



Environmental Planning Commission

Staff Report

Agenda Item Number: 6
Project #: PR-2021-005816
Case #: SI-2021-01684
VA#: 2021-00363
Hearing Date: November 18, 2021

Agent	Consensus Planning
Applicant	JB Holdings LLC/Take 5 Car Wash
Request	Site Plan Major Amendment/Variance
Legal Description	Lot 2-C of Lots 1,2-A, 2-B, 2-C, 2-D, 3,4,5, & 6 of Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch
Location	Between Coors Bypass and Seven Bar Loop Road NW 10084 Coors Blvd NW
Size	Approximately 0.8 acres of a 10-acre site
Zoning	MX-L

Staff Recommendation

APPROVAL of PR-2021-005816, SI-2021-01684 and VA-2021-00363, based on the Findings beginning on Page 32 and 39, and subject to the Conditions of Approval beginning on Page 36.

Staff Planner
Silvia Bolivar, PLA, ASLA

Summary of Analysis

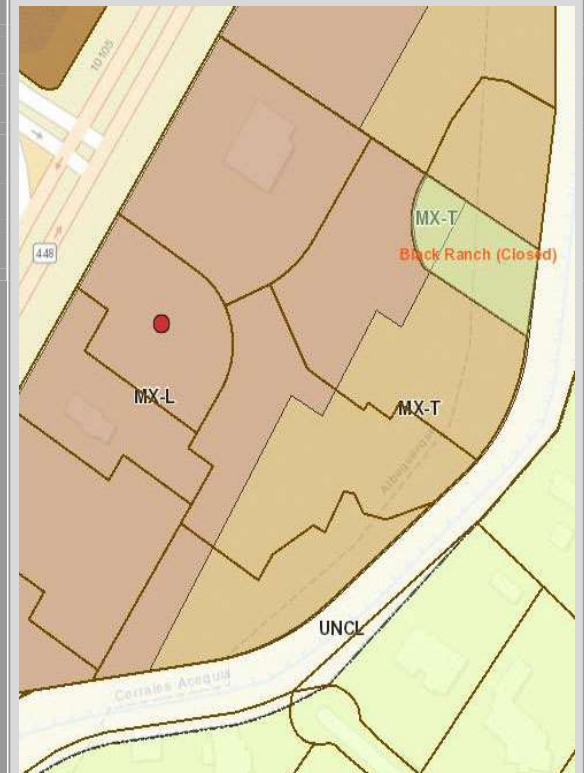
The request is for a Major Amendment of a prior approved Site Plan (10-acre) for a site located on the east side of Coors Boulevard NW. In August 2003, the EPC approved a Site Development Plan for Subdivision (approximately 10 acres to subdivide 2 tracts - 14A & 14B into 5 smaller tracts) and a Site Development Plan for Building Permit that proposed almost 22,000 s.f. of shops and restaurants.

The applicant proposes to amend the controlling site development plans in order to develop Lot 2-C with a car wash instead of the prior-approved parking lot. The request includes a new site plan.

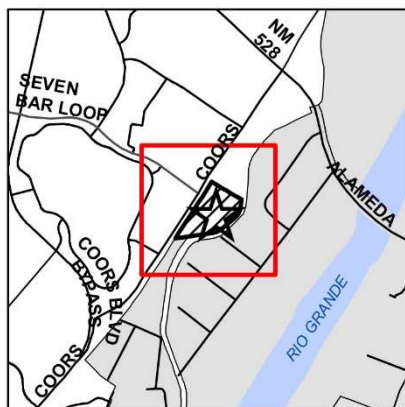
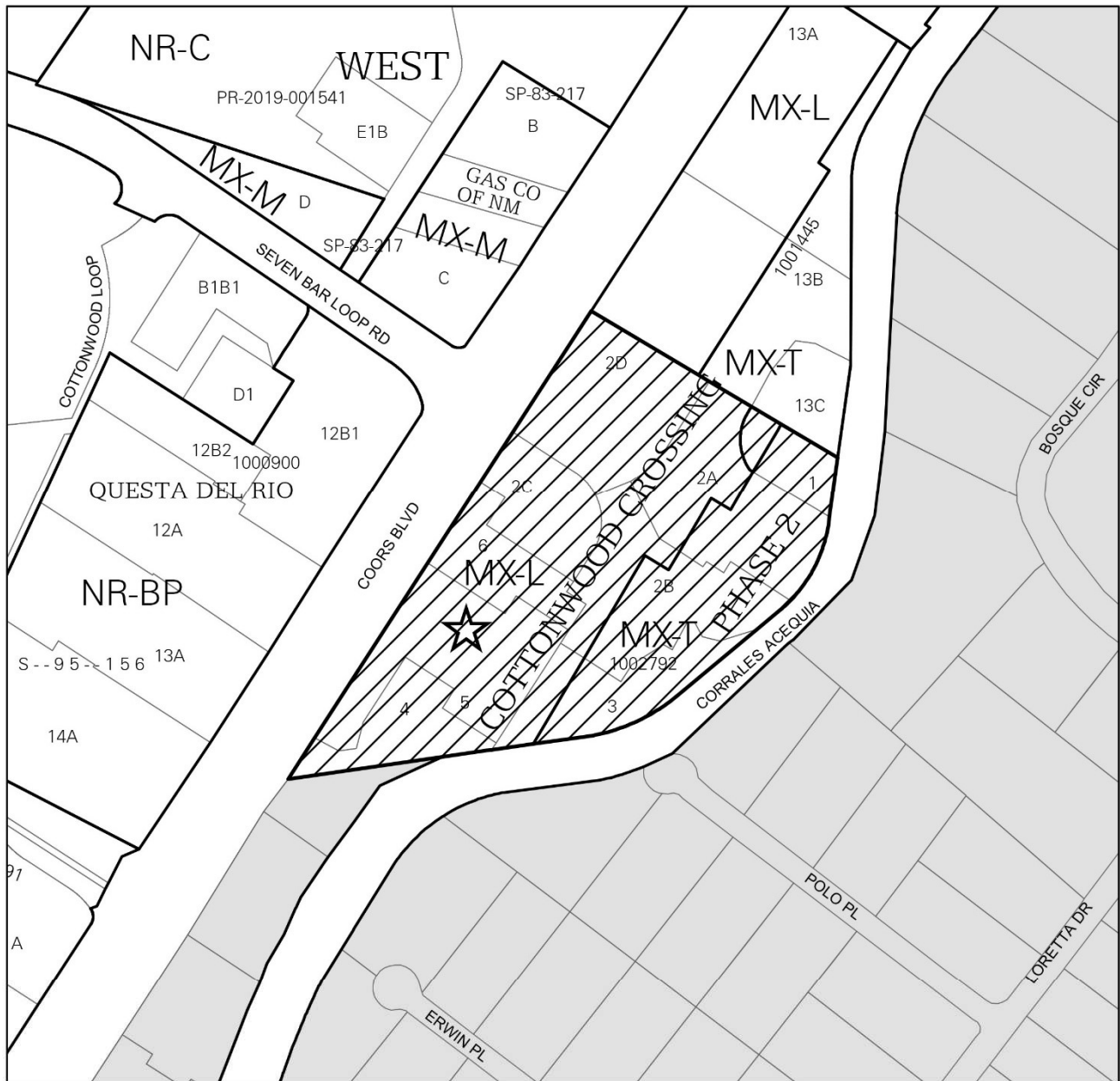
The second part of the request is for a Variance-EPC of 33% reduction to the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)). The subject site is in an Area of Change.

Staff reviewed the proposed site plan and request for a variance using IDO requirements and does not find any major conflicts. The Westside Coalition of Neighborhood Associations and property owners within 100 feet were notified as required. A post-submittal neighborhood meeting was held on November 4, 2021 with representatives from Bosque del Acres Neighborhood Association (in the County).

Staff recommends approval subject to conditions.







IDO ZONING MAP

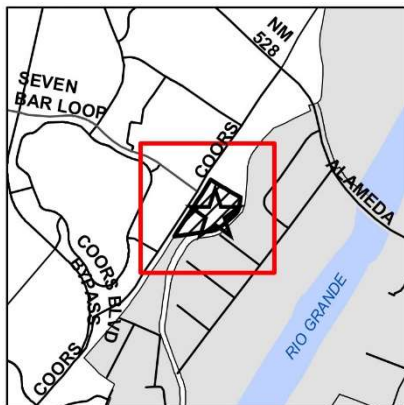
Note: Gray shading indicates County.



1 inch = 250 feet

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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY Community
ED Educational	KAFB Kirtland Air Force Base

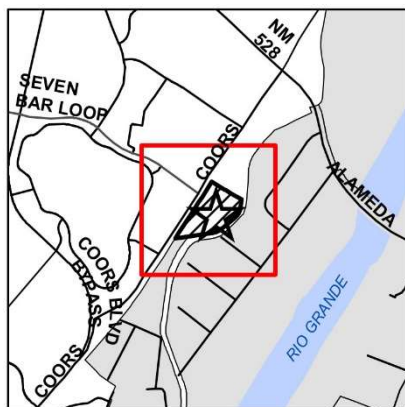
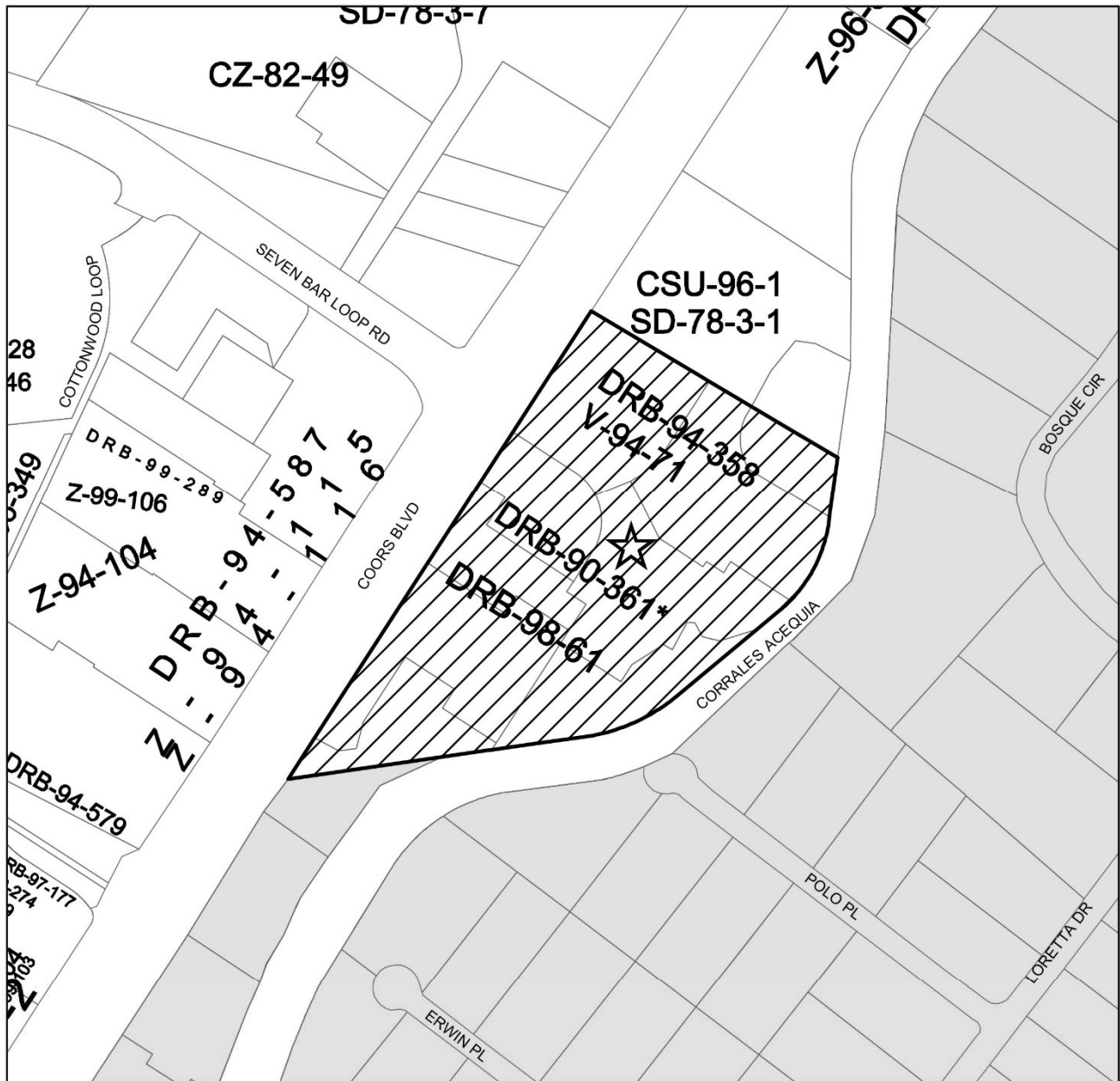


