mailto:rokoye@modulusarchitects.com">rokoye@modulusarchitects.com</a>

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: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (04/21/23) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address: 7301 San Antonio Dr NE, Albuquerque, NM 87109

Location Description: NWC of Wyoming Blvd & San

Antonio Dr

2. Property Owner: American Stores Properties Inc

Property Tax Dept

- 3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./The Human Bean
- 4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval
Permit (Carport or Wall/Fence - Major)

Site Plan

Subdivision Major: Preliminary Plat (Minor or Major) Vacation (Easement/Private Way or Public Right-of-way)

Variance Waiver

Zoning Map Amendment

Other:

Summary of project/request: The purpose of this Major Site Plan Amendment is to propose a quick-service restaurant development located on the northwest corner of the intersection of Wyoming Blvd. & San Antonio Dr. in Albuquerque, NM. The development will consist of a 640 sq. ft. quick-service restaurant with a drive-through.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

### **Environmental Planning Commission (EPC)**

City Council

6. Where more information about the project can be found:

Regina Okoye, Entitlements Project Manager at Modulus Architects & Land Use Planning, Inc., office (505) 338-1499 ext. 1003

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

- 1. Zone Atlas Page(s): E-19-Z & D-19-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
- 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:
  - a. Area of Property [typically in acres]: 0.8413 acres
  - b. IDO Zone District Planned development: MX-L
  - c. Overlay Zone(s): N/A
  - d. Center or Corridor Area: Wyoming Blvd. â€" Multi-Modal

Corridor & Cherry Hills Village Activity Center

2. Current Land Use(s) [vacant, if none]: Parking Lot

### **Useful Links**

**Integrated Development Ordinance (IDO)** 

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

**IDO Interactive Map** 

https://tinyurl.com/IDOzoningmap

cc: Cherry Hills Civic Association

North Wyoming NA

District 4 Coalition of NA

- 1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
- 2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
- 3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information

### SIGN POSTING AGREEMENT

### **REQUIREMENTS**

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

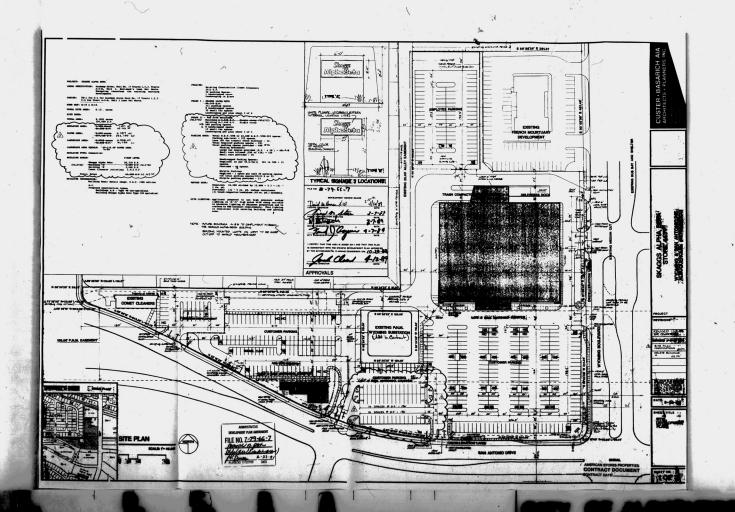
### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

|           |           | easily.                  |   |   |  |
|-----------|-----------|--------------------------|---|---|--|
| 4.        | TIME      |                          |   |   |  |
| Signs mus | t be post | ed from                  | To  |   |  |
| 5.        | REMO      | VAL                      |   |   |  |
|           | А.<br>В.  | •                        | noved before the initial hearing<br>oved within five (5) days after t | •   |  |
|           |           |                          |   | nt Counter Staff. I understand (A) my located. I am being given a copy of the |  |
|           |           | Regime Kaya              |   | 5/4/2023  |  |
|           | _         | ,                        | (Applicant or Agent)  | (Date)  |  |
| I issued  | sigr      | ns for this application, | (Date)  | (Staff Member)  |  |

PROJECT NUMBER:

# CONTROLLING SITE DEVLEOPMENT PLAN



file #2-1966]

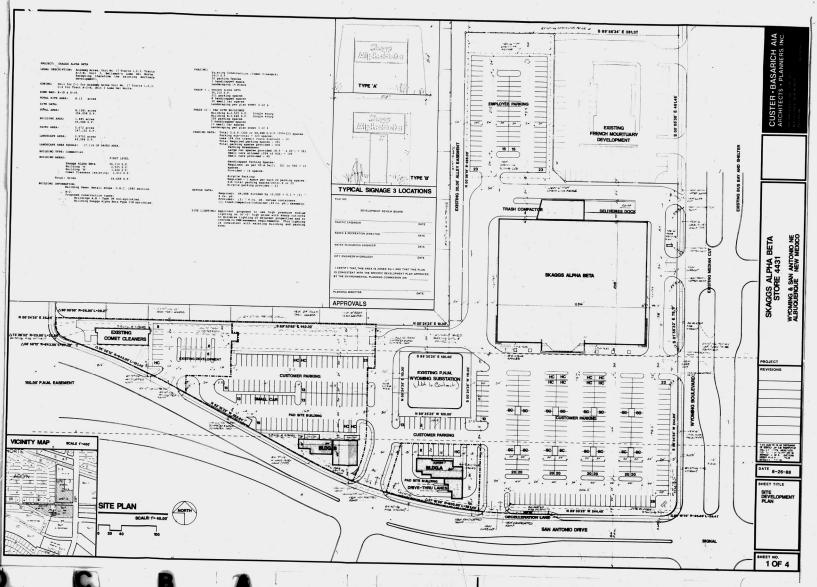
number of plans in file











CITY OF ALBOQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the PLANNING DIVISION and was filined in the normal course of business. The protographic processes used next the Easte Microfilm dicrographics Associational dicrographics Association (SS15-1975).

