

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

JB Holdings, LLC / Take 5 Car Wash
10416 Morning Star Drive NE
Albuquerque, NM 87111

Project# PR-2021-005816
Application#
SI-2021-02066 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **LOT 2-C, COTTONWOOD CROSSING PHASE II** zoned **MX-L**, located at **10084 COORS BLVD NW between COORS BYPASS and SEVEN BAR LOOP** containing approximately **0.7876** acre(s). **(B-14)**

On March 30, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. The EPC approved this project on November 18, 2021 per PR-2021-005816 / SI-2021-01684.
2. The Site Plan meets the EPC conditions of approval.
3. The request proposal includes the development of an approximately 3,400 square foot car wash on the site.
4. The proper notice was given as required by the IDO in Table 6-1-1.
5. Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:
 - a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(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 site is zoned MX-L, future development must be consistent with the underlying zoning.

- c. 6-6(H)(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 features and improvements depicted on the Site Plan must meet the IDO requirements.

- d. 6-6(H)(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 site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was not required.

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

The Landscape Plan complies with 5-6(D)(1)(c) of the IDO regarding street trees, and provides landscaping that complies with 5-6(D) of the IDO regarding street frontage landscaping.

6. An Infrastructure List was approved with the Site Plan. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.

Conditions:

1. Final sign-off is delegated to Transportation for clearing up the sidewalk details ramp and infrastructure within the ROW as well as the calling out of striping notes for the channelization of traffic onto Coors Bypass.
2. Final sign-off is delegated to Planning for Plan sheets to be sealed and signed by a design professional, application number be added to the Site Plan, Solid Waste signature, and the recorded IIA.

3. The applicant will obtain final sign off from Transportation and Planning by June 29, 2022 or the case may be scheduled for the next DRB hearing and could be denied per 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 **APRIL 14, 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

Consensus Planning, Inc., 302 8th Street NW, ABQ, NM 87102