

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
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OFFICIAL NOTIFICATION OF DECISION

Rose Miranda
1111 North Loop West, Suite 800
Houston, TX 77008

Project# PR-2022-006547
Application#
SI-2022-00216 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s).
(B-14)

On October 26, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning, based on the following Findings:

1. This is a request to construct a 2,500 square foot restaurant with a drive-through. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(b) of the IDO major public infrastructure is required for the proposed development.
 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 proposed development meets/exceeds the dimensional standards, parking, landscaping/screening, façade design, VPO-1, and CPO-2 requirements of the IDO. The setbacks of the building complies with the 5-foot front and 15-foot rear setbacks of the MX-L zone district; the maximum height of 20-feet for the building complies with the VPO-1 along Coors Boulevard and is under the maximum height for the MX-L zone district; the proposed parking is 49 spaces where a minimum of 32 parking spaces are required; the proposed landscaping being provided is 11,971 square feet where a minimum of 8,150 square feet is required; the façade design requirements of 5-11(E)(2)(b) are met; and the VPO-1 (height and bulk analysis) and the CPO-2 requirements along Coors Boulevard are met.

- 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 required for this project, and the improvements which were required per the TIS are featured on the Infrastructure List which was approved with the Site Plan.

- 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. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed development is permitted within the MX-L zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (10/26/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Hydrology for the Grading and Drainage Plan to be included in the final Plan set.
3. Final sign off is delegated to Planning for a recorded IIA.

4. The applicant will obtain final sign off from Hydrology and Planning by January 25, 2023 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 **NOVEMBER 10, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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