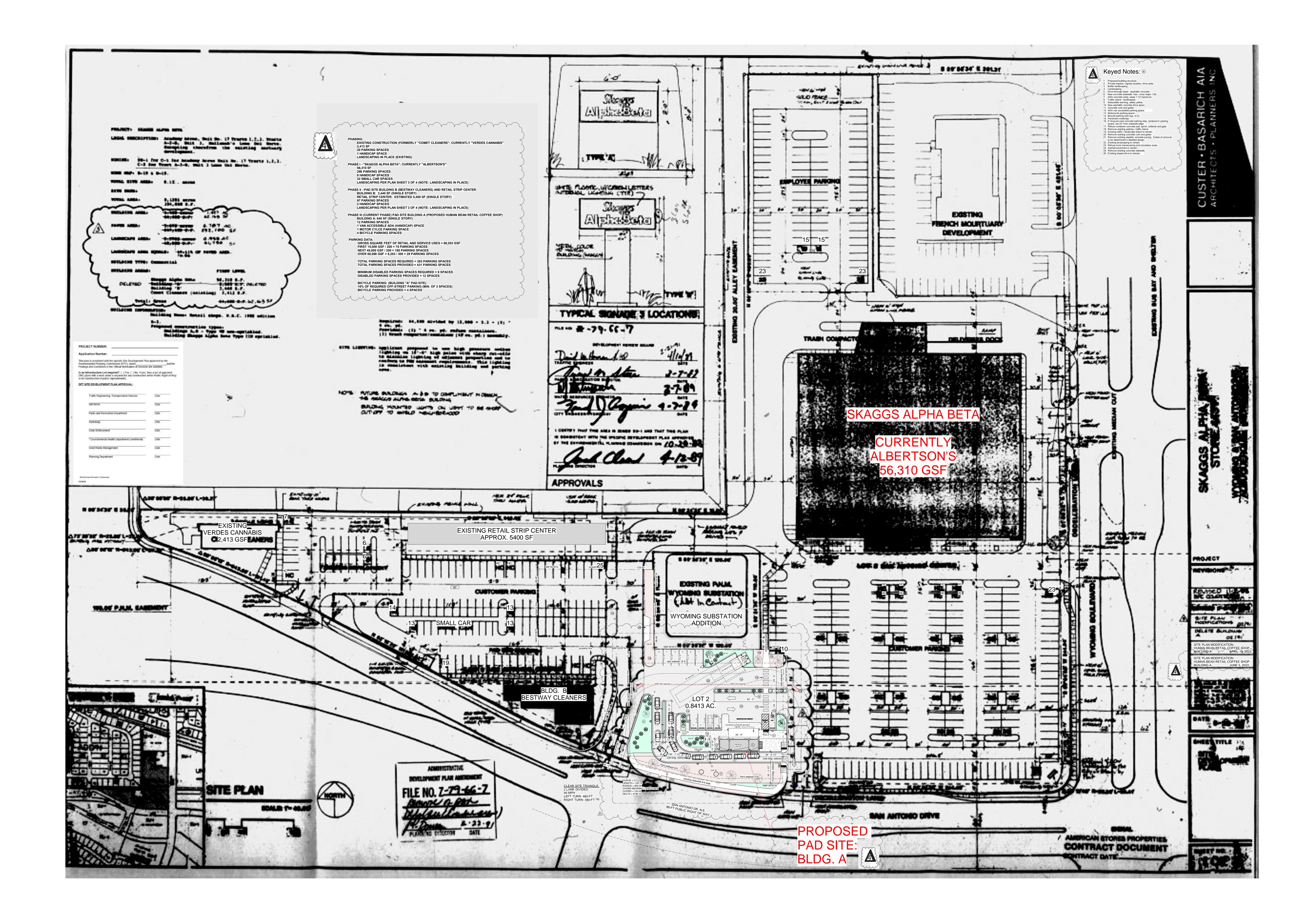


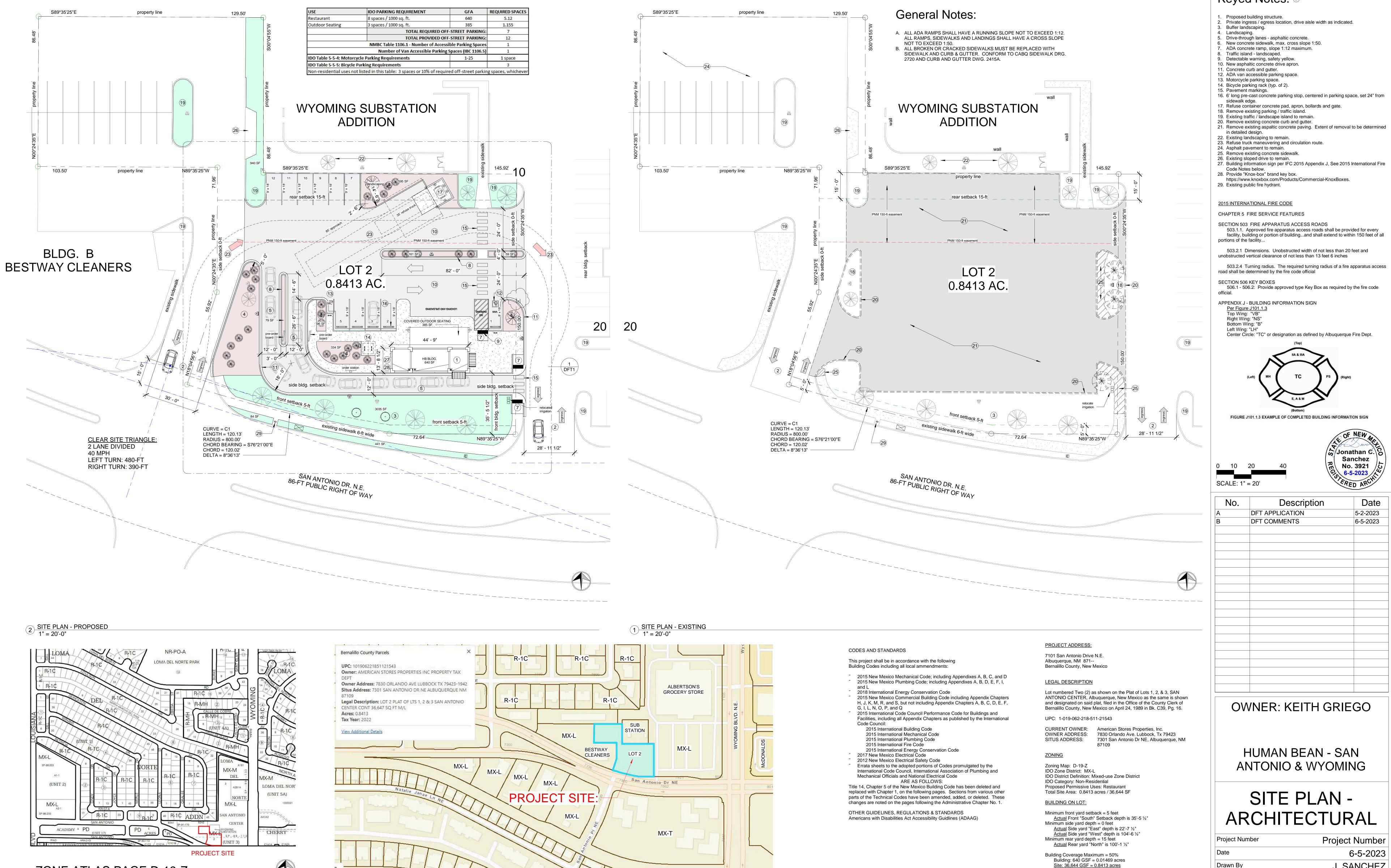


CITY OF ALBUQUERQUE









SCALE: 1" = 160'

**ZONE ATLAS PAGE D-19-Z** 

NOT TO SCALE

3 VICINITY MAP 1" = 160'-0"

Keyed Notes: #

- 1. Proposed building structure. 2. Private ingress / egress location, drive aisle width as indicated.
- Landscaping.
   Drive-through lanes asphaltic concrete.
   New concrete sidewalk, max. cross slope 1:50.
- 7. ADA concrete ramp, slope 1:12 maximum.
- Traffic island landscaped.
   Detectable warning, safety yellow.
   New asphaltic concrete drive apron.
- 11. Concrete curb and gutter.12. ADA van accessible parking space.
- 14. Bicycle parking rack (typ. of 2).15. Pavement markings.
- 16. 6' long pre-cast concrete parking stop, centered in parking space, set 24" from sidewalk edge.
- 17. Refuse container concrete pad, apron, bollards and gate.
  18. Remove existing parking / traffic island.
  19. Existing traffic / landscape island to remain.
- in detailed design.
- 22. Existing landscaping to remain.23. Refuse truck maneuvering and circulation route.
