DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005816
SI-2021-02066 - EPC FINAL SITE PLAN SIGN-OFF
CONSENSUS PLANNING INC. agent for JB HOLDINGS LLC/ TAKE FIVE CARWASH requests the aforementioned action(s) for 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)
PROPERTY OWNERS: JB HOLDINGS , LLC
REQUEST: DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY

12-15-2021

I was unable to attend the EPC hearing, so please provide feedback if these Parks items were discussed at EPC:

1. MPOS property is located within 330-ft of the subject site, however 4-3(D)(16)(c) was found to not apply due to the timing of the application. The Open Space commented that the site is particularly vulnerable to erosion"…and wanted "to ensure all run-off will be diverted away from MPOS and the adjacent Lower Corrales Main Canal" and additional buffers during construction."
2. The application and NOD discuss neighborhood comments requesting an upgrade to the landscape buffer. This area is clouded on the Landscape Plan. Is this the final version?
3. The Parks and Recreation Department (PRD) is a partner with the Nature Conservancy who developed a Climate Ready Tree List for Albuquerque. Please swap out trees that are not on the list, and higher water use, with trees that are on the Climate Ready list (here: NMFO Climate-Ready Trees Lists (nature.org)). Raywood Ash is not on the Climate Ready list - please comment if this tree is chosen because landscape buffer areas are intended to be water quality swales.
   In addition, Trees must be recommended by the Official Albuquerque Plant Palette: Official Albuquerque Plant Palette and Sizing List-2018-07-03.xlsx (cabq.gov) per IDO Section 14-16-5-6(C)(4)(b).

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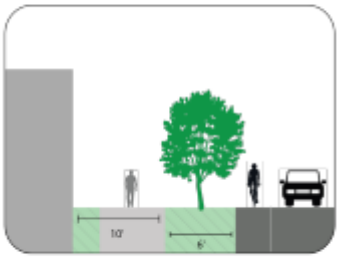
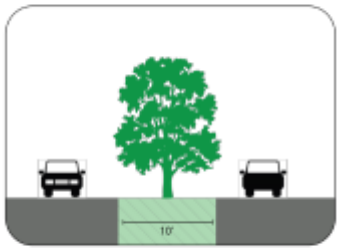
Climate-Ready Trees for Albuquerque

LOCATION TYPE 5
STREETSCAPES





LOCATION CHARACTERISTICS

Follows "Right Tree in the Right Place"

Soil Volume: Sufficient

No Utility Conflicts

Building Setback: >10'

RECOMMENDED TREES

Arbutus xalapensis	Texas Madrone
Celtis reticulata	Netleaf Hackberry
Cercis canadensis var. *mexicana*	Mexican Redbud
Cercis reniformis	Oklahoma Redbud
Cercis canadensis var. *texensis*	Texas Redbud
Cercis occidentalis	Western Redbud
Cedrus deodara	Deodar Cedar
Chilopsis linearis	Desert Willow
Cotinus obovatus	American Smoketree
Crataegus ambigua	Russian Hawthorn
Forestiera neomexicana	New Mexico Privet
Gymnocladus dioica	Kentucky Coffeetree
Fraxinus cuspidata *	Fragrant Ash*
Lagerstroemia indica	Crape Myrtle
Leucaena retusa *	Golden-ball Lead-tree*
Maclura pomifera	Osage Orange
Parkinsonia x 'Desert Museum' *	Palo Verde hybrids*
Pistacia chinensis *	Chinese Pistache*
Prosopis glandulosa *	Honey Mesquite*
Quercus arizonica	Arizona White Oak
Quercus fusiformis	Escarpment Live Oak
Quercus gravesii	Chisos Red Oak
Quercus ilex	Holly Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus oblongifolia	Blue Oak
Quercus suber *	Cork Oak*
Quercus buckleyi	Texas Red Oak
Sapindus saponaria var.drummondii *	Western Soapberry*
Sophora secundiflora *	Texas Mountain Laurel*
Rhus lanceolata	Prairie Flameleaf Sumac
Ulmus x 'Morton' *Accolade™*	Accolade Elm
Ulmus x 'Frontier'	Frontier Elm
Ulmus parvifolia *	Lacebark Elm*
Vitex agnus-castus	Chaste Tree
Zelkova serrata	Japanese Zelkova

* These species have further site specific needs outlined in Appendix A - Master List

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02-02-2022
The Open Space Division requested “additional buffers during construction”?

03-16-2022, 03-30-2022
Please contact the Open Space Division Planner, Tricia Keffer, at start of construction.