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HISTORY MAP

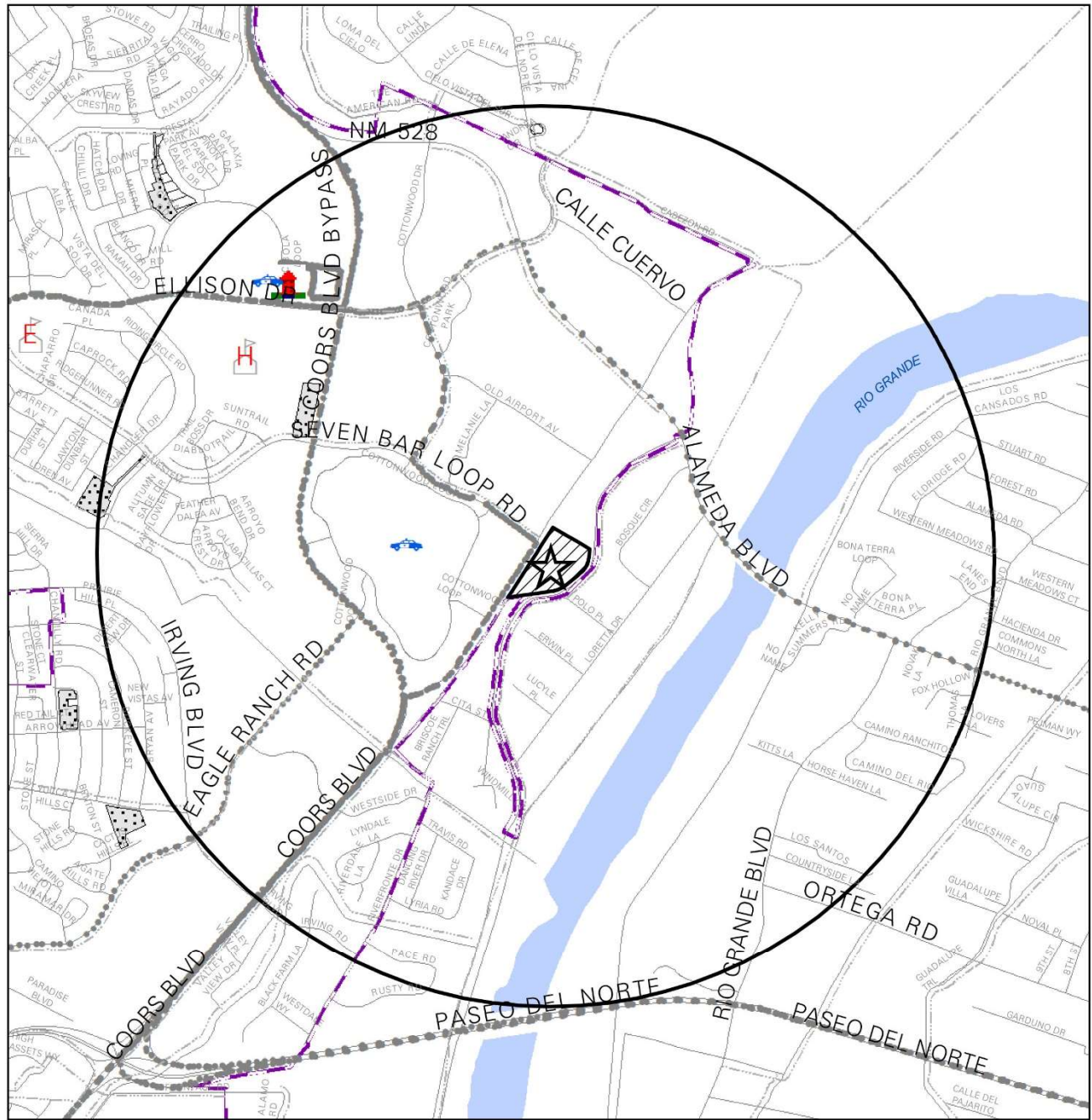
Note: Gray shading indicates County.



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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |

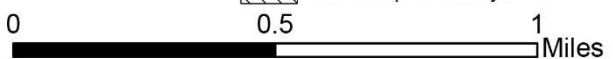


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- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning Information
- 5-Applicant Information
- 6-Staff Information
- 7-Notification Requirements
- 8-Post-Submittal Neighborhood Meeting (Minutes)
- 9-Controlling Site Plan
- 10-Site Plans – Major Amendment

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Change	Vacant/Restaurant uses
<i>North</i>	MX-T/MX-L/MX-M	Area of Change	Commercial retail & services
<i>South</i>	Bernalillo County A-1		Commercial retail & services/ SF homes
<i>East</i>	MX-T/Bernalillo A-1	Area of Change	Vacant/SF homes/MPOS
<i>West</i>	MX-M/NR-BP	Area of Change	Commercial retail & services

Request

The request is for a Major Amendment to a controlling prior approved Site Development Plan for Subdivision (10-acres) for a site located on the east side of Coors Boulevard NW. The site is legally described as Lot 2-C, Cottonwood Crossing Phase II but is part of a larger site legally described as Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 Cottonwood Crossing Phase II being a replat of Tracts 14A and 14B, Black Ranch. The subject site is located at 10084 Coors Blvd NW between Coors Bypass and Seven Bar Loop Road NW (“the subject site”).

In August 2003, the EPC approved a Site Development Plan for Subdivision (approximately 10 acres to subdivide 2 tracts – 14A & 14B into 5 smaller tracts) and a Site Development Plan for Building Permit that proposed almost 22,000 s.f. of shops and restaurants. The Site Development Plan for Subdivision included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of a drainage facility, and preservation of the remaining intact portion of the Calabacillas Pueblo ruin in the northeast corner of the property.

The applicant proposes to amend the controlling site plan in order to develop Lot 2-C with a car wash instead of the prior-approved parking lot. The car wash would consist of an approximately 3,400 square foot building. The existing parking lot would be preserved.

The second part of the request is for a Variance-EPC. The applicant requests that the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) be reduced by 33%. There are several utility easements including water and sanitary sewer that run parallel to Coors Boulevard that prevent the applicant from planting trees and shrubs that would otherwise provide a significant amount of required coverage. The proposed landscape plan shows landscape coverage of 17% of the setback area.

The subject site is in an Area of Change and zoned MX-L (Mixed-Use – Low Intensity Zone District).

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

EPC Role

The EPC is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals, which address applications for amendments to site development plans approved prior to the effective date of the IDO. The request exceeds the maximum threshold for a Minor Amendment, because all previous minor amendments were cumulative to the current proposal. It is, therefore, being considered pursuant to Section 14-16-6-4(Z)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended. In this case, the EPC approved the Site Development Plan in August 2003, prior to the effective date of the IDO.

The EPC is hearing the Variance request (VA-2021-00363) pursuant to IDO Section 6-6-(N)(1)(a), that applies to all requests for Variances from any Development Standard in the IDO requested as part of a Site Plan – EPC application. This case is a quasi-judicial matter.

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

Context

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by the EPC.

Immediately west of Coors Boulevard is the Cottonwood Employment Center, the surrounding area is predominantly commercial retail and service uses, including the Cottonwood Mall. The property at the northwestern corner of Coors and Seven Bar Loop intersection was approved in August 2021 for a Major Amendment (PR-2021-005687) to construct additional retail and restaurant uses.

To the south of the subject site are Bernalillo County A-1 zones with a Special Use Permit for Shopping Centers with commercial and retail services and single-family residential.

To the east of the subject site is the Black Ranch, a Major Public Open Space (MPOS) that was donated by the applicant to the City of Albuquerque in 2004 (see attachments). The donation was done with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. The subject site is within 330 feet of the Black Ranch MPOS (Lot 1) and pursuant to the IDO would have had to comply with Use Specific Standards IDO 14-16-4-3(D)(16)(c) where a car wash within 330 feet in any direction of a Major Public Open Space requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A). However, there is a signed “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements” signed March 24, 2021 that granted the property owner more flexibility due to the land donation. Ordinarily the applicant would have been required to receive a conditional

use permit to build the specific use; however, pursuant to the protective covenants and restrictions on the property, a conditional use is not required in this instance. Therefore, the request is allowed to be heard before the EPC without obtaining a Conditional Use Permit. The Black Ranch is a documented Ancestral Pueblo site of both modern and pre-European contact significance and contains surface and sub-surface artifacts and features that require careful protection.

The request is to add a new use (car wash) on a portion of the property that was originally proposed for additional parking and closest to the intersection of Coors Boulevard and Seven Bar Loop which would mitigate impacts on the properties to the east. Impacts would be mitigated by maintaining the buffer with the Corrales Main Canal and future development on the east as originally intended. The request leaves in place the protected archaeological site at the northeast corner of the site plan, which was deeded to the City for preservation.

History

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by the EPC (Project #1002792).

The EPC approved a Site Development Plan for Subdivision (03EPC-01085) and a Site Development Plan for Building Permit (03EPC-01086) for all or a portion of Tracts 14-A and 14-B, Black Ranch, zoned SU-1 for C-1 & Restaurant with full-service liquor O-1. The Site Plan for Subdivision included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of a drainage facility, and preservation of the remaining intact portion of the Calabacillas Pueblo Ruin in the northeast corner of the property.

04AA-00222 – approximately one month after receiving final sign-off by the Development Review Board, an Administrative Amendment was approved, which replaced the original Japanese restaurant building with a multi-tenant commercial building and adjusted parking.

03EPC-02034 to 03-EPC-02037 – While the first site plan approval was being finalized through the DRB process and the first Administrative Amendment was being approved, a zone change and Sector Development Plan amendment were approved to adjust the zoning boundaries of the site to provide “one uniform zone category except for the archaeological and ponding sites.” It does not appear that the zone change was finalized on the zoning map even through the required replat of the property was completed. The associated Site Development Plans provided more details on development of the eastern portion of the property, adjusted lot lines for each pad site, and noted which lots were subject to the earlier approvals.

05AA-00819 – An Administrative Amendment was approved to replace the multi-tenant commercial building approved by the March 2004 amendment with a fast-food restaurant and drive-through. The restaurant is located immediately southwest of the subject site.

06AA-00053 – This amendment replaced a fast food restaurant originally proposed to the northeast of the subject site with a credit union.

7 Bar Ranch Sector Development Plan- Rank III Sector Plan

The 7 Bar Ranch Sector Development Plan, rescinded in 2018, was adopted in 1982, and revised in 1985, 1990, and 1994. The plan provided policy and guidelines for the design of Coors Boulevard. The Plan area encompassed approximately 1,100 acres of land which were accessed by Coors Boulevard to the south, McMahan Boulevard to the west, State road 528 and Corrales Road to the north, and Alameda road and Rio Grande to the east. The Plan defined the subject site as zoned SU-1 for C-1 Uses. However, the zoning was amended in 1996 to allow SU-1 for C-1 and Restaurant with Full Service Liquor 0-1. The Plan contained minimal design standards.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors.

Comprehensive Plan Designations

Coors Boulevard and Seven Bar Loop are classified as a Major Transit Corridors as designated by the Comprehensive Plan. Major transit corridors are intended to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

Comprehensive Plan Community Planning Designation

The subject site is part of the Northwest Mesa Community Planning Area (CPA). The Northwest Mesa is a predominantly residential community, adjacent to volcanoes and the volcanic Northwest Mesa Escarpment and overlooking the river and mountains. Corrales and Rio Rancho border this area to the north.

Design/Character Considerations for the Northwest Mesa include: suburban subdivisions with wide streets and landscape buffers and large building setbacks; walls lining minor arterial and collector streets to separate residential development; proximity to the Rio Grande and Petroglyph National Monument, and volcanic Northwest Mesa Escarpment; views of the volcanoes and escarpment to the west and the Rio Grande and mountains to the east; shopping centers set back from the street with parking lots in front.