- 24. Asphalt pavement to remain. 25. Remove existing concrete sidewalk.
- 27. Building information sign per IFC 2015 Appendix J, See 2015 International Fire Code Notes below.
- 28. Provide "Knox-box" brand key box. https://www.knoxbox.com/Products/Commercial-KnoxBoxes.

2015 INTERNATIONAL FIRE CODE

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS 503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all

503.2.1 Dimensions. Unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official

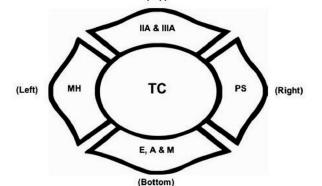
SECTION 506 KEY BOXES

506.1 - 506.2: Provide approved type Key Box as required by the fire code

APPENDIX J - BUILDING INFORMATION SIGN Per Figure J101.1.3
Top Wing: "VB"
Right Wing: "NS"

Bottom Wing: "B"

Center Circle: "TC" or designation as defined by Albuquerque Fire Dept.





SCALE: 1" = 20'

|     |                 | TED AT   |  |
|-----|-----------------|----------|--|
| No. | Description     | Date     |  |
| A   | DFT APPLICATION | 5-2-2023 |  |
| В   | DFT COMMENTS    | 6-5-2023 |  |
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OWNER: KEITH GRIEGO

