

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

Costco Wholesale C/O Therese Garcia  
999 Lake Drive  
Issaquah, WA 98047

**Project# PR-2021-006007**  
**Application#**  
**SI-2022-01592 SITE PLAN AMENDMENT**

### LEGAL DESCRIPTION:

All or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)**

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

1. The original project (Site Plan – DRB: 96-211) consisted of a 159,587 square foot facility (Costco) with a light vehicle fueling station. This is a request to re-locate the existing light vehicle fueling station from the northwestern portion of the site to the southwestern portion of the site.
  1. Pursuant to 6-6(G)(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 parking and landscaping comply with the original Site Plan approval and the applicable provisions of the IDO: 698 parking spaces are proposed where a total of 539 parking spaces are required. The Landscape Plan depicts landscaping which meets 5-6 (Landscaping, Buffering, and Screening) of the IDO regarding coverage of the net lot area, with landscaping proposed to cover 36% of the net lot area, exceeding the minimum required 15% coverage of the net lot area.

Conditions of approval from Planning regarding landscaping will ensure that the entirety of 5-6 is 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 study was submitted with the application for the Site Plan Amendment confirming that the proposed re-location of the light vehicle fueling station is anticipated to reduce queues by expediting the processing of vehicles.

- 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 located within the Renaissance Master Development Plan, and this Site Plan Amendment shall meet any relevant standards in the Plan.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed uses are allowed within the MX-M zone district, and are subject to the requirements of the underlying zone district.

**Conditions:**

1. This Site Plan Amendment is valid 7 years from DRB approval (11/30/2022). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Planning for the project and application numbers to be added to the Site Plan Amendment; to check conformance with IDO Section 5-6(C)(6) pertaining to tree caliper requirements; fix the viewport issue referencing rock mulch hatch on Sheet L2 being cut off; *Rhamnus Californica* is not a permitted plant, and must be replaced/removed from the Landscape Plan; the line type for edge of stone and bark mulch is not showing up in the Plans and must be added; and an Alternative Landscaping Plan could be submitted through conversations with the Balloon Landing Task Force for approval.

3. The applicant will obtain final sign-off from Planning by March 1, 2023 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 **DECEMBER 16, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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

Barghausen Consulting Engineers, Inc., 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032