Overlay Zones

The subject site is not within a Historic Protection Overlay (HPO). However, the subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone, CPO-2 (14-16-3-4(C)) and the Coors Boulevard View Protection Overlay Zone, VPO-1 (14-16-3-6(D)).

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. See analysis in Section II of this report.

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes as identified in the ABC Comprehensive Plan, as amended.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Coors Boulevard has a bike route and a bike lane. Seven Bar Loop Road NW has a bike path and a proposed bike lane. Corrales Acequia NW has a proposed unpaved trail.

Transit

Both the Fixed Route 157 and Commuter Route 96 run north-south on Coors Boulevard and turn west on 7-Bar Loop. The 157 connects the Northwest Transit Center to Kirkland Air Force Base by way of Montano. Route 96 runs from the Walmart at Unser and Southern to Kirkland Air Force Base. As a Commuter it only makes two runs in each of the daily peak hours.

The nearest stop-pair for both routes is at the north entrance to Cottonwood Mall, about 750 feet west of the site. Continued pedestrian access is available.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

Walk Score/Transit Score/Bike Score

The Walk Score for the subject site is 58 out of 100 (some errands can be accomplished on foot), transit score is 31 (a few nearby public transportation options), and a bike score of 47 (somewhat bikeable – some bike infrastructure).

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Building Height: The vertical above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO.

Car Wash: A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning

device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial hand-washing of such automobiles, whether by operator or by customer.

Drainage Facility: The system of structures for collecting conveying, and storing surface and stormwater runoff. Drainage facilities are for surface and stormwater runoff conveyance and containment. These include but are not limited to streams, pipelines, channels, ditches, arroyos, acequias, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade. On-site drainage ponding areas that manage stormwater generated by uses on the lot are not considered drainage facilities. See also Acequia, Major Arroyo, Major Utility.

Major Transit (MT) Areas: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comprehensive Plan, as amended.

Major Public Open Space: Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Site-Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or non-residential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO would be determined based on the level of detail provided in the prior approval.

View Frame: See Subsection 14-16-3-6(D)(3) (Coors Boulevard – VPO-1 Definitions).

View Plane: See Subsection 14-16-3-6(D)(3) (Coors Boulevard – VPO-1 Definitions).

Zoning

The subject site is zoned MX-L (Mixed-Use – Low Intensity, IDO 14-16-2-4(B)) which was assigned upon the adoption of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1, pages 143-148 of the IDO. The

The IDO contains Use-Specific Standards (USS) for car wash (IDO 14-16-4-3(D)(16)) with which the future/proposed development must comply.

Coors Boulevard Character Protection Overlay, CPO-2

3-4(C)(3)(b) Setback from Coors Boulevard

2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

The site data from the Site Plan (DD1) lists the setbacks for the MX-L/CPO-2. The Coors Boulevard CPO-2 requires a 35 foot minimum setback at this location and according to the site plan, 44'-6" has been provided.

3-4(C)(4) Building Height and Bulk

Building and structures shall not exceed the height limitation in the underlying zone.

See VPO analysis.

3-4(C)(5) Other Development Standards 3-4(C)(5)(a) Floodplain

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain. Cluster development design on land above the flood level shall be used to the maximum extent practicable, and the floodplain shall be used as open space.

Please see Grading & Drainage Plan.

3-4(C)(5)(b) Grading

Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading shall take place until a specific development plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of natural features and vegetation. Reconstruction and vegetation to a natural setting shall be pursued to the maximum extent practicable.

The subject site has been previously graded. The new car wash will be constructed, preserving the existing parking lot on the site. The existing site is partially undeveloped with low vegetative cover and several disturbed areas. The site slopes from the north/northwest to the southeast corner at an approximate 1.5-3% slope.

3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard

All of the following must be incorporated into the required setback along Coors Boulevard:

1. Vegetative coverage is required for a minimum of 50% of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

See Variance-EPC request.

3-4(C)(5)(d) Outdoor Lighting

The mounting height of light fixtures in off-street parking, other than vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

Outdoor lighting is at a maximum height of 20 feet with fully shielded fixture heads. The mounting height of the light fixtures are within the limit of 20 feet above finished grade allowable under the Coors Boulevard CPO-2.

3-4(C)(5)(e) Architectural Design and Details

1. The use of colors that contrast with the predominant color of the building is limited to a 10 percenton each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated to visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of suchequipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

Building elevations and materials have been reviewed for required glass surfaces, changes in materials and changes in height or setbacks.

3-4(C)(5)(f) Signs

No freestanding sign is proposed as per the documentation provided and states that the signage would be building mounted, would face Coors Boulevard (not visible from any residential zone district), and would not extend above the facade (see drawing DD3.0 – Perspectives & Sheet DD2.0 Elevations). Item 20 of the elevations lists a “prefabricated illuminated aluminum accent” that will be 10’-8” above the finished floor elevation but details for this item have not been submitted.

The site plan sheet keyed note reads that item 014 is for a monument sign – under separate permit. The IDO allows one free-standing monument sign, located at the entrance of the property, 1 per premise street frontage. Details of the signs, including height, width, square footage of sign face, colors and materials should be provided at the time of DRB submittal.

Coors Boulevard View Protection Overlay, VPO-1

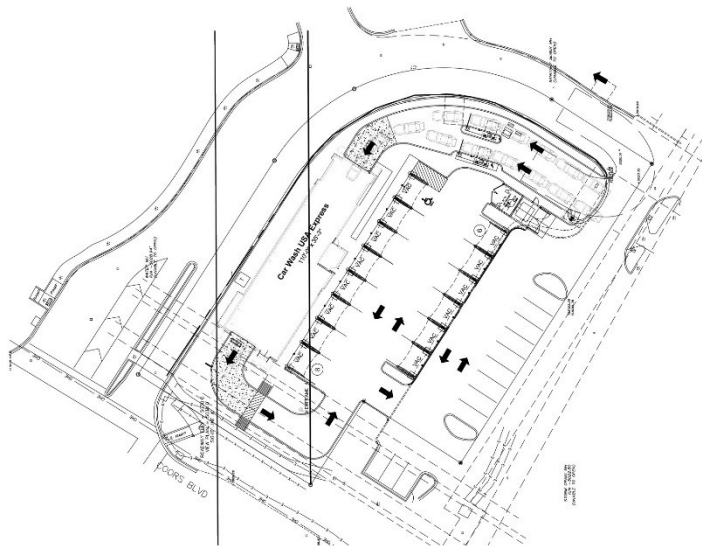
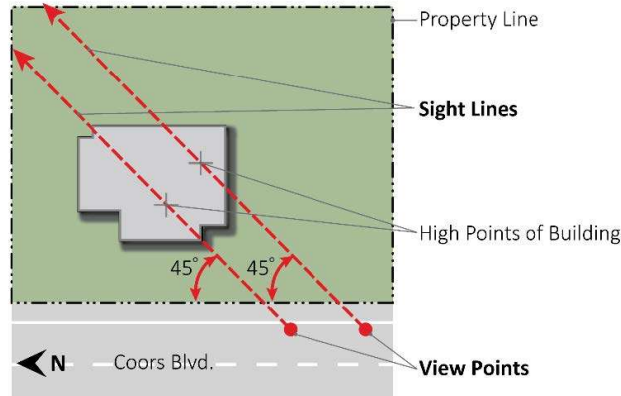
The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comprehensive Plan, as amended.

Views protected by this VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and Sandia Mountains.

3-6(D)(3)(a) Sight line

1. Lines that begin at each view point along Coors Boulevard, looking toward the ridgeline of the Sandia Mountains at a 45 degree angle from the east of the roadway.
2. Sight lines are required to intersect the highest point(s) of the proposed building(s) on the site and, if the building is all the same height, a sight line shall begin at a view point at the lowest elevation(s) of Coors Boulevard abutting or nearest to the site that allows the sight line to pass through the building.

3. The sight line is used as the perspective for the analysis in Subsections 14-16-3-6(D)(5)(b) (Building and Structure Height (View Plane) and 14-16-3-6(D)(5)(c) (Building and Structure Bulk (View Frame)). Multiple sight lines may be required depending on the size of the site and shape of the building(s). (See figure below).



The site lines are at 45 degree angles from the east of the roadway.

3-6(D)(3)(b) View Frame

A vertical rectangular frame drawn perpendicular (i.e. 90 degrees) to a given sight line. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the public right of way of Coors Boulevard where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines. As many view frames as necessary to capture all the sight lines on a site are required (See figure below).

3-6(D)(4) Setback Standards

Within this VPO-1, the setback standards in Subsection 14-16-3-4(C)(3)(b) (Setback from Coors Boulevard) shall apply for lots abutting Coors Boulevard.

See CPO analysis.

3-6(D)(5) Building Structure Height, Bulk, and Massing

All development within this VPO-1 shall meet all of the following requirements.

3-6(D)(5)(a) Building Height (Zone District)

1. If the maximum building height allowed by the zone district is lower than what would otherwise be allowed by the height, bulk, and massing regulations, the maximum building height of the zone district shall apply.
2. No height bonuses allowed in Mixed-use zone districts by Table 5-1-2 for Workforce Housing or Structured Parking are allowed.

3-6(D)(5)(b) Building and Structure Height (View Plane)

No more than 1/3 of the height of buildings and structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line and as shown in section diagram below, with the following exceptions:

2. For development other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.

Because the finished grade is within 10' of the elevation of Coors Blvd, this property does not need to comply with the 2/3 vs 1/3 building height requirement, rather, it is allowed to be 20 feet for uses other than low-density residential, per Subsection 3-6(D)(5)(b)(2).

The elevation of Coors Boulevard Viewpoint is 5030' with the 4-foot view plane at 5034'. The finished floor elevation for the building is at 5027.50' and the highest part of the building (top of the branding tower) is at 5057.61'.

***Height above View Plane: 23.61'
Highest part of building: 30.11'
Maximum allowed height: 20'***

23.61' > 20'

The elevation of Coors Boulevard is 5030' with the 4-foot view plane at 5034'. The elevations of finished floor of the proposed building would be 5027.50' and top of parapet at 5053.3'

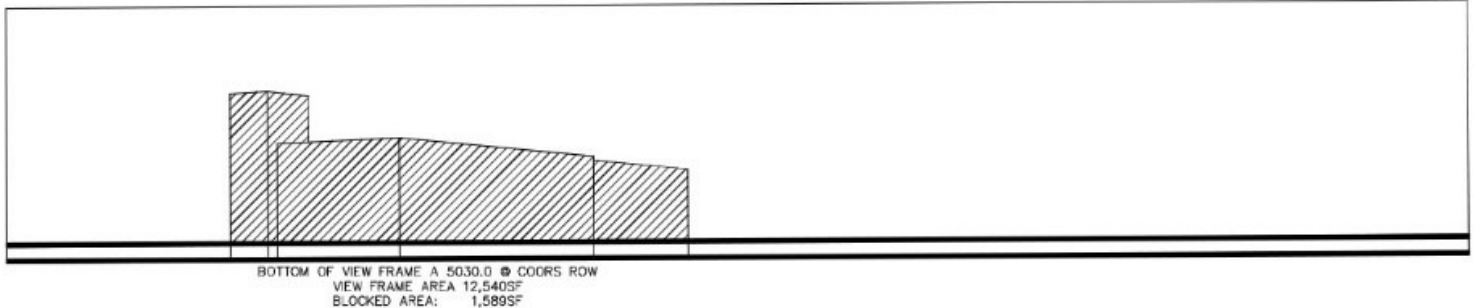
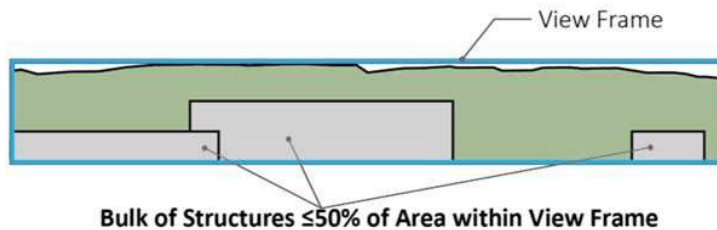
Height above View Plane: 19.3'
Total Building Height: 25.8'
Maximum amount permissible is 20'

$$19.3' \leq 20'$$

The branding tower will have to be lowered to meet the maximum amount permissible of 20' under the Coors Boulevard VPO-1.