HUMAN BEAN - SAN **ANTONIO & WYOMING** 

# SITE PLAN -ARCHITECTURAL

**Project Number** Project Number 6-5-2023 J. SANCHEZ Drawn By K. GRIEGO Checked By

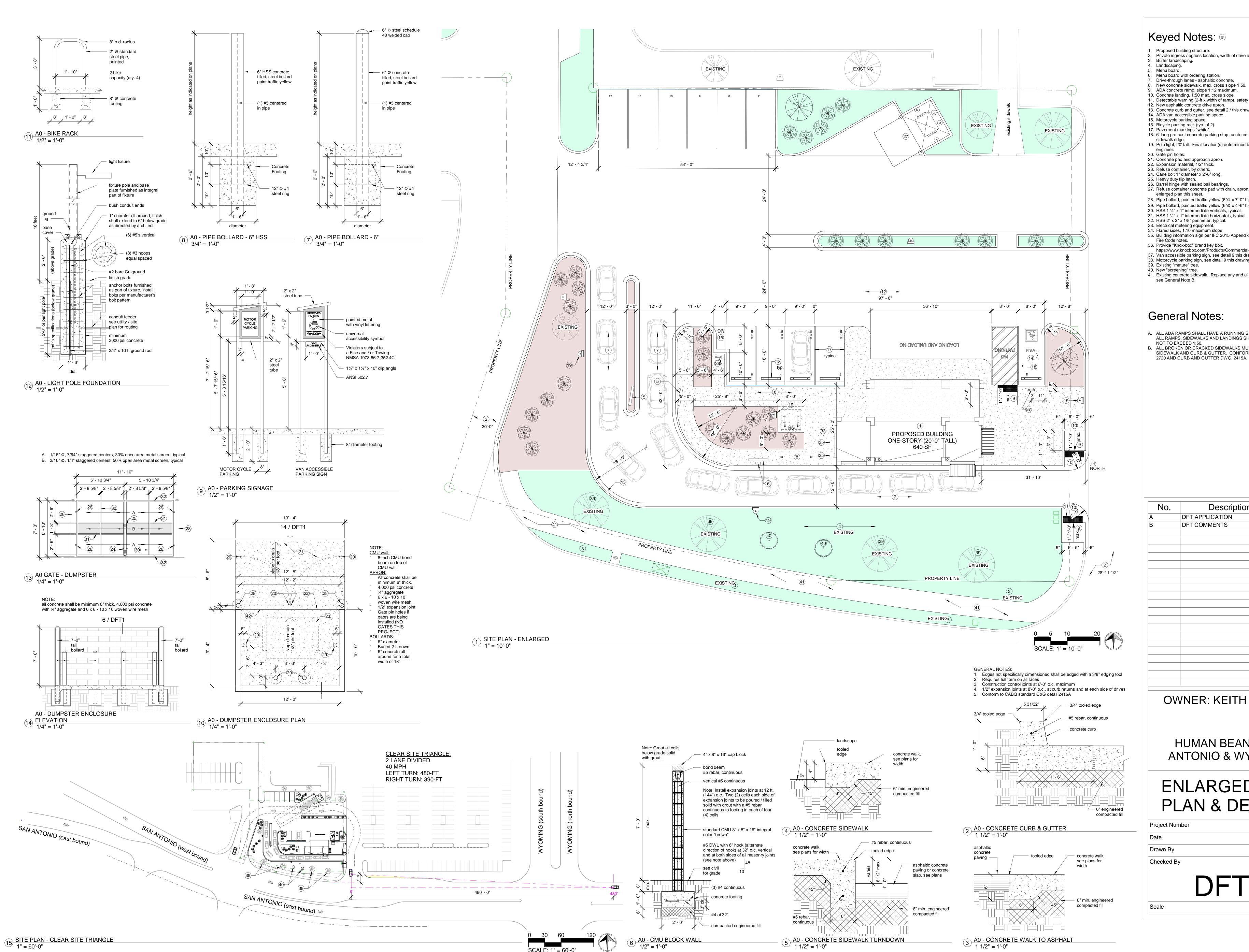
1.75% Actual Building Coverage

Quantity (2) two-way traffic ingress/egress site entrances from San

TRAFFIC CIRCULATION:

Antonio Drive NE.

Scale



# Keyed Notes: #

- Proposed building structure.
   Private ingress / egress location, width of drive aisle as indicated.
- 3. Buffer landscaping. Landscaping.
- 6. Menu board with ordering station. 7. Drive-through lanes - asphaltic concrete.
- ADA concrete ramp, slope 1:12 maximum.
   Concrete landing, 1:50 max. cross slope.
   Detectable warning (2-ft x width of ramp), safety yellow.
- 12. New asphaltic concrete drive apron.
- 13. Concrete curb and gutter, see detail 2 / this drawing. 14. ADA van accessible parking space.
- 15. Motorcycle parking space. 16. Bicycle parking rack (typ. of 2).
- 17. Pavement markings "white". 18. 6' long pre-cast concrete parking stop, centered in parking space, set 24" from
- 19. Pole light, 20' tall. Final location(s) determined by lighting consultant or electrical engineer. 20. Gate pin holes.
- 21. Concrete pad and approach apron.
- 22. Expansion material, 1/2" thick. 23. Refuse container, by others.
- 24. Cane bolt 1" diameter x 2'-6" long.
- 25. Heavy duty flip latch.
- 26. Barrel hinge with sealed ball bearings. 27. Refuse container concrete pad with drain, apron, bollards and gate. See
- enlarged plan this sheet. 28. Pipe bollard, painted traffic yellow (6"Ø x 7'-0" high).
- 29. Pipe bollard, painted traffic yellow (6"Ø x 4'-6" high).
- 30. HSS 1 ½" x 1" intermediate verticals, typical. 31. HSS 1 ½" x 1" intermediate horizontals, typical.
- 32. HSS 2" x 2" x 1/8" perimeter, typical. 33. Electrical metering equipment. 34. Flared sides, 1:10 maximum slope.
- 35. Building information sign per IFC 2015 Appendix J, See G0 2015 International Fire Code notes.
- 36. Provide "Knox-box" brand key box. https://www.knoxbox.com/Products/Commercial-KnoxBoxes.
- 37. Van accessible parking sign, see detail 9 this drawing.
- 38. Motorcycle parking sign, see detail 9 this drawing. 39. Existing "mature" tree.
- 40. New "screening" tree. 41. Existing concrete sidewalk. Replace any and all broken or cracked sidewalks,

# General Notes:

see General Note B.

- A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE
- NOT TO EXCEED 1:50. B. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DRG. 2720 AND CURB AND GUTTER DWG. 2415A.



| No. | Description     | Date     |
|-----|-----------------|----------|
|     | DFT APPLICATION | 5-2-2023 |
|     | DFT COMMENTS    | 6-5-2023 |
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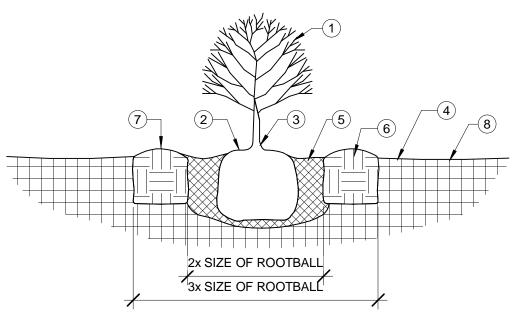
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN **ANTONIO & WYOMING** 

# **ENLARGED SITE** PLAN & DETAILS

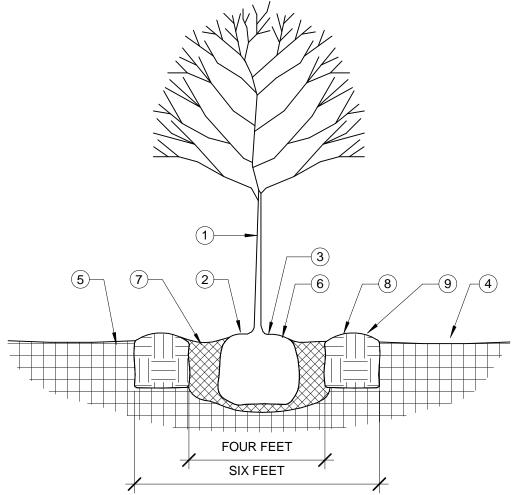
| Project Number |
|----------------|
| 6-5-2023       |
| J. SANCHEZ     |
| K. GRIEGO      |
|                |

**DH1** 



# SHRUB PLANTING NOTES:

- SHRUB LOCATION AND SPECIES AS PER PLAN
   MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT
- BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S). 3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE
- (BOTTOM OF MULCH). 4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
- 5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS. 6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED
- 7. 2" HIGH X 6" WIDE BERM. 8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN -TURN DOWN 6" AT EDGES.



