DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006555
PS-2022-00126 – SKETCH PLAN
LAND DEVELOPMENT CONSULTANTS agent for CIRCLE K STORES INC. requests the aforementioned action(s) for all or a portion of: LOT A2, ADOBE WELLS zoned MX-M, located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD containing approximately 1.57 acre(s). (C-13)
PROPERTY OWNERS: CKD INVESTMENTS LLC
REQUEST: CONVENIENCE STORE AND FUEL CANOPY WITH 6 DOUBLE STACKED FUEL DISPENSERS

PR-2022-006555
PS-2022-00142 – SKETCH PLAT
LAND DEVELOPMENT CONSULTANTS agent for CIRCLE K STORES INC. requests the aforementioned action(s) for all or a portion of: LOT A-1, ADOBE WELLS zoned MX-M, located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD and IRVING BLVD containing approximately 1.57 acre(s). (C-13)
PROPERTY OWNERS: CKD INVESTMENTS LLC
REQUEST: PROPOSING 3,700 SF CONVENIENCE STORE WITH SINGLE STACK FUEL CANOPY DISPENSER WITH 7 DISPENSERS AND 14 FUELING POSITIONS

<u>06-29-2022</u>

- The Long Range Bikeway System map shows a Proposed Trail on Eagle Ranch Rd NW and Irving Blvd NW although it is unclear how this will connect with existing sidewalks, and coordination needed between Transportation Division and Parks & Recreation Department.

- Street trees are required on Eagle Ranch Rd NW and Irving Blvd NW per IDO Section 5-6 and the Street Tree Ordinance. Tree species should be recommended on the Official Albuquerque Plant Palette and Sizing List:
  https://documents.cabq.gov/planning/UDD/Official%20Albuquerque%20Plant%20Palette%20and%20Sizing%20List-2018-07-03.pdf
  Please also consult the Nature Conservancy's NM Climate Ready Tree List here:
  https://www.nature.org/content/dam/tnc/nature/en/documents/NM_ClimateReadyTrees.pdf

<u>07-27-2022</u>

Transportation/DMD requested a trail on Eagle Ranch Rd NW. The applicant communicated that there are issues with the grade difference. If a trail is constructed only in this section on Eagle Ranch, PRD would want the applicant to note property owner maintenance on the plan (at least until trail connects to larger system).