3-6(D)(5)(c) Building and Structure Bulk (View Frame)

Looking from the view point, no more than 50% percent of the area within any view frame for a property shall be obscured by the bulk of the building(s) and/or structure(s) (including walls and fences) placed on the property. No portion of a building or structure shall extend above the ridgeline of the Sandia Mountains that is visible within any view frame for a property (see figure below).



The applicant has submitted a view frame analysis for the subject site. The bottom of the view frame is at 5030 at the Coors Boulevard ROW. The view frame area is 12,540 SF, the blocked area is 1,589 SF. The amount of blockage is estimated at 12.67%.

The view frame of the design falls within the View Frame parameters of less than 50% blockage of the frame.

3-6(D)(6) – Colors

The exterior surface of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

The exterior colors fall within acceptable parameters.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

Chapter 5: Land Use

Subpolicy 5.1.1(a): Prioritize office and commercial employment in areas with good access via automobile and transit.

The request would add commercial employment along Coors Boulevard, a Major Transit Corridor with good access via automobile and transit served by Fixed Route 157 and Commuter Route 96 that run north-south on Coors Boulevard. The request furthers subpolicy 5.1.1.(a).

Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate development of a car wash, a use allowable in the MX-L zones which include townhouses, live-work, and multi-family residential uses that would help foster a community where people can live near work. The increase in employment density would also foster a community where residents would shop in the area as there are many commercial and retail services nearby. The request furthers Goal 5.2 – Complete Communities.

Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable community because it would facilitate further development in an auto-oriented district. The request would facilitate redevelopment of an established commercial development and would contribute to a mix of uses) that would be conveniently accessible from surrounding neighborhoods. The residential zones to the to the south, east, and west would benefit from additional uses along Coors Boulevard NW. The request furthers Policy 5.2.1 – Land Uses.

Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would further this subpolicy because the proposed use under the MX-L zone would encourage infill development and would add a complementary use to this auto-oriented area. The request would allow for the proposed infill development to be compatible in form and scale to the immediately surrounding auto-oriented development that include restaurants and commercial retail and services. The request furthers subpolicy 5.2.1(h).

Subpolicy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this subpolicy because the subject site has been vacant for many years following the initial grading. The redevelopment of the 0.8 acres would allow for more productive use of a portion of an existing commercial development. The request furthers subpolicy 5.2.1(n).

Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would further Goal 5.3 – Efficient Development Patterns, because it would promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The proposed development would be located near the intersection of Coors Boulevard NW and Seven Bar Loop NW which provides excellent access and would promote efficient use of the existing roadways and associated infrastructure.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an already developed area that has existing infrastructure and public facilities and the request would support additional growth. The request furthers Policy 5.3.1 – Infill Development.

Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would further Goal 5.6 – City Development Areas because it would result in growth near the Cottonwood Employment Center and adjacent to Coors Boulevard NW, a Major Transit Corridor where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Seven Bar Loop NW.

Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a property located near the Cottonwood Employment Center and along Coors Boulevard NW and Seven Bar Loop NW where change is encouraged as per the Comprehensive Plan. The request furthers Policy 5.6.2 – Areas of Change.

Subpolicy 5.6.2(f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request would help minimize the potential negative impacts of development on existing residential uses by situating the proposed use near a major transit corridor and away from single-

family residential properties located to the east of the subject site. A revised landscape plan has been submitted that shows more trees were added to the eastern side of the site to minimize potential negative impacts. The request furthers subpolicy 5.6.2(f).

Integrated Development Ordinance (IDO) 14-16-6-(J)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would be approved if it meets all of the following criteria:

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned MX-L therefore, this criterion does not apply.

- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.

- 6-6(J)(3)(d) 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 City's existing infrastructure has adequate capacity for the proposed development. A traffic impact study is not required for this major amendment because the proposed use for the subject site, a car wash, does not meet thresholds established by the DPM.

- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.

- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets 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 within an approved Master Development Plan; therefore, the above criterion does not apply.

6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.

III. SITE PLAN - EPC

Request

The request is for a Major Amendment to an existing site development plan, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds the maximum threshold for a Minor Amendment, because all previous minor amendments were cumulative to the current proposal.

The applicant proposes to amend the controlling site plan in order to develop Lot 2-C with a car wash instead of the prior-approved parking lot. The request includes a new site plan.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. Regarding any instances of non-compliance or lack of clarity, Staff has crafted conditions of approval to address them. Rather than describe what's shown on the proposed site plan (see attachment), the following analysis focuses on applicable requirements.

Site Plan Configuration

The site development plan shows a rectangular/semi-circular shaped lot adjacent to Coors Boulevard. The proposed 3400 s.f. building would be built over part of the existing parking lot. There is one entrance to the site from Seven Bar Loop Road NW and a pedestrian walkway that meanders along Coors Boulevard.

The Corrales Main Canal lies between the site and the neighborhood to the east.

Parking is being proposed south of the building along with fourteen (14) vacuum stations.

The site data from the Site Plan (DD1) lists the setbacks for the MX-L/CPO-2. The Coors Boulevard CPO-2 requires a 35 feet minimum setback at this location and according to the site plan, 44'-6" has been provided.

Setbacks (MX-L)	Required	Provided
Street front (west)	35'	44'-6"
Street side (east)	0'	60'-2"
Side (west)	0'	102'-3"
Rear (south)	0'	90'-4"

Pedestrian, Bicycle and Transit Access

Pedestrian and bicycle access to the site is provided with a 6-foot wide, concrete, meandering pedestrian walkway along Coors Boulevard NW and Seven Bar Loop. A connection to the site from this pathway is provided to the site. The sidewalk wraps around the site. Walkways are provided within the parking areas with crossing areas marked for drive aisle crossing (Sheet keyed note #008). The site is laid out in such a way that patrons of the car wash could walk from one business to the next.

Coors Boulevard has a bike route and a bike lane and Seven Bar Loop Road NW has a bike path and a proposed bike lane that would be accessible from the site. The site can be accessed via transit by both Fixed Route 157 and Commuter Route 96 run north-south on Coors Boulevard and turn west on 7-Bar Loop. The 157 connects the Northwest Transit Center to Kirkland Air Force Base by way of Montano. Route 96 runs from the Walmart at Unser and Southern to Kirkland Air Force Base. As a Commuter it only makes two runs in each of the daily peak hours. The nearest stop-pair for both routes is at the north entrance to Cottonwood Mall, about 750 feet west of the site. Continued pedestrian access is available.

Vehicular Access, Circulation and Parking

Access and Connectivity regulations are controlled by the Development Process Manual (DPM) and reviewed and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to the standards of the DPM.

Access to the subject site will be from the shared access driveway built for the existing restaurant located at the southwestern portion of the lot. Circulation to the site is in a north/south direction. Thirteen (13) queueing spaces are provided along the western side of the site ahead of the entrance to the car wash tunnel.

Pursuant to IDO Table 5-5-1, a Car Wash requires 2 spaces/1,000 sq. ft GFA of retail/office/waiting area. One (1) accessible parking space has been provided with twelve (12) standard parking spaces for a total of 13 spaces provided. Parking calculations have been provided on the site plan. Circulation for the site is generally north/south. $3400 \text{ s.f.} / 1000 \text{ s.f.} \times 2 = 6.8$ spaces (rounded up to 7 spaces).

Bicycle parking calculations are not provided or depicted in the site plans. However, the use of the subject site will be auto-oriented. Table 5-5-4 lists that non-residential uses shall provide 3 spaces or 10% of required off-street parking spaces, whichever is greater. According to the parking calculations, a minimum of 3 bicycle spaces should be provided. The calculations and the locations

of the bike racks should be shown within the site plan. Table 5-5-4 lists the minimum motorcycle parking requirements and for this site, 1 space is required.

Staff recommends a condition that the Site Plan be reviewed and approved by the Development review Board subsequent to EPC approval for technical standards.

Landscaping, Buffering and Screening

The plant list includes drought tolerant and native species. The Landscape Plan shows the addition of three (3) Juniperus horizontalis (Bar Harbor Juniper), six (6) Fallugia paradoxa (Apache Plume), and three (3) Dasyliron Wheeleri (Blue Stool) along Coors Boulevard NW. Along the northern edge of the subject site three (3) large Dessert Willows and seven (7) Forresteria mexicana (New Mexico Olive) being proposed with various shrubs and groundcovers. The eastern edge shows the addition of three (3) Fraxinus Oxycarpa ‘Raywood’ M (Raywood Ash) and eight (8) Juniperus ‘Skyrocket’ M (Skyrocket Juniper) that address neighborhood concerns (Bosque del Acres Neighborhood Association – Bernalillo County) related to noise, light, etc.

A fully automated irrigation system will be used to irrigate trees, shrubs, and groundcover planting areas. The irrigation system will be designed to isolate plant material according to solar exposure and will be set up by plant zones according to water requirements. The trees will be provided with six (6) 2 GPH emitters, with the ability to be expanded to accommodate the growth of the trees. Shrubs and groundcovers will be provided with two (2) 1 GPH emitters. Trees, shrubs and groundcovers will be grouped on the same valve.

Landscape coverage area:

Total site area (.79 ac)	34,412 SF
Building area	-3,400 SF
Net lot area	31,012 SF

Required landscape area (15% of net area)	4,652 SF
Provided landscape area	5,435 SF

Landscape Live Vegetative Coverage

Required live vegetative landscape coverage	4,076 SF
Provided live vegetative material coverage	7,520 SF

Required ground level plant coverage	1,019 SF
Provided ground level plant coverage	1,588 SF

Parking Lot Trees

Parking lot tree requirements are based upon 1 tree per 10 spaces

The project is providing 14 spaces therefore one (1) parking lot tree is required.

PNM has noted there are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site. Please see Variance-EPC request.

Walls and Fences

A 2' retaining wall is being proposed along the eastern portion of the site. The retaining wall is at BC (bottom of curb) point 25.54 and ending at BC (bottom of curb) point 21.33. The retaining wall is listed on Sheet C-101 that has received preliminary approval from the Hydrology Section dated 6/15/21 (B14D010C).

Lighting

Outdoor lighting on the site is at a maximum height of 20 feet with fully shielded fixture heads per IDO requirements. The mounting height of the light fixtures are within the limit of 20 feet above finished grade. Details of the proposed light poles has been provided with heights, colors, materials, and description of the fixtures that ensures that the lights are a full cut-off type and will not allow light spillage to escape the property.

Elevations/Architecture

The building height maximum for the MX-L zone is 38 feet. However, the subject site is within the boundaries of the Coors Boulevard CPO-2 and Coors Boulevard VPO-1. The proposed building has a maximum height of 25'-8" to the top of the parapet wall on the West elevation. The top of the branding tower will be at 30'-11". See CPO-2 and VPO-1 analysis for more information.

The applicant's description of the building design meets the regulations of Subsection 5-11 of the IDO. Two colors alternate over the split-face CMU walls that would be painted with "Sedate Gray" and "Black Fox", helping to differentiate between the exterior walls. The LRV for "Sedate Gray" is 60.87%. Vertical metal panels are found on the South elevation. Pre-finished rolled up overhead doors are being proposed along with metal doors that would be painted to match adjacent walls and aluminum storefront windows with glazing.

The refuse enclosure detail shows an 8" split-faced CMU wall, painted SW#6169 "Sedate Gray" (LRV 60.87%). The colors of the enclosure are included in the detail sheet (DD1A).

Signage

No freestanding sign is proposed as per the documentation provided and states that the signage would be building mounted, would face Coors Boulevard (not visible from any residential zone district), and would not extend above the facade (see drawing DD3.0 – Perspectives & Sheet DD2.0 Elevations). Item 20 of the elevations lists a "prefabricated illuminated aluminum accent" that will be 10'-8" above the finished floor elevation.

The site plan sheet keyed reads that item 014 is for a monument sign – under separate permit. The IDO allows one free-standing monument sign, located at the entrance of the property, 1 per premise street frontage.

Details of the signs, including height, width, square footage of sign face, colors and materials should be provided at the time of DRB submittal.

Grading and Drainage Plan

Grading and erosion control practices shall comply with the DPM. A minimum of grade change is being proposed and all slopes comply with applicable standards of the DPM.

The grading and drainage plan (Sheet C-101-102) have a preliminary approval from the City of Albuquerque Hydrology Section dated June 15, 2021 (B14D010C).

