

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

Group 1 Realty
800 Gesner Suite 500
Houston, TX 77024

Project# PR-2019-002821
Application#
SI-2021-00667 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **LOT 2-A & 2-B,**
FRATERNAL ORDER OF POLICE zoned NR-BP,
located on **JEFFERSON ST NE between THE**
LANE AT 25 and JEFFERSON PLAZA NE
containing approximately 5.009 acre(s) (E-
17)

On June 30, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Transportation and Planning for the Site Plan, based on the following Findings:

SI-2021-00667 SITE PLAN

1. This is a request to construct a 22,733 collision center facility for auto repair. The site plan is required to be reviewed by the Development Review Board (DRB) because the site area at 5.009-acres is more than 5-acres in size.
 1. Pursuant to 6-6(l)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(l)(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.

The dimensions, parking, landscaping/screening, and façade design meet/exceed

the IDO requirements: The total landscape requirement is 42, 474 square feet and 52, 305 square feet is provided. The required parking is 23 spaces for employee and customer parking and total of 346 is provided for employee and customer parking and vehicle display. The facades meet the requirements of 5-11 with ground floor windows, changes in color and plane, and clear entrances.

- b. 6-6(l)(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, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study (TIS) was not required for this project..

- c. 6-6(l)(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.

2. The proposed use, Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair, is permitted with a Conditional Use approved by the Zoning Hearing Examiner (ZHE) within the NR-BP zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (6/30/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation and Planning. Transportation delegation is for dimensioning of all parking spaces and bicycle rack location, for signage usage to designate employee and customer parking, to label all curb ramps and ADA pathways, to reference curb ramp details as applicable, to reference curb detail on the site plan, and for a finding indicating that the platting action shall occur prior to certificate of occupancy to address redefinition of easement boundaries to fit the site plan, avoid landlocking parcels, and come to an agreement with adjacent property owners on access permissions. Planning delegation is to correct the direction of the elevations and for a separate connection for the irrigation meter as stipulated by the ABCWUA; and with a finding indicating the necessity of an administrative amendment action to

Official Notice of Decision

Project # PR-2019-002821 Applications# SI-2021-00667,

Page 3 of 3

remove access easements from the Site Plan following the Plat approval, and prior to the certificate of occupancy.

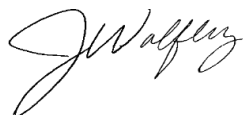
3. The applicant will obtain final sign off from Transportation and Planning by August 30, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JULY 15, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 (if files are less than 9MB in size). Files larger than 9MB can be sent to 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.

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,



Jolene Wolfley
DRB Chair

JW/jr

Birk Ayer, Jr 215 Johnston Street Rock Hill NC 29730