

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

JP Morgan Chase c/o Sunil Dubey
7301 North Federal Boulevard
Westminster, CO 80030

Project# PR-2021-005508
Application#
SI-2021-00809 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located at **9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW** containing approximately 25.97 acre(s). (C-13)

On July 28, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Code Enforcement and Planning, based on the following Findings:

1. This is a request to construct a facility 3,291 square feet in size for a bank and drive-through or drive-up facility. The site plan is required to be reviewed by the Development Review Board (DRB) because the site area at 25.97-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 proposed building meets the 5-foot front-yard setback requirement and 15-foot rear-yard setback requirements (there are no interior side-yard setback requirements in the MX-M zone district), and the 21.5-foot maximum height of the proposed building is less than the 48-foot maximum permitted building height; 60 parking spaces are proposed when a minimum of 10 parking spaces are required; 17,870 square feet of landscaping is proposed where 8,277 square feet is required for the 1.27-acre leased portion of property where the bank/drive-through is proposed to be constructed. The applicant will be required to work with Code Enforcement (see condition #2 below) to ensure that per 5-6(B)(4) of the IDO, the landscaping/buffering, and screening requirements of the IDO are met for the 25.97-acres comprising the shopping center the bank/drive-through facility is proposed to be constructed on; and the clear transparent windows along 30% of the length of the façade and sunshade sunshelves along the length of the facades as proposed meet the façade design requirements of 5-11(E)(2)(a) of the IDO.

- 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.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (7/28/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Code Enforcement to work with the applicant on a landscaping replacement plan to ensure that the landscaping/buffering, and screening requirements of 5-6 of the IDO are met for the 25.97-acres comprising the shopping center the bank/drive-through facility is proposed to be constructed on (UPC # 101306423933820210).
3. Final sign off is delegated to Planning for project and application numbers to be added to the Site Plan, and the Solid Waste signature to be obtained.

4. The applicant will obtain final sign off from Code Enforcement and Planning by October 28, 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 **AUGUST 12, 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

Garcia/Kraemer & Associates, 600 1st Street NW, Suite 211, Albuquerque, NM 87102