The existing site is partially undeveloped with low vegetative cover and several disturbed areas. The south area of the site is paved and in use for parking. The site slopes from the north/northwest to the southeast corner at an approximate 1.5-3% slope. The new car wash will be constructed, preserving the existing parking lot on the site.

Stormwater runoff generated in the existing area flow generally to the southeast with eventual discharge into the drainage pond installed in the "Cottonwood Crossing Phase II". The site has been divided into Basin EC1 for row flows and EC2 for site flows. Sub-basin EC1 is 0.788 acres and sub-basin EC2 is 0.065 acres. The existing flow for EC2 is 2.7 CFS. The runoff free discharged at the southeast corner of the site to the pond located southeast of the site via existing surface flows.

The drainage intention of the developed conditions is to match the existing drainage pattern with free discharge. Using the Cottonwood Crossing Phase II Drainage Report as a reference, there is allowed free discharge to the downstream pond. The new car wash will be constructed preserving the existing parking lot on the site. Developed flows will increase from 2.7 to 3.2 CFS.

Utility Plan

No comments were received from ABCWUA.

The Utility Plan (Sheet C-103) has been submitted as part of the application packet. The plan shows proposed water line service, proposed sanitary sewer lines along with proposed fire lines.

5-2 (D) Site Design to respond to Climate and Geographic Features

All multi-family residential development containing more than 25 dwelling units and all non-residential development, except industrial development, shall comply with all of the standards in Subsection 14-16-5-2(D).

5-2(D)(1) Climate Responsiveness

The site design process shall include a sun and shade analysis of daily and seasonal position of the sun to improve the energy performance of buildings. The sun and shade analysis shall be included with applications for Site Plan.

5-2(D)(1)(a) Building layout and window placement shall be evaluated to reduce summer heat and glare to capture winter sun.

5-2(D)(1)(b) Living landscape elements shall be evaluated for placement in the most beneficial microclimates and/or to provide the best cooling conditions to mitigate heat gain.

5-2(D)(2) Geographic Responsiveness

5-2(D)(2)(a) The site design process shall include an analysis of the ability to capture views of prominent geographic features to make visual connections to those features. The site analysis shall be noted on building layouts included with applications for Site Plan.

5-2(D)(2)(b) The placement and orientation of buildings, windows, balconies, and patios shall be evaluated to capture available views of prominent geographical features, such as the Sandia Mountains, the Bosque/Rio Grande, and the Volcanoes/Northwest Mesa Escarpment.

Design considerations for compliance with IDO Section 5-2(D) is for the Project Architect and Landscape Architect to identify and document design principles for the site, building layout, and building design have been achieved, achieved in part, or evaluated.

The project landscape architect has only evaluated the outdoor elements. However, the project architect has noted that the General Site Arrangement and Building Orientation, Building entries and Windows and Outdoor elements has been Achieved in Part (see Application).

IV. VARIANCE – EPC

Pursuant to IDO Section 6-6(N)(1), Applicability, 6-6-(N)(1)(a) the EPC may hear requests for Variances from any development standard in this IDO other than Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading), requested as part of a Site Plan-EPC application. Since the applications for Variances do not include Access and Connectivity, Subdivision of Land, or Parking and Loading, the EPC may decide these requests.

The request is for a Variance to allow a 33% reduction to the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)). There are several utility easements, including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees that would otherwise provide a significant amount of required coverage. Due to the easements and the inability to plant trees and shrubs, the proposed landscape coverage is 17% of the setback area.

6-6(N)(3) Review and Design Criteria

IDO Section 14-16-6-6(N)(3) Except as indicated in Subsections (b) and (c) below, an application for a Variance – EPC shall be approved if it meets all of the following criteria:

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical

characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

There are several utility easements abutting the site and/or in easements along Coors Boulevard NW and within the site that impact development of the property, specifically in a way that is not generally applicable to other lots. The shape of the lot and the existing topography are special circumstances applicable to the subject property that are not self-imposed. In addition, the site also provides parking for the adjacent restaurant which further limits what could be developed on the property.

PNM has provided comments noting that perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements therefore the landscape plan and variance request are acceptable.

2. The Variance would not be materially contrary to the public safety, health, or welfare.

The Variance request would not be materially contrary to public safety, health or welfare. The Applicant submitted a preliminary site plan to DRB for initial direction and comments and was informed by the Albuquerque/Bernalillo County Water Authority that planting trees within the easements along Coors Boulevard is unacceptable. However, the applicant has provided more landscape screening on the eastern portion of the subject site to screen the residential development located across from the Corrales Main Canal from the proposed development.

3. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The proposed car wash use will be accommodated on the small site and infrastructure is available to serve the development along Coors Boulevard, a Major Transit Corridor. The proposed building meets the setback requirements of Coors Boulevard.

4. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

The request would not materially undermine the intent and purpose of this IDO because it implements subsections 14-16-1-3, Purpose. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and

commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses.

In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an underutilized lot to be redeveloped and the uses for the subject site would be similar to those in the surrounding area.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds practical difficulties supports the Variance because there are existing easements that hinder development of the site without the Variance approval. The Landscape Plan shows plantings throughout the site that are in excess of what would normally be required along the site edges along the eastern portion of the site. More trees were added to the eastern side of the site to minimize potential negative impacts on residential properties located east of the Corrales Main Canal

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Agency comments pertained mostly to PNM facilities, transportation and open space.

PNM has noted there are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site. Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

Transportation Development Review Services has submitted the attached comments that the Applicant has addressed.

- Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
- Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
- Shared access is needed when sharing an accessway with an adjacent parcel.
- Provide clear sight triangle onto private accessway from proposed site.
- List dimensions for all parking aisles and parking spaces. List all curb radii.
- For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
- Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.

- Provide curb and sidewalk details.
- Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

The Open Space Division (OSD) submitted the following comments:

The property is a sensitive cultural site that was generously donated to the OSD by the applicant nearly two decades ago to the benefit of this significant site and the City. It is a documented Ancestral Pueblo site of both modern and pre-European contact significance and contains surface and sub-surface artifacts and features that require careful protection.

In addition to design standards in IDO section 5-2(K) required for development within 330 feet of Major Public Open Space (MPOS), certain high-impact uses including the proposed car wash are not permitted and require additional scrutiny and approvals per section 4-3(D)(I 6). Uses that are restricted within that buffer zone have greater potential to impact MPOS through litter, noise and light pollution, erosion, and water quality, among other issues, and the OSD is a strong proponent of these protections.

The cultural site referred to above is particularly vulnerable to erosion as it is at a lower elevation and slopes steeply into the adjacent Lower Corrales Main Canal.

However, the OSD recognizes that this is an atypical situation both because the immediate area is already commercially developed, paved, and not in its natural state; and because the applicant, Parks and Recreation Department, and other agencies granted the property more flexibility in part because of the donated land in the "First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements" on March 24, 2021. Ordinarily this property would be required to receive a conditional use permit to build the specified use; however, pursuant to the protective covenants and restrictions on the property, a conditional use is not required in this instance.

Due to the incredibly significant and sensitive nature of the MPOS parcel near the property as well as to ensure water quality in the Corrales Lateral, the OSD recommends careful scrutiny of the drainage plan to ensure all run-off will be diverted away from MPOS and the drain, preventing erosion and impact to water quality. The OSD also recommends additional buffers to the site be considered during design and construction.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A post-submittal neighborhood meeting was held with the Bosque del Acres Neighborhood Association (in the County) on November 4, 2021. The applicant provided an overview of the

project, explaining the request is to amend a 2003 Site Development Plan to add a car wash use. Neighbors requested clarification as to where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be.

In response to neighborhood concerns, Consensus Planning submitted a revised landscape plan on November 7, 2021 where more trees were added on the eastern side of the site to address concerns over noise, light, etc.

As of this writing, Staff has not received any comments in support or opposition to the request.

VI. CONCLUSION

The first part of the request (SI-2021-01684) is for a Site Plan-EPC approval that would allow the applicant to amend the approved site development plans in order to develop Lot 2-C with a car wash instead of the prior approved parking lot. The car wash would consist of an approximately 3,400 square foot building and will be constructed, preserving the existing parking lot on the site.

The second part of the request is for a Variance-EPC (VA-2021-00363). The applicant requests that the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) be reduced by 33%. There are several utility easements including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees and shrubs that would otherwise provide a significant amount of required coverage. The proposed landscape plan shows landscape coverage of 17% of the setback area.

The subject site is zoned (Mixed-Use – Low Intensity Zone District) and in an Area of Change. The subject site is located within the boundaries of the Northwest Mesa Community Planning Area (CPA) as designated by the Comprehensive Plan. The subject site is within the boundaries of the Coors Boulevard CPO-2 and the Coors Boulevard VPO-1.

Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

Staff finds that the applicant has met the burden and a Variance to the 50% coverage requirement is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff recommends approval.

FINDINGS – SI-2021-01684, Site Plan-EPC, November 18, 2021

1. The request is for a Major Amendment to a Prior Approved Site Plan for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the “subject site”).
2. The subject site is part of larger, approximately 10-acre site controlled by a site development plan for subdivision approved by the EPC in August of 2003. The approved site plan included four buildings on the property closest to Coors Boulevard.
3. The applicant proposes to amend the approved site plan by developing Lot 2-C with a car wash instead of the previously approved parking lot.
4. The EPC is hearing the case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6-1 (Administration and Enforcement. The amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments, because all previous minor amendments are cumulative to the current proposal. IDO Section 14-16-6-5(Z)(1)(b)1, states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amendment. In this case, the EPC approved the Site Development Plan in August 2003, prior to the effective date of the IDO.
5. Sites within 330 feet in any direction of Major Public Open Space (MPOS) require a Conditional Use Approval to develop a car wash (IDO subsection 14-16-6-6(A)). However, the MPOS in question (Black Ranch) was donated by the Applicant to the City of Albuquerque in 2004. The signed “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements” signed March 24, 2021 granted the property owner more flexibility due to the land donation. Therefore, the request is allowed to be heard before the EPC without obtaining a Conditional Use Permit.
6. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
7. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
8. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).
9. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.

10. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Employment Centers and complete communities.
- A. Subpolicy 5.1.1(a): Prioritize office and commercial employment in areas with good access via automobile and transit.

The request would add commercial employment along Coors Boulevard, a Major Transit Corridor with good access via automobile and transit served by Fixed Route 157 and Commuter Route 96 that run north-south on Coors Boulevard.

- B. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate development of a car wash, a use allowable in MX-L zones, that include townhouses, live-work, and multi-family residential uses that would help foster a community where people can live near work. The increase in employment density would also foster a community where residents would shop in the area as there are many commercial and retail services nearby.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to land uses, efficient development patterns and infill development.
- A. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable community because it would facilitate further development in an auto-oriented district. The request would facilitate redevelopment of an established commercial development and would contribute to a mix of uses that would be conveniently accessible from surrounding neighborhoods. The residential zones to the south, east, and west would benefit from additional uses along Coors Boulevard NW.

- B. Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would further this subpolicy because the proposed use under the MX-L zone would encourage infill development and would add a complementary use to this auto-oriented area. The request would allow for the proposed infill development to be compatible in form and scale to the immediately surrounding auto-oriented development that include restaurants and commercial retail and services.

- C. Subpolicy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this subpolicy because the subject site has been vacant for many years following the initial grading. The redevelopment of the 0.8 acres would allow for more productive use of a portion of an existing commercial development.

- D. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would this Goal because it would promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The proposed development would be located near the intersection of Coors Boulevard NW and Seven Bar Loop NW which provides excellent access and would promote efficient use of the existing roadways and associated infrastructure.

- E. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an already developed area that has existing infrastructure and public facilities and the request would support additional growth.

13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Areas of Change.

- A. Policy 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would further Goal 5.6 – City Development Areas because it would result in growth near the Cottonwood Employment Center and adjacent to Coors Boulevard NW, a Major Transit Corridor where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Seven Bar Loop NW.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a property located near the Cottonwood Employment Center and along Coors Boulevard NW and Seven Bar Loop NW where change is encouraged as per the Comprehensive Plan.