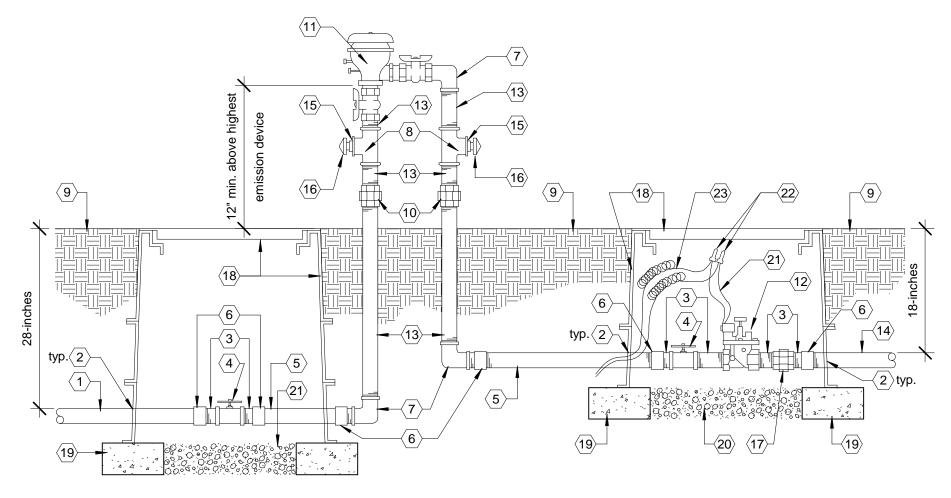
TREE PLANTING NOTES:

- 1. TREE LOCATION AND SPECIES AS PER PLAN 2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK.
- 3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH
- SUBGRADE (BOTTOM OF MULCH). 4. MULCH - SEE PLANTING PLAN. 5. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN -

SHOWN ON THE PLANS.

- TURN DOWN 6" AT EDGES. 6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND / OR ROPE PRIOR TO BACKFILL. REMOVE
- BURLAP EXCEPT FROM BOTTOM OF ROOT BALL. 7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS
- AND AIR POCKETS. 8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED
- 9. 4" HIGH X 12" WIDE BERM, 6-FT MINIMUM DIAMETER OR AS

2 <u>L1 - PLANTING</u> 3/4" = 1'-0"



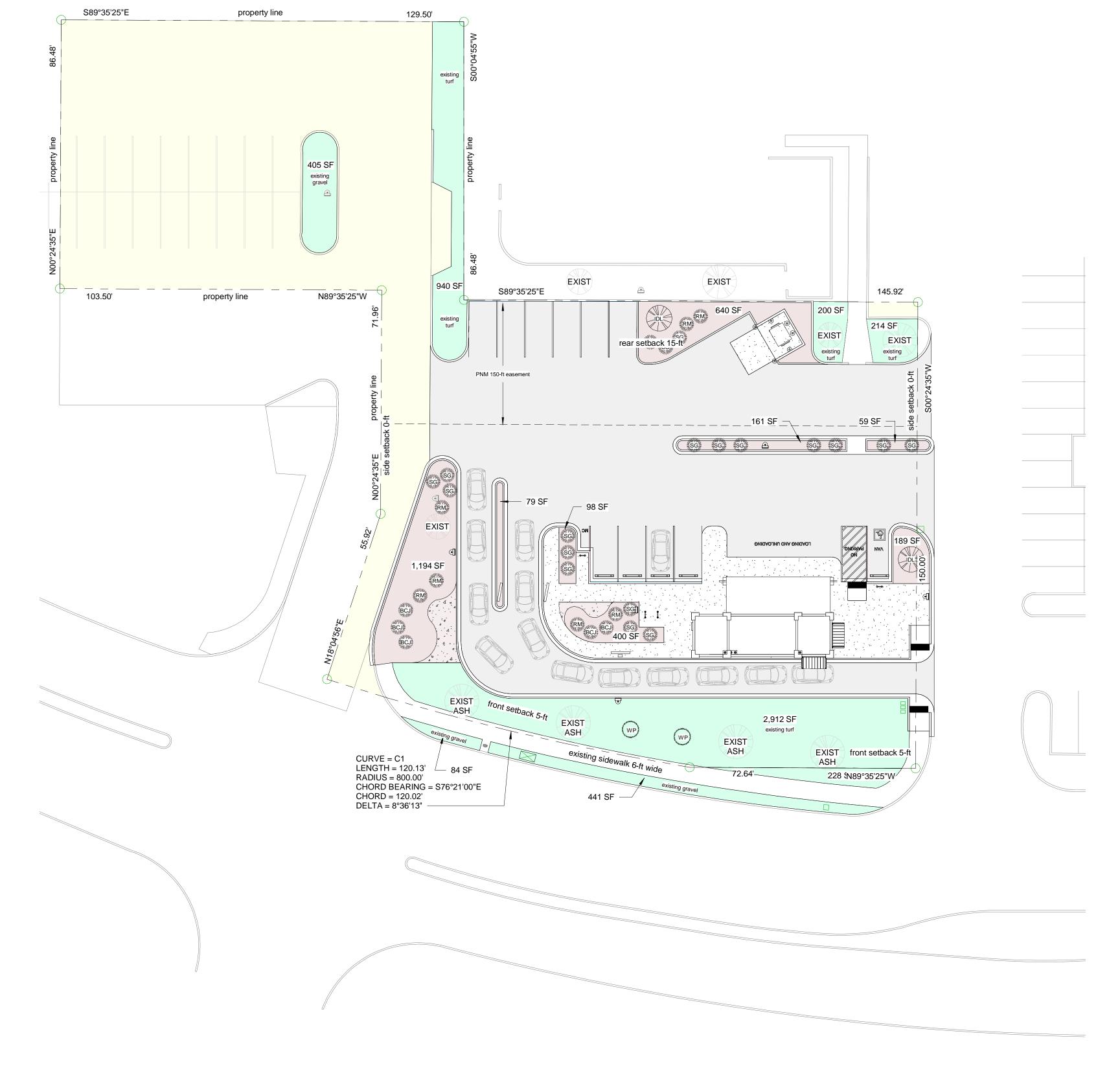
CONSTRUCTION NOTES: < #

LARGER THAN PIPE.

