

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Costco Wholesale  
999 Lake Drive  
Issaquah, WA 98027

**Project# PR-2021-006006**  
**Application#**  
**SI-2023-00805** Site Plan Administrative DFT

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TR N-1-B-2-C PLAT OF TRACTS N-1-B-2-A, N-1-B-2-B & N-1-B-2-C SEVEN-BAR RANCH CONT 14.1045 AC** zoned **NR-C**, located at **9955 COORS BYPASS BLVD between COORS BYPASS BLVD AND EAGLE RANCH ROAD** containing approximately **14.18** acre(s). **(B-13)**

On December 13, 2023, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to expand the existing fuel facility on the subject property, including a 2,176-foot canopy expansion (4,994-square feet total), the installation of four multi-product dispensers, and associated site improvements such as a directional ground painting. The Development Review Board (DRB) approved the original Site Plan on April 25, 2007 per 1005113 / 07DRB00487, which in addition to the existing fuel facility included a 160,000 square foot General Retail – Large facility (Costco).
2. Per 6-4(Z)(1)(a)(3) of the 2021 IDO (which governs this request), the expansion of the fuel facility was determined by City staff to constitute a major amendment to the original approval, as the requested change was determined to be a significant change to circulation patterns on the site, requiring Site Plan Administrative DFT approval of the request.

3. The zoning for this site is NR-C. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
  4. No major public Infrastructure is required with this Application, and an Infrastructure List was not required to be submitted and approved with the Site Plan.
  5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
- 1) Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
- a) 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed uses are allowable uses under this zoning designation (NR-C).

Per IDO 5-1 Dimensional Standards for NR-C, the Site Plan as proposed meets the dimensional standards for the NR-C zone district.

Per IDO 5-6, the minimum required landscape area (15% of net lot area) for this project is 69,485 SF; the provided landscape area is 98,961 SF (22% of net lot area). 74 trees are provided in the parking lot, while 62 trees are required. Staff have required the Applicant provide tree/shrub species detail on the Landscape Plan (see conditions of approval).

Per DPM Table 7.2.29, Eagle Ranch Road is a minor arterial and the site is located outside any Center, therefore a 6-foot wide sidewalk and a 5 to 6-foot-wide landscape/buffer are required. The subject property has an existing sidewalk and landscape buffer.

- b) 6-5(G)(3)(b) *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, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

This project requires no major public infrastructure, and will not burden the existing systems.

- c) 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet 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 located within an approved Master Development Plan; therefore, this criterion does not apply.

- d) 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

**Conditions:**

1. Tree/shrub species detail on the landscaping sheets are needed, as well as detail of landscaping on the entirety of the development.
2. Planning staff suggest that five additional trees be planted to replace the five trees being removed for the project. Location to be approved by Planning.
3. The Applicant must coordinate with the City Forester regarding the health of existing trees on the subject property for the development. Any diseased or damaged trees must be replaced.
4. The following note must be added to the Site Plan:  
Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JANUARY 2<sup>ND</sup>, 2024**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Official Notice of Decision

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You will receive notification if any 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 have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Varela", written in a cursive style.

for Alan Varela,  
Planning Director

JW/jr

Barghausen Consulting Engineers, Inc. C/O Charles Moseley, 18215 72<sup>nd</sup> Ave. S, Kent, WA, 98032