- C. Subpolicy 5.6.2(f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request would help minimize the potential negative impacts of development on existing residential uses by situating the proposed use near a major transit corridor and away from single-family residential properties located to the east of the subject site. A revised landscape plan has been submitted that shows more trees were added to the eastern side of the site to minimize potential negative impacts.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-L therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
 - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development. A traffic impact study is not required for this major amendment because the proposed use for the subject site, a car wash, does not meet thresholds established by the DPM.
 - E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.
15. The affected, registered neighborhood organizations is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.
16. A post-submittal neighborhood meeting was held with the Bosque del Acres Neighborhood Association (in the County) on November 4, 2021. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
17. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION – PR-2021-005816, SI-2021-01684, November 18, 2021

APPROVAL of Project #2021-005816, SI-2021-01684, a Site Plan-EPC for Lot 2-C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 of Cottonwood Crossing Phase II being a replat of Tracts 14A/14B Black Ranch, located at 10084 Coors Boulevard NW, between Coors Bypass and Seven Bar Loop NW, approximately 0.8 acres of a 10-acre site, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2021-01684

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
4. The branding tower will have to be lowered to meet the maximum amount permissible of 20' under the Coors Boulevard VPO-1.
5. Signage – Provide monument sign detail if a monument sign is proposed. The detail shall be dimensioned and shall specify colors and materials. Provide detail for the “prefabricated illuminated aluminum accent” that is to be placed 10’-8” above the finished floor elevation. The details shall include height, width, square footage of the sign face, colors, and materials at the time of DRB submittal.
6. Bicycle and motorcycle calculations shall be incorporated into the design and all parking calculations shall be revised.
7. Conditions from the Transportation Development Review Services shall be addressed.
 - Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
 - Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
 - Shared access is needed when sharing an accessway with an adjacent parcel.
 - Provide clear sight triangle onto private accessway from proposed site.
 - List dimensions for all parking aisles and parking spaces. List all curb radii.
 - For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
 - Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.
 - Provide curb and sidewalk details.
 - Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

8. Conditions from the Open Space Division shall be addressed.

The property is a sensitive cultural site that was generously donated to the OSD by the applicant nearly two decades ago to the benefit of this significant site and the City. It is a documented Ancestral Pueblo site of both modern and pre-European contact significance and contains surface and sub-surface artifacts and features that require careful protection.

In addition to design standards in IDO section 5-2(K) required for development within 330 feet of Major Public Open Space (MPOS), certain high-impact uses including the proposed car wash are not permitted and require additional scrutiny and approvals per section 4-3(D)(I 6). Uses that are restricted within that buffer zone have greater potential to impact MPOS through litter, noise and light pollution, erosion, and water quality, among other issues, and the OSD is a strong proponent of these protections.

The cultural site referred to above is particularly vulnerable to erosion as it is at a lower elevation and slopes steeply into the adjacent Lower Corrales Main Canal.

However, the OSD recognizes that this is an atypical situation both because the immediate area is already commercially developed, paved, and not in its natural state; and because the applicant, Parks and Recreation Department, and other agencies granted the property more flexibility in part because of the donated land in the "First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements" on March 24, 2021. Ordinarily this property would be required to receive a conditional use permit to build the specified use; however, pursuant to the protective covenants and restrictions on the property, a conditional use is not required in this instance.

Due to the incredibly significant and sensitive nature of the MPOS parcel near the property as well as to ensure water quality in the Corrales Lateral, the OSD recommends careful scrutiny of the drainage plan to ensure all run-off will be diverted away from MPOS and the drain, preventing erosion and impact to water quality. The OSD also recommends additional buffers to the site be considered during design and construction.

9. Conditions from PNM shall be addressed.

There are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

FINDINGS – VA-2021-00253, Variance-EPC

1. The request is for a Major Amendment to a Prior Approved Site Development Plan for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the “subject site”).
2. The applicant is requesting that the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) be reduced by 33%. There are several utility easements including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees and shrubs that would otherwise provide a significant amount of required coverage. The proposed landscape plan shows landscape coverage of 17% of the setback area.
3. Sites within 330 feet in any direction of Major Public Open Space (MPOS) require a Conditional Use Approval to develop a car wash (IDO subsection 14-16-6-6(A)). However, the MPOS in question (Black Ranch) was donated by the Applicant to the City of Albuquerque in 2004. The signed “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements” signed March 24, 2021 granted the property owner more flexibility due to the land donation. Therefore, the request is allowed to be heard before the EPC without obtaining a Conditional Use Permit.
4. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
5. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
6. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).
7. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. Pursuant to IDO Section 6-6(N)(1) The request meets Variance-EPC Review and Decision Criteria 6-6(N)(3).
 - A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was

paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

There are several utility easements abutting the site and/or in easements along Coors Boulevard NW and within the site that impact development of the property, specifically in a way that is not generally applicable to other lots. The circumstances are not self-imposed but are the result of previous actions that required the placement of easements for utilities on private property. In addition to the easements, the site also provides parking for the adjacent restaurant which further limits what could be developed on the property.

PNM has provided comments noting that perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements therefore the landscape plan and variance request are acceptable.

- B. The Variance would not be materially contrary to the public safety, health, or welfare.

The Variance request would not be materially contrary to public safety, health or welfare. The Variance would help facilitate infill development of a vacant property. The Applicant submitted a preliminary site plan to DRB for initial direction and comments and was informed by the Albuquerque/Bernalillo County Water Authority that planting trees within the easements along Coors Boulevard is unacceptable.

- C. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The proposed car wash use will be accommodated on the small site and infrastructure is available to serve the development along Coors Boulevard, a Major Transit Corridor. The proposed car wash building meets the setback requirements of Coors Boulevard.

- D. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

The request would not materially undermine the intent and purpose of this IDO because it implements subsections 14-16-1-3, Purpose. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to

serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an underutilized lot to be redeveloped and the uses for the subject site would be similar to those in the surrounding area.

- E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds practical difficulties supports the Variance because there are existing easements that hinder development of the site without the Variance approval. The Landscape Plan shows plantings throughout the site that are in excess of what would normally be required along the site edges.

10. The EPC finds that the request for a Variance to the landscaping in setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) shall be 33% of the required 50%. The total required landscape shall be 17%.
11. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations. Property owners within 100 feet were also notified as required.
12. A post-submittal neighborhood meeting was held on November 4, 2021 with the Bosque del Acres Neighborhood Association. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
13. The Albuquerque Metropolitan Arroyo Flood Control (AMAFA) has noted that the lot falls into the Cottonwood Crossing Phase II Subdivision which currently has an on-site drainage issue that is severely and negatively impacting an AMAFCA facility. The proposed variance for vegetation cover may impact the runoff and thus exacerbate the existing problems. AMAFCA will need to see resolution of the existing problem and how this increase in runoff associated with the increase in impervious surface is to be mitigated.
14. As of this writing, Staff has not received any comments in support or opposition.

RECOMMENDATION – PR-2021-005816, VA-2021-00363, November 18, 2021

APPROVAL of Project #2021-005816, SI-2021-01684, a Site Plan-EPC for Lot 2-C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 of Cottonwood Crossing Phase II being a replat of Tracts 14A/14B Black Ranch, located at 10084 Coors Boulevard NW, between Coors Bypass and Seven Bar Loop NW, approximately 0.8 acres of a 10-acre site, based on the preceding Findings.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Current Planner**

Notice of Decision CC list:

JB Holdings, LLC/Take 5 Car Wash, 10416 Morning Star Dr NE, Albuquerque, NM 87111

Consensus Planning, fishman@consensusplanning.com

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

Legal, kmorrow@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

- Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
- Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
- Shared access is needed when sharing an accessway with an adjacent parcel.
- Provide clear sight triangle onto private accessway from proposed site.
- List dimensions for all parking aisles and parking spaces. List all curb radii.
- For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
- Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.
- Provide curb and sidewalk details.
- Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

Hydrology

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development (DMD)

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

No comments were received.

SOLID WASTE MANAGEMENT DEPARTMENT

Is 10074 Coors Boulevard NW owned by the same owner as the proposed building? If not, an agreement will have to be provided. A site plan to scale that includes 10074 Coors Boulevard NW and the proposed building will have to be provided and approved for access by the Solid Waste Department. The trash enclosure will have to meet City of Albuquerque minimum requirements.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

ABO RIDE

Both the Fixed Route 157 and Commuter Route 96 run north-south on Coors Boulevard and turn west on 7-Bar Loop. The 157 connects the Northwest Transit Center to Kirkland Air Force Base by way of Montano. Route 96 runs from the Walmart at Unser and Southern to Kirkland Air Force Base. As a Commuter it only makes two runs in each of the daily peak hours.

The nearest stop-pair for both routes is at the north entrance to Cottonwood Mall, about 750 feet west of the site. Continued pedestrian access is available.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

**Environmental Services Division
Parks and Recreation (PRD)**

Open Space Division (OSD)

The property is a sensitive cultural site that was generously donated to the OSD by the applicant nearly two decades ago to the benefit of this significant site and the City. It is a documented Ancestral Pueblo site of both modern and pre-European contact significance and contains surface and sub-surface artifacts and features that require careful protection.

In addition to design standards in IDO section 5-2(K) required for development within 330 feet of Major Public Open Space (MPOS), certain high-impact uses including the proposed car wash are not permitted and require additional scrutiny and approvals per section 4-3(D)(I 6). Uses that are restricted within that buffer zone have greater potential to impact MPOS through litter, noise and light pollution, erosion, and water quality, among other issues, and the OSD is a strong proponent of these protections.

The cultural site referred to above is particularly vulnerable to erosion as it is at a lower elevation and slopes steeply into the adjacent Lower Corrales Main Canal.

However, the OSD recognizes that this is an atypical situation both because the immediate area is already commercially developed, paved, and not in its natural state; and because the applicant, Parks and Recreation Department, and other agencies granted the property more flexibility in part because of the donated land in the "First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements" on March 24, 2021. Ordinarily this property would be required to receive a conditional use permit to build the specified use; however, pursuant to the protective covenants and restrictions on the property, a conditional use is not required in this instance.

Due to the incredibly significant and sensitive nature of the MPOS parcel near the property as well as to ensure water quality in the Corrales Lateral, the OSD recommends careful scrutiny of the drainage plan to ensure all run-off will be diverted away from MPOS and the drain, preventing erosion and impact to water quality. The OSD also recommends additional buffers to the site be considered during design and construction.

City Forester

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

Fire Department/Planning

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

This lot falls into a Cottonwood Crossing Phase II Subdivision which currently has an on-site drainage issue that is severely and negatively impacting an AMAFCA facility. Their proposed variance for vegetation cover may impact the runoff and thus exacerbate the existing problem. AMAFCA will need to see resolution of the existing problem and how this increase in runoff associated with the increase in impervious surface is to be mitigated.

COUNTY OF BERNALILLO

No adverse comments.

PLANNING AND DEVELOPMENT SERVICES

No adverse comments.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comments.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comment. For information purposes only, the property's existing access is a little under a half mile from Alameda Blvd and Loretta Dr NW, a Bernalillo County maintained traffic signal.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

No comment.



Figure 1: Subject site – 10084 Coors Blvd NW.

Figure 2: Subject site – 10084 Coors Blvd NW.



Figure 3: Adjoining parking lot – fast food restaurant.



Figure 4: Neighborhood context – View towards Coors Boulevard NW.

Figure 5: View towards Black Ranch MPOS from credit union on Coors Blvd NW.



Figure 6: View towards Black Ranch MPOS from access road.



Figure 7: Access road to proposed car wash.

Figure 8: Posted sign for 10084 Coors Boulevard NW – Site Plan-EPC/Variance-EPC.



HISTORY



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 22, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002792 ***
03EPC-01086 EPC Site Development Plan-
Subdivision
03EPC-01085 EPC Site Development Plan-Building
Permit

Trust of Albert & Mary Black
3613 NM State Rd. 528 NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of
Tracts 14-A & 14B, **Black Ranch**, zoned SU-1 for
C-1 & restaurant with full service liquor and O-1,
located on COORS BLVD. NW, between COORS
NW and SEVEN BAR LOOP NW, containing
approximately 10 acre(s). (B-14) Debbie Stover,
Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01086, a site plan for subdivision, for Tracts 14A and 14B, Black Ranch, zoned SU-1 for C-1 & Restaurant w/Full Service Liquor & O-1 based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for site development plan for subdivision for a 10-acre site known as Tract 14A and 14B, Black Ranch, located on Coors Boulevard between Alameda Boulevard and the Coors Bypass.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the rural neighborhood to the east. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1002792
PAGE 2 OF 5

4. The site plan for subdivision contains all the required components as defined in the *Zoning Code* (§14-16-1-5).
5. The site development plan for subdivision meets the requirements of the *Coors Corridor Plan*.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01085, a site plan for building permit, for Tracts A1, A2, A3, & A4, Black Ranch, zoned SU-1 for C-1 & Restaurant w/Full Service Liquor & O-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts A1, A2, A3, A4 & A5, Black Ranch, a .94-acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8).
4. With some changes and adjustments, the submittal will be in compliance with the policies of the *Coors Corridor Plan*.

