



# ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

8/17/2022

## **SKETCH PLAN TO DETERMINE SITE PLAN ADMINISTRATIVE OR SITE PLAN DRB REVIEW**

*Dear DRB Members,*

*The address of this request is 8235 Washington St NE and is in the North I-25 Area CPO-10 Building Height Sub-area 3. The property is zoned NR-LM, is vacant and consists of 1.675 Acres. Legal description: A IN PLAT OF LTS A B & C OF TRACT C-2 RAFAR INVESTMENTS. No case history exists at this address.*

*On behalf of my client, BayoTech, I respectfully request a Sketch Plan Review to determine if this project will require Site Plan Administrative or Site Plan DRB review.*

*The determining factor in this case will be whether this project will require Major Public Infrastructure.*

*Relevant IDO sections below:*

### **6-5(G) SITE PLAN – ADMINISTRATIVE**

6-5(G)(1)(b) A Site Plan – Administrative may only be approved for development that does not require major public infrastructure or an Infrastructure Improvements Agreement (IIA) to comply with IDO or DPM standards, which require a Site Plan – DRB pursuant to Subsection 14-16-6-6(I).

### **6-6(I) SITE PLAN – DRB**

6-6(I)(1)(c) This Subsection 14-16-6-6(I) applies to any of the following: 1. Any application that does not qualify for consideration as a Site Plan – Administrative under Subsection 14-16-6-5(G), including any application that requires major public infrastructure or an Infrastructure Improvements Agreement (IIA) in order to comply with standards in this IDO or the DPM, with the following exceptions:

### **Definition - Major Public Infrastructure**

Although ultimately determined on a case-by-case basis, major public infrastructure generally includes construction or significant redesign of a street, drainage, or utility facility or similar public infrastructure that is necessary for the subject property, and often nearby properties, to develop.

*This is a request for the DRB to determine which review will be required. It is critical at this stage for the correct determination to be made.*

*This project will be heard at the next ZHE hearing for a Conditional Use to allow outdoor activity. If this project is approved by the ZHE it will immediately submitted for review.*



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*A PRT was submitted on August 17 of 2021 and there was confusion regarding the use which led to a follow up PRT where the correct determination of use was made. It was determined that the correct use category is Light Manufacturing, which requires a conditional use for outdoor activity.*

*I will submit all required documentation with this sketch plat application.*

*Please let me know if further information is needed.*

*Thank you,*

*Carl Garcia*

*Carl Garcia*

*ABQ Land Use Consulting LLC*

*505-306-6289*