- MAINLINE FROM METER.
   DRILLED HOLE THROUGH VALVE BOX EXTENSION. DIAMETER SHALL BE 1/2"
- 3. SCHEDULE 80 PVC NIPPLE. 4. SCHEDULE 80 PVC TRUE UNION BALL
- 5. CONSTANT PRESSURE IRRIGATION
- MAINLINE. 6. SCHEDULE 80 TOE NIPPLE WITH SLIP COUPLER.
- GALVANIZED TEE.
   FINISH GRADE.
   GALVANIZED UNION (MIN. 4" ABOVE FINISH
- 11. PRESSURE VACUUM BREAKER SEE IRRIGATION LEGEND.
- 12. AUTOMATIC MASTER VALVE SEE
- IRRIGATION LEGEND. 13. GALVANIZED NIPPLE.
- 14. NON-CONSTANT PRESSURE IRRIGATION MAINLINE. 15. GALVANIZED REDUCER BUSHING.
- 16. GALVANIZED DRAIN PLUG. 17. SCHEDULE 80 PVC UNION. 18. 17" x 30" VALVE BOX WITH T-STYLE BOLT DOWN COVER AND EXTENSIONS AS
  - REQUIRED SEE IRRIGATION LEGEND. 19. 4" x 8" x 16" SOLID CMU BLOCK, EIGHT PER
  - VALVE BOX.
  - 20. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL OF ANY EQUIPMENT OR PIPING. 21. MASTER VALVE CONTROL WIRE.
  - 22. WATERPROOF WIRE CONNECTOR. 23. 36" LENGTH WIRE EXPANSION LOOPS.

3 L1 - IRRIGATION BACKFLOW / VALVES
3/4" = 1'-0"

GALVANIZED ELL.



1 LANDSCAPING PLAN 1" = 20'-0"





WHITE PINE



ROSMARINUS OFFICINALIS 5-GALLON ROSEMARY PANICUM SWITCH GRASS

EXISTING LANDSCAPE (GRASS)

EXISTING LANDSCAPED AREA TO REMAIN

2" CALIPER, BALLED & BURLAPPED, 6-FT TALL

2" CALIPER, BALLED & BURLAPPED, 6-FT TALL 2" CALIPER, BALLED & BURLAPPED, 6-FT TALL "IDAHO" LOCUST

JUNIPERUS HORIZONTALIS 5-GALLON BLUE CHIP JUNIPER

STONE GRAVEL: 2" - 4" PUEBLO ROSE STONE GRAVEL: 7/16" PUEBLO ROSE

EXISTING ASPALT TO REMAIN

**WATERING NOTE:** 

DRIP SYSTEM RUN CYCLES:

ESTABLISHMENT AND SUMMER: 1 HOUR / 4 DAYS A WEEK SPRING: 1 HOUR / 2-3 DAYS A WEEK

FALL: 1 HOUR / 2-3 DAYS A WEEK

WINTER: 1 HOUR / 2 DAYS PER MONTH

**LANDSCAPE DATA:** 

**GROSS LOT AREA** 36,644 SF LESS BUILDING NET LOT AREA

REQUIRED LANDSCAPE 15% OF NET LOT AREA 7,491 SF PROPOSED LANDSCAPE PERCENT OF NET LOT AREA 20.8%

HIGH WATER USE OF TURF NONE PROPOSED

STREET TREES EXISTING: TOTAL 4 MATURE TREES PARKING LOT TREES PROVIDE AT 1 PER 10 SPACES (16 SPACES / 10) = 1.6 OR 2

TREE REQUIRED

TOTAL REQUIRED TREES = 6
TOTAL PROPOSED TREES = 10
NOTE: EXISTING TREES WILL BE EVALUATED TO DETERMINE IF
THEY NEED TO BE REMOVE AND / OR REPLACED.

5,001 SF X 75% OR 5,001 X 0.75 = 3,751 SF MINIMUM

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL

**GENERAL NOTES:** 

A. MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILTY OF THE OWNER.

B. PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975).

C. WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

D. THIS PLAN SHALL PROVIDE 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT FULL MATURITY. E. LANDSCAPE AREAS TO MULCHED WITH 7/16" PUEBLO

ROSE FIELD AND 2" - 4" PUEBLO ROSE ACCENTS AS SHOWN ON PLAN TO A DEPTH OF 3" OVER FILTER FABRIC. F. DO NOT PLACE TREES IN PUBLIC UTILITY EASEMENTS.

0 10 20 SCALE: 1" = 20'

| No. | Description | Date |
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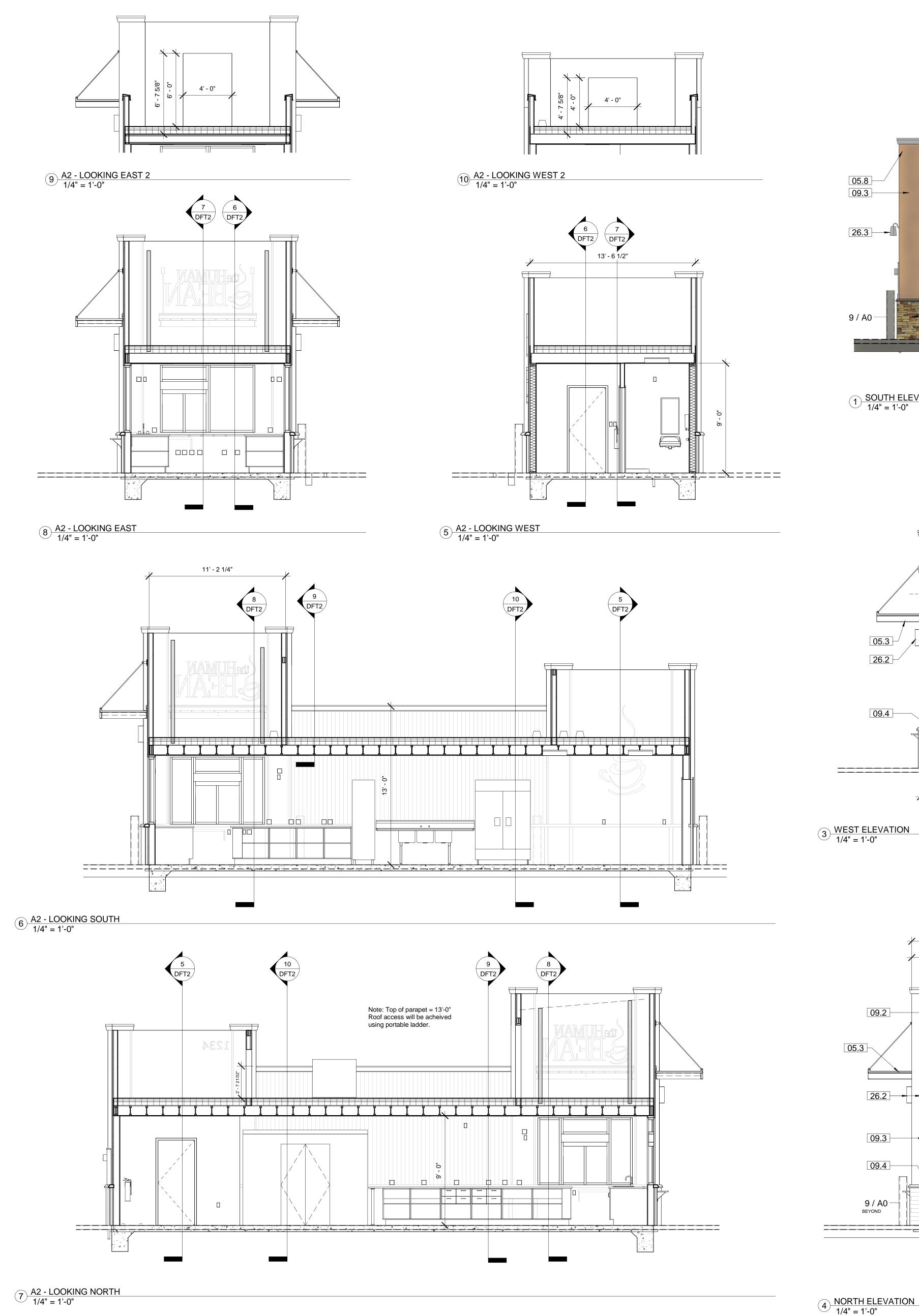
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN **ANTONIO & WYOMING** 