5. The proposal meets the goals of the *Seven-Bar Ranch Sector Development Plan* by adhering to the principles and recommendations of the plan and specifically by providing quality design with landscape buffers and a development that relates to the pedestrian walkway along Coors Boulevard.
6. The submittal will be adequate with some changes and additions.
7. The remaining intact portion of the Calabacillas Pueblo Ruin is located on the northeast corner of the site. The applicant has worked with the State Historic Preservation Office to ensure preservation of the Ruin and intends to dedicate a sufficient portion of the property sufficient to preserve the Ruin to the Albuquerque Open Space Division.
8. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A connection to each tract from the 6-foot wide meandering pathway shall be provided.
3. A detail of the proposed light poles shall be provided with height, colors, material and description of the fixture that ensures that it is a full cut-off type that will not allow light spillage to escape the property. In addition, no lights shall be higher than 16-feet if within 100-feet of a residential area.
4. A pedestrian crossing shall be provided at the south entrance to the site. This crossing shall be clearly demarcated with slightly raised and/or textured paving and shall serve as a link to the 6-foot wide meandering pathway along Coors.
5. A minimum of 14 bicycle spaces shall be provided. The calculations and the locations of the bike racks shall be shown within the site plan.
6. Landscaping shall be provided "in" and "around" the paved area of the parking lots. A minimum of 20% of the parking lot area shall be landscaped and shall consist primarily of shade trees and shrubs (CCP, Policy 5, B. 1., p. 94). One tree shall be planted every 10 parking spaces and distributed such that at least one tree is planted per every 15 linear parking space (CCP, Policy 5, B. 2., p. 94).

OFFICIAL NOTICE OF DECISION

AUGUST 21, 2003

PROJECT #1002792

PAGE 4 OF 5

7. The site plan shall show an average of a 35-foot landscape buffer between Coors Boulevard and the parking areas, buildings and pedestrian ways along the property. No parking area shall intrude upon the 35-foot- wide landscaped setback in Segments 4 of the *Coors Corridor Plan*. A minimum of 50% of this area shall be planted and maintained with live landscaping material which will visually screen and buffer parking development behind the street yard (*Coors Corridor Plan*, Policy 3, p. 91).
8. All colors, including the color of the roof tile and the refuse enclosure, shall be specified as to basic color family.
9. The signs that are shown within the meandering pathway shall be moved. A detail of the two proposed sign shall be provided within the submittal. Details of the signs, including height, width, square-footage of sign face (in accordance with the restrictions in the *Coors Corridor Plan*), colors and materials shall be provided within the site plan prior to DRB approval. No sign shall be higher than 9-feet.
10. The type of native seed to be planted shall be specified on the landscape plan and shall include native grass seed as well as native wildflower seed.
11. **CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:**
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed per DPM Standards.
 - f. Right turn lanes on Coors may be required at site entrances by the Traffic Engineer. Check TIS and DPM requirements.
 - g. Main site drive width may need to be adjusted to accommodate four lanes exiting and one lane entering (see TIS).
 - h. Provide cross access agreement between all tracts.
 - i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard, a limited access, principal arterial as designated on the Long Range Roadway System.
 - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - k. Platting consummating the proposed vacation should be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1002792
PAGE 5 OF 5

12. The applicant shall provide a minimum 30 inch high screening of parking areas which abut Coors Road NW.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Victor J. Chavez
Planning Director

VJC/DS/ac

cc: George Rainhart Arch., 2325 San Pedro NE, Suite 2B, Albuquerque, NM 87110

Tax Code No.: _____

Legal: Lot numbered one of Cottonwood Crossing, Phase II (Being a Replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in projected Section 8, T11N, R3E, NMPM

Grantor/Grantee: John F. Black and Albert Wade Black, IV, Co-Trustees of the Albert J. Black and Mary Jane Black Revocable Trust

Project Name: Charitable Donation

File No.: B-14-502 A



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**LEGAL DEPARTMENT
REAL PROPERTY DIVISION**

July 14, 2004

**Thomas P. Macken
Macken Law Firm, LLC
6000 Indian School Rd. NW, Suite 100
Albuquerque, NM 87110**

Dear Mr. Macken

As you requested, enclosed is a copy of the Special Warranty Deed conveying property from Black Trust to the City for the Archaeological Site in Cottonwood Crossings Phase II.

If you have any further questions, please contact me at 768-3145.

Sincerely

**Josephine B. Silva
Real Property Technician**

SPECIAL WARRANTY DEED

JOHN F. BLACK and ALBERT WADE BLACK, IV, Co-Trustees of the ALBERT J. BLACK and MARY JANE BLACK REVOCABLE TRUST ("Grantor"), as a charitable donation, grant to CITY OF ALBUQUERQUE, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, NM 871103 ("Grantee"), for use by Grantee as open space, all its right, title and interest in and to that certain real property situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as follows:

Lot numbered One (1) of COTTONWOOD CROSSING, PHASE II (Being a Replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 19, 2004 in Plat Book 2004C, page 56.

LESS AND EXCEPT, and Grantor herein reserves unto itself, all oil, gas and other sub-surface mineral rights appurtenant to the above-described real property, provided that Grantor herein agrees that Grantee's use and possession of the above-described real property shall not be disturbed in any material respect by Grantor's excavation or removal of any oil, gas or other sub-surface minerals.

SUBJECT TO covenants, , conditions, easements and restrictions of record, and taxes for the year 2004 and thereafter; and further

SUBJECT TO the condition subsequent that, in the event the above conveyed real property shall cease to be used by Grantee for open space, it shall automatically, without the need for any action on the part of Grantor, revert and revest in Grantor, or Grantor's successors and assigns; With special warranty covenants.


Mary Herrera Bern. Co. SPWD R 11.00 2004090366
611059
Page: 1 of 2
07/14/2004 01:14P
Bk-A00 Pg-0100

ORT 2100381 KJW

**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (this "First Amendment") is made and entered into effective as of the 26 day of March, 2021, by the parties set forth on Exhibit "A", which is attached hereto and incorporated herein by reference.

PREAMBLE:

A. WHEREAS, A. Wade Black and John F. Black, Co-Trustees of the Albert J. Black and Mary J. Black Revocable Trust ("Declarant") made and recorded that certain Declaration of Protective Covenants, Restrictions and Grant of Easements dated February 8, 2004, and recorded on February 19, 2004 in the Real Property Records of Bernalillo County, New Mexico in Book A73, Page 711, as Document No. 2004020771 ("Declaration"), which Declaration covers the property more specifically described in Exhibit "B" attached hereto and made a part hereof by reference (the "Property").

B. WHEREAS, Lot 2 was subdivided and platted into Lot 2-A, Lot 2-B, Lot 2-C, and Lot 2-D by that Plat dated February, 2004, and recorded in the records of the County of Bernalillo as Doc. No. 2004092818 in Book-2004C, Page 201 on July 1, 2004.

C. WHEREAS, the undersigned desire to amend the Declaration to amend certain terms and provisions.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Except as otherwise defined herein, capitalized terms shall have the definitions set forth in the Declaration.

2. The undersigned represent all of the Owners of the Tracts.

3. Exhibit "B" attached hereto and made a part hereof sets forth the legal description of the Lots included in the Declaration as shall replace the legal description set forth in the Declaration.

4. A. Wade Black and John F. Black, Co-Trustees of the Albert J. Black and Mary J. Black Revocable Trust have transferred the rights of Declarant to John F. Black, Manager of JB Holding, LLC, as the trust has been settled. Further, at any time Declarant may transfer its specific rights to a third party who owns an interest in the Shopping Center.

5. The last sentence of Section 1.01 entitled Building Area(s) is hereby deleted.

6. Section 2.01 entitled Construction Compatibility shall be revised as follows:

In order to produce a compatible Premises pursuant to the common general plan contemplated by this Declaration, and to comply with the City ordinances all construction and reconstruction on the Premises shall comply with the building standards concerning design, color, treatments and exterior materials to be

used in the construction and reconstruction of all buildings and structures expressed in the Site plans, as the same may be amended or superseded by applicable City ordinances. With respect to any perimeter-type wall constructed by a Tract Owner, whether voluntarily or by order of the City of Albuquerque, such wall shall be constructed of masonry and color to match the existing perimeter wall on Lot 6. This design criteria pertains to the perimeter wall on the east side of Lots 2A and 2B and of developed Lots immediately adjacent to the Corrales Main Canal, if required by the City.

7. Article III shall be amended to delete the last sentence.

8. Section 5.01 shall be amended as follows:

“Except as provided in Subsections 5.02 and 5.03 below, the Tracts may be used for any lawful purpose not otherwise contrary to the terms of this Declaration. No illegal business or business which is in violation of any zoning law or ordinance will be allowed to function on the Tracts. During the term of this Declaration, the Premises shall be used only for retail purposes, restaurant, brew pubs, office, hotel, motel, financial institution, multi-family residential development or self-storage units on Lots 2A and 2B only, and other uses commonly found in or in close proximity to a first-class mixed-use development.”

9. Paragraph 5.02 (i) is amended as follows:

“Any Mortuary or veterinary hospital except that a small animal veterinary hospital shall be an allowed use on Lots 2A or 2B only”

10. Paragraph 5.02 (k) is amended as follows:

“Any skating rink, bowling alley, bar or pool room, indoor amusement (except incidental to restaurant use or brew pub use), discotheque, dance hall, massage parlor, off-track betting facility, racetrack, adult book stores or "x" rated adult cinemas, "peep shows", or operation of a business devoted primarily to providing entertainment or the sale of products of an obscene or pornographic nature.”

11. Section 5.03 shall be amended as follows:

“Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 5 of the Premises) as a full service, sit down Italian or pizza restaurant without the written permission of the Owner of Lot 5 of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 5 of the Premises, provided that upon the first to occur of: (a) Lot 5, or any part thereof ceases to be used as, or in connection with, a full service, sit down Italian or pizza restaurant, or (b) the Tract Owner of Lot 5 of the Premises, first operating such restaurant ceases to be the Tract Owner of Lot 5 of the Premises, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03. Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 6 of the Premises) as a quick service restaurant whose primary sales are the sale of chicken without the written permission of the Owner of Lot 6 of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 6 of the Premises, provided that upon the first to occur of: (a) Lot 6, or any part thereof ceases to be used as, or in connection with, a quick service restaurant whose primary sales are the sale of chicken, or (b) the Tract Owner of Lot 6 of the Premises, first operating such restaurant ceases to be the Tract Owner of Lot 6 of the Premises, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03. Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 2C of the Premises) as a full service carwash, self-service

carwash or automated carwash without the written permission of the Owner of Lot 2-C of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 2-C of the Premises, provided that if Lot 2-C permanently ceases to be used as, or in connection with a full service carwash, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03.”

12. The Declaration may be modified or cancelled only by the mutual written agreement of (a) Declarant (so long as Declarant owns any Tract in the Shopping Center) and (b) all of the Tract owners; provided, however, future amendments to the Declaration that do not impose any additional obligations or restrictions on Lot 1 shall not require the signature of AMAFCA.

13. All reference to Lot 7 and Lot 8 are hereby deleted as there are no Lot 7 and Lot 8 in the Property.

14. Except as herein modified and amended, the remaining terms and provisions of the Declaration shall remain in full force and effect.

15. This Amendment shall run with the Land and be binding upon the undersigned, their heirs, personal representatives, successors and assigns and all respects.

16. This Amendment may be executed in several counterparts and all so executed counterparts shall constitute one agreement binding on all parties hereto, notwithstanding that all of the parties are not signatories to the original or same counterpart.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as provided for hereinabove.

**SEE SIGNATURE PAGES ATTACHED HERETO
AND MADE A PART HEREOF.**

SIGNATURE PAGE NO. 1
TO
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 1:

City of Albuquerque

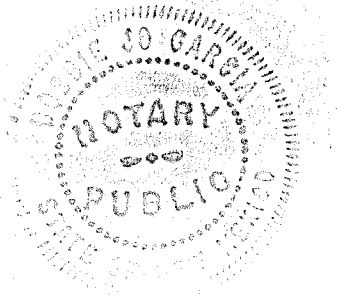
By: *David J. Simon*
Its: DIRECTOR PARKS + RECREATION DEPT

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on March 24 2021, by
David J. Simon, the Director, PRD of City of Albuquerque.

