

PRE-APPLICATION REVIEW NOTES

PA#: PRT 24-023 Notes Provided (date): 04/03/2024

Site Address and/or Location: 9800 De Vargas Rd SW

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: Build a convenience store with 7 fuel dispensers (14 gas pumps)

Basic Site Information

Current Use: vacant Size (acreage): approx 2.0 ac

Zoning: NR-C Overlay Zone: n/a

Comprehensive Plan Designations

Corridors: n/a

Development Area: Southwest Mesa, Area of Change Near Major Public Open Space (MPOS)? n/a

Center: n/a

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Light Vehicle Fueling Station

Use Specific Standards: IDO 14-16-4-3(D)(18)

Applicable Definition(s)

Permissive Use: A land use that is allowed by-right in a particular zone district, either as a primary or accessory use. Permissive Primary uses are listed as P in Table 4-2-1. Permissive Accessory uses are listed as A in Table 4-2-1.

Light Vehicle: A vehicle that has a gross vehicle weight rating of less than 10,000 pounds, including but not limited to automobiles, light trucks, sport utility vehicles, vans, boats, recreational vehicles, trailers, motorcycles, mopeds, scooters, and ATVs.

Light Vehicle Fueling Station: An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or liquor retail.

Sensitive Lands: Please see IDO §14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan - Administrative

Specific Procedure(s)*: IDO Part 14-16-6-5(G)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: City Staff Is this a PRT requirement? no

Handouts Provided

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DHO |
| <input checked="" type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> 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:

- Prior subject Site History cases, but not relevant to this specific PRT: DRB-87-609, DRB-97-90, Z-88-66, Z-98-13, PR-2020-004645, 1001249, 1003294, 1006995
 - The subject site was originally zoned C-1, a Neighborhood Commercial Zone, for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.
- For Non-Residential – Commercial (NR-C) requirements, please see IDO Part 14-16-2-5(A).

Applicant Questions:

1. We want to confirm allowed use, setbacks, zoning, etc. ...What are the required landscape buffer requirements? What are the access requirements?
 - For setback and landscape buffers please see the NR-C Zone District Dimensional Standards Summary Table 2-5-1 in the IDO Part 14-16-2-5(A)(2).
 - Light Vehicle Fueling Station is permissible in a NR-C Zone District.
 - For Light Vehicle Fueling Station Use Specific Standards, see IDO Part 14-16-4-3(D)(18) - Light Vehicle Fueling Station.
 - Per the provided plat, there are several utility easements that cross this site where no encroachment is allowed. This should be reviewed by the Development Facilitation Team (DFT); contact information is below.
2. What is the planning/permitting process for building and fuel? What is needed for transportation (TIA/TIS)?
 - We recommend that you apply for a Sketch Plat/Plan with the DFT to obtain information and feedback about what is required for all infrastructure engineering, transportation (e.g., TIA/TIS) and parking lot access, and regulations questions as well as any other considerations that applicants should keep in mind as they prepare their applications for Site Plan - Administrative.
 - For information on the sketch plat/plan process please see: <https://www.cabq.gov/planning/boards-commissions/development-review-board/sketch-plat> and contact Robert Webb, Senior Planner, Development Review Services, (505) 924-3910 rwebb@cabq.gov or Jay Rodenbeck, Planning Manager, Development Review Services, (505) 924-3994 jrodenbeck@cabq.gov .
 - The site does not require any conditional use or special use permits for Light Fueling Stations.

- The development then can be approved through a Site Plan pursuant to the applicability, procedures, and criteria in IDO Subsection 14-16- 6-5(G) – Site Plan – Administrative since it is a permissive use within the NR-C zone district. Once the site plan is approved administratively by the DFT (Development Facilitation Team), the applicant may submit to building permit.
3. Is fire included in the building review or is it a separate submittal?
- This would be part of the Sketch Plat/Plan DFT review.
 - Contact the following for more information:
 - Fire Marshal's Office Plans Review Section, (505) 924-3611
4. Is water/sewer available to the site?
- Per the provided plat, there are several utility easements that cross this site. Utility availability should be discussed with the Development Facilitation Team (DFT) per the information above.
 - Contact the following for more information:
 - David Gutierrez, Water Authority Engineer
 - Email: dggutierrez@abcwua.org
5. What are the review timelines?
- Times vary depending on which processes are required. We recommend that you apply for a Sketch Plat/Plan with the DFT to obtain information and feedback. This would be a good time to ask about a timeline.