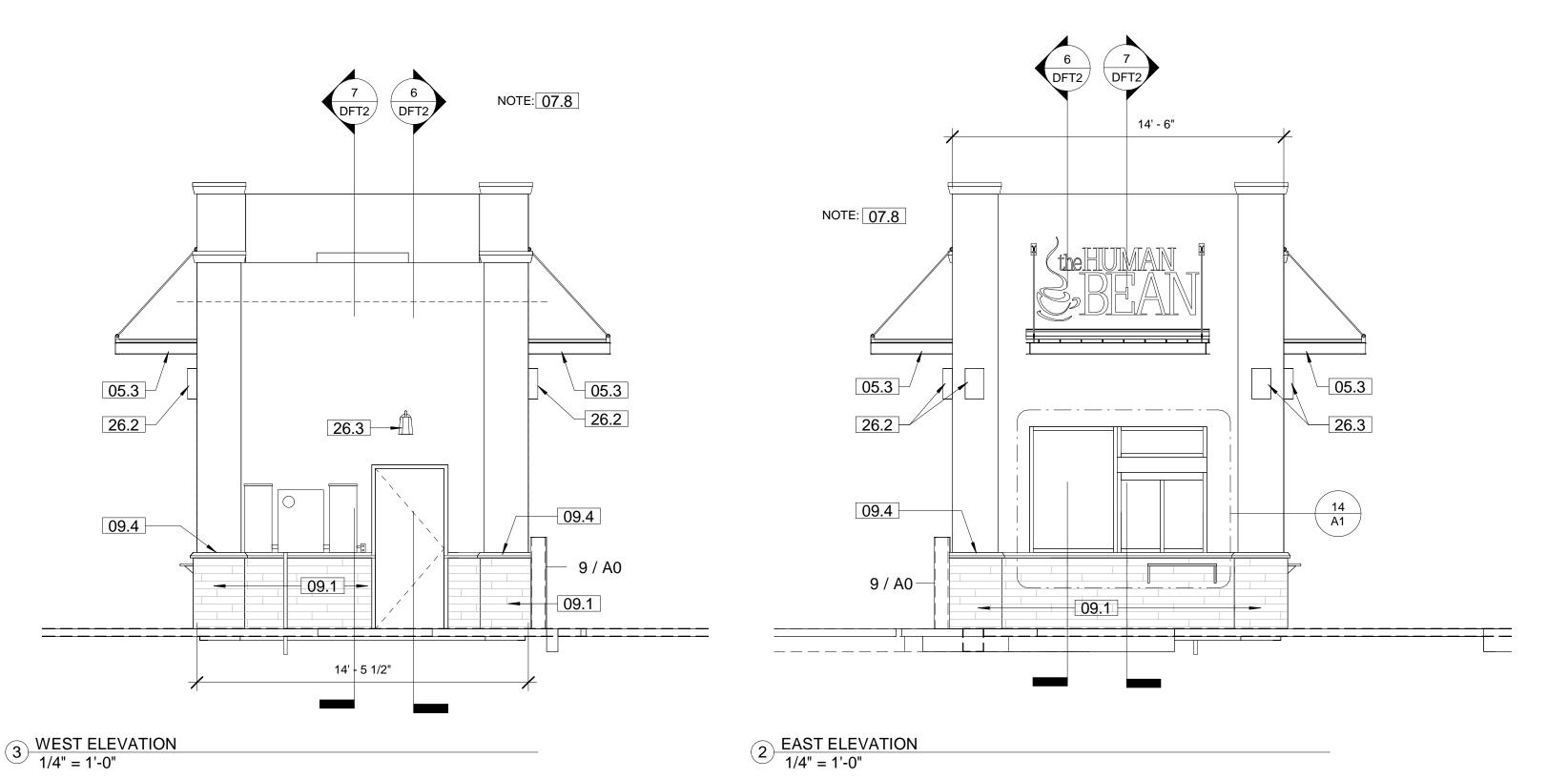
LANDSCAPING PLAN

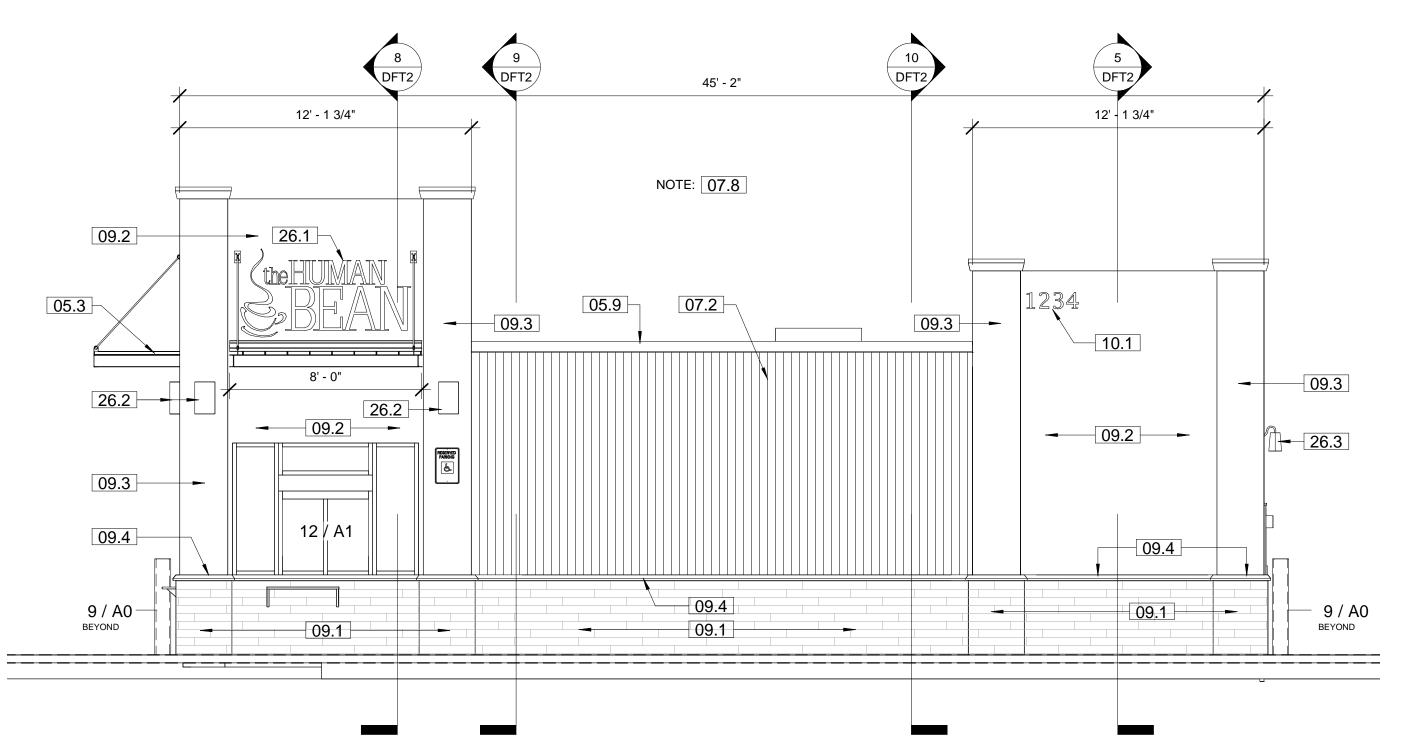
**Project Number** Project Number 6-5-2023 J. SANCHEZ Drawn By K. GRIEGO Checked By

Scale









05 METALS:

05.1 JOIST HANGER.05.2 METAL CORNER BEAD.05.3 CUSTOM BUILT METAL AWNING. 05.4 1/2" X 12" J-HOOK ANCHOR BOLT.

05.5 SLAB REINFORCEMENT, WWF 6 X 6 W 10 X 10 PER ASTM A185. 05.6 METAL FLASHING.

05.7 ANGLE 2 x 2 x 1/8" - MECHANICALLY FASTENED.
05.8 METAL DRIP EDGE ALL-AROUND.
05.9 SNAP-ON METAL COPING COVER.

# 07 THERMAL AND MOISTURE PROTECTION:

07.1. STANDING SEAM METAL ROOF, DARK BRONZE.07.2. METAL PANEL, RIBBED, DARK BRONZE.

07.3. RIGID INSULATION, 2" THICK.

07.4. 07.2 RIGID INSULATION, 3 1/2" THICK. 07.5. TPO MEMBRANE, 60 MIL

07.6. TPO MEMBRANE, 60 MIL 07.7. SEALANT AND BACKER ROD. 07.8. AIR & WATER BARRIER BUILDING ENVELOPE, TYVEK® COMMERCIAL

WRAP - ALL EXTERIOR SURFACES OF BLDG. 07.9. SYNTHETIC ROOF UNDERLAYMENT.

### 09 FINISHES:

09. 1. CULTURED STONE CLADDING - EL DORADO, RUSSET MOUNTAIN LEDGE PANEL OR OWNER APPROVED EQUAL.

09. 2. STUCCO FINISH MAIN BODY - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DARK BRONZE) MC-29065.

09. 3. STUCCO FINISH PILASTER - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DORMER BROWN) SW-7521. 09. 4. CULTURED STONE CAP STONE - MATCH STONE CLADDING.

09. 5. FIBERGLASS REINFORCED PANELS.

09. 6. GYPSUM WALLBOARD, 5/8" THICK.

# 10 SPECIALTIES:

10.1 12" x 36" 18 GA. STAINLESS STEEL WALL MOUNT SHELF ROUNDED FRONT EDGE 230 LB CAPACITY MODEL WS-1236.

10.3 GRAB BAR, STAINLESS STEEL 36" 10.4 GRAB BAR, STAINLESS STEEL 42"

10.2 GRAB BAR, STAINLESS STEEL 18"

10.5 PAPER TOWEL DISPENSER, WALL MOUNT M/N: ASI0210 INTRA. 10.6 TOILET PAPER DISPENSER

10.7 SOAP DISPENSER, M/N: LTX-12 GOJO.
10.8 MIRROR, 18 x 36 WITH STAINLESS STEEL FRAME.

10.9 FIRE EXTINGUISHER, BRACKET MOUNTED 2A:10B:C GENERIC. 10.10 PREMISE IDENTIFICATION, 12" HIGH ALUMINUM NUMBERS. ADDRESS TO BE DETERMINED.

# 26 ELECTRICAL:

26.1. ILLUMINATED LOGO AND BUSINESS SIGN.

26.2. CUSTOM WALL SCONCE LIGHT FIXTURE.
26.3. WALL MOUNTED LIGHT FIXTURE.
26.4. POLE LIGHT, 20-FT TALL - SEE SITE PLAN.



OWNER: KEITH GRIEGO

√ Sanchez No. 3921

**HUMAN BEAN - SAN** ANTONIO & WYOMING

# **EXTERIOR ELEVATIONS & BUILDING SECTIONS**

| Project Number | Project Numbe |
|----------------|---------------|
| Date           | 5-2-2022      |
| Drawn By       | J. SANCHEZ    |
| Checked By     | K. GRIEGO     |