MY COMMISSION EXPIRES:
June 27, 2022

Bolivia Garcia
Notary Public



SIGNATURE PAGE NO. 2
TO
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 2-A:

Rolfe Black Trusts

By: Stephanie J Black
Its: Trustee

By: Stephanie J Black
Its: Trustee

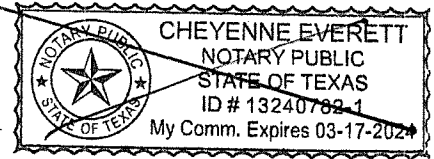
STATE OF Texas)
COUNTY OF Burnet)

~~SEE ATTACHED~~

This instrument was acknowledged before me on March 26, 2021, by
~~TEAS Drive~~ the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:
03/17/2024

Cheyenne Everett
Notary Public



STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2021, by
_____, the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:

Notary Public

ACKNOWLEDGEMENT

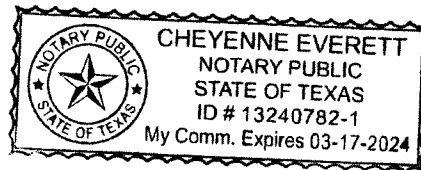
STATE OF TEXAS)
) SS
COUNTY OF Burnet)

This instrument was acknowledged before me on March 26, 2021 by
Stephanie L. Black as Trustee of the Rolfe Black Trust on behalf of said Trust

My commission expires:



Notary Public



SIGNATURE PAGE NO. 3
TO
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 2-B:

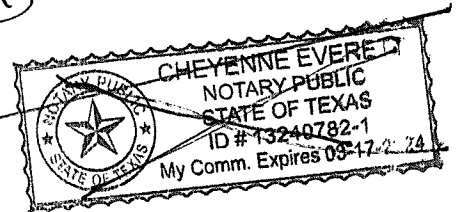
Rolfe Black Trusts

By: Stephan L. Black
Its: Trustee

By: Stephan L. Black
Its: Trustee

~~STATE OF TEXAS)
COUNTY OF Brewster)~~

~~SEE ATTACHED~~



~~This instrument was acknowledged before me on March 26, 2021, by
Texas Driver License Trustee of Rolfe Black Trusts.~~

~~MY COMMISSION EXPIRES:
03/17/2024~~

~~Cheyenne Evered
Notary Public~~

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2021, by
_____, the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:

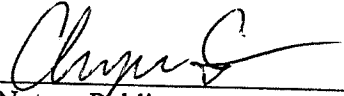
Notary Public

ACKNOWLEDGEMENT

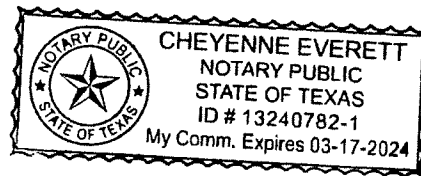
STATE OF TEXAS)
) SS
COUNTY OF Burnet)

This instrument was acknowledged before me on March 26, 2021 by
Stephanie L. Black as Trustee of the Rolfe Black Trust on behalf of said Trust

My commission expires:



Notary Public



SIGNATURE PAGE NO. 4

TO
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 2-C:

JB Holding, LLC

By: _____

(Its: Manager

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Apr. 5th, 2021, by
John F Black, the Manager of JB Holding, LLC, an Alaska limited liability
company.

MY COMMISSION EXPIRES:

Nov. 29, 2023

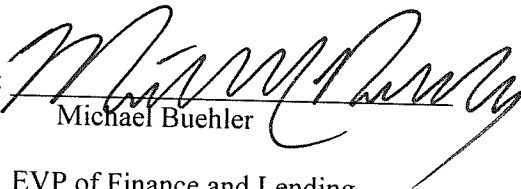
Sharon L Hollins
Notary Public



SIGNATURE PAGE NO. 5
TO
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 2-D:

Nusenda Federal Credit Union, a
federal credit union

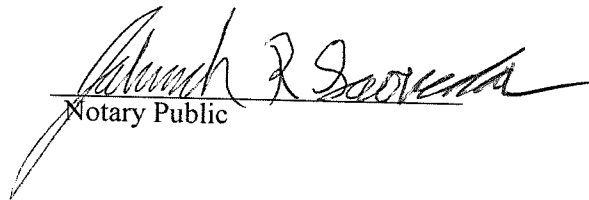
By: 
Michael Buehler

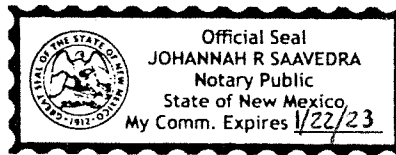
Its: EVP of Finance and Lending

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 10, 2021, by
Michael Buehler, the EVP of Finance and Lending of Nusenda Federal Credit Union.

MY COMMISSION EXPIRES:
January 22nd, 2023


Notary Public



SIGNATURE PAGE NO. 6
TO
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 3:

Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA),
a political subdivision of the state of New Mexico


By: 
Executive Engineer
AMAFCA

By: Jerry Lovato
Its: _____

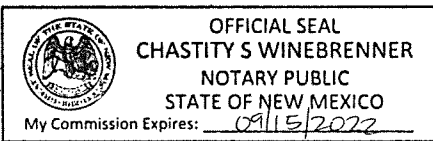
STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on March 31, 2021, by
Jerry Lovato, the Executive Engineer of AMAFCA.

MY COMMISSION EXPIRES:
09/15/2022



Notary Public



SIGNATURE PAGE NO. 7
TO
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 4:

Double R Farm, Inc., a New Mexico corporation

By: Randy Roberts
Its: President

STATE OF NEW MEXICO)

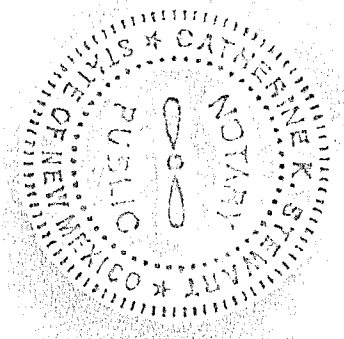
COUNTY OF UNION)

This instrument was acknowledged before me on 24th March, 2021, by
Randy Roberts, the President of Double R Farms, Inc.

MY COMMISSION EXPIRES:

Sept 20, 2021

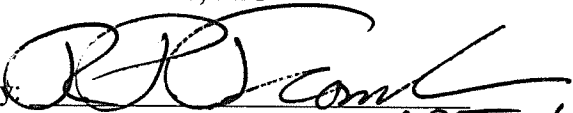
Catherine K Stewart
Notary Public



SIGNATURE PAGE NO. 8
TO
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 5:

Gourmet Investors, LLC

By: 
Its: Manager Raymond P. Trombino

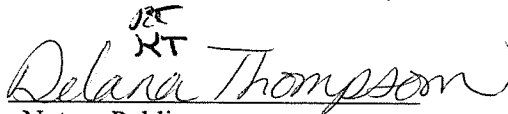
By: Kathy Trombino
Its: Manager Kathy Trombino

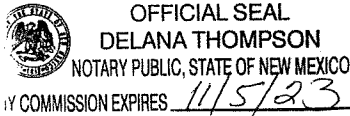
STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on March 29, 2021, by
Raymond, the Manager of Gourmet Investors, LLC

MY COMMISSION EXPIRES:
11/5/23


Notary Public

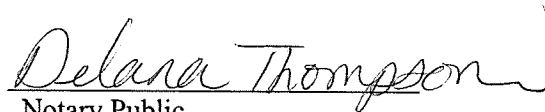


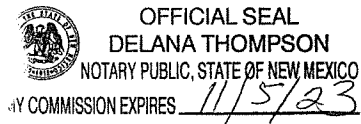
STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on March 29, 2021, by
Kathy, the Manager of Gourmet Investors, LLC

MY COMMISSION EXPIRES:
11/5/23

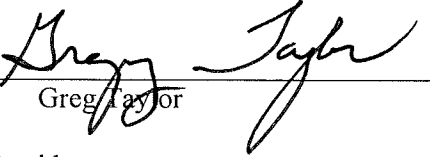

Notary Public



SIGNATURE PAGE NO. 7
TO
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 6:

GLS Foods, Inc. , d/b/a Popeyes

By: 
Greg Taylor

Its: President

STATE OF NEW MEXICO)

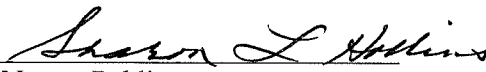
)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 5, 2021, by
Greg Taylor, the President of GLS, Foods, Inc.

MY COMMISSION EXPIRES:

Nov. 29, 2023


Notary Public

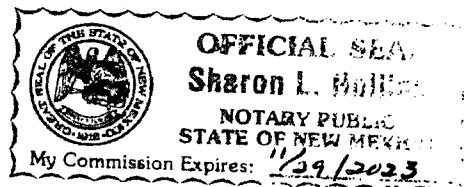


EXHIBIT "B"
LEGAL DESCRIPTION OF PROPERTY

Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing, Phase II (being a replay of Tract 2, Cottonwood Crossing Phase II) within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as shown on the Plat thereof dated February, 2004 and recorded in the records of the County of Bernalillo as Doc. No. 2004092818 in Book-2004C, Page 201 on July 1, 2004.

and

Lots 1, 3, 4, 5, and 6 Cottonwood Crossing, Phase II (Being a replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as shown on the Plat thereof dated November, 2003 and recorded in the records of the County of Bernalillo as Doc. No. 200402772 in Book 2004C, Page 56 on February 19, 2004.

EXHIBIT "A"
LIST OF TRACT OWNERS

City of Albuquerque	Lot 1
Rolfe Black Trusts	Lot 2A
Rolfe Black Trusts	Lot 2B
JB Holding, LLC	Lot 2C
Nusenda Credit Union	Lot 2D
AMAFCA Pond	Lot 3
Double R Farm, Inc.	Lot 4
Gourmet Investors, LLC, LLC	Lot 5
GLS Foods, Inc. d/b/a Popeyes	Lot 6

ZONING

Please refer to IDO Sub-section 14-16-2-4(B) for the Mixed-Use – Low Intensity Zone District (MX-L)

Please refer to IDO Sub-section 14-16-3-4(C) for the Coors Boulevard – Character Protection Overlay Zone – CPO-2

Please refer to IDO Sub-section 14-16-3-6(D) for the Coors Boulevard – View Protection Overlay Zone – VPO-1



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: JB Holdings, LLC / Take 5 Car Wash		Phone:
Address: 10416 MORNING STAR DR NE		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST
Major Amendment to Site Development Plan and Variance - EPC for new car wash.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot 2-C	Block:	Unit:
Subdivision/Addition: Cottonwood Crossing Phase II	MRGCD Map No.:	UPC Code: 101406517730820325
Zone Atlas Page(s): B-14	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 1 (9 on overall plan)	# of Proposed Lots: No Change	Total Area of Site (acres): 0.7876 acres

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 10084 Coors Blvd NW	Between: Coors Bypass	and: Seven Bar Loop

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR-2021-005816

Signature:	Date: 10/7/21
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

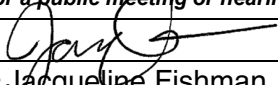

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- SITE PLAN – EPC
- MASTER DEVELOPMENT PLAN
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
 - Interpreter Needed for Hearing? _____ if yes, indicate language: _____
 - A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Signed Traffic Impact Study (TIS) Form
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable
 - Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
 - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
 - Sign Posting Agreement
 - Required notices with content per IDO Section 14-16-6-4(K)(1)
 - Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
 - Completed Site Plan Checklist
 - Scaled Site Plan or Master Development Plan and related drawings
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
 - Copy of the original approved Site Plan or Master Development Plan (for amendments only)
 - Site Plan or Master Development Plan
 - N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
 - Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.
 - N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

- VARIANCE – EPC**
 - In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 10/7/21
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

October 6, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. and M3 Design, LLC to act as agents for JB Holdings, LLC for a Major Amendment to the Cottonwood Crossing Site Development Plan and related applications for the property located along Coors Blvd NW and legally described as follows:

- LT 2-C LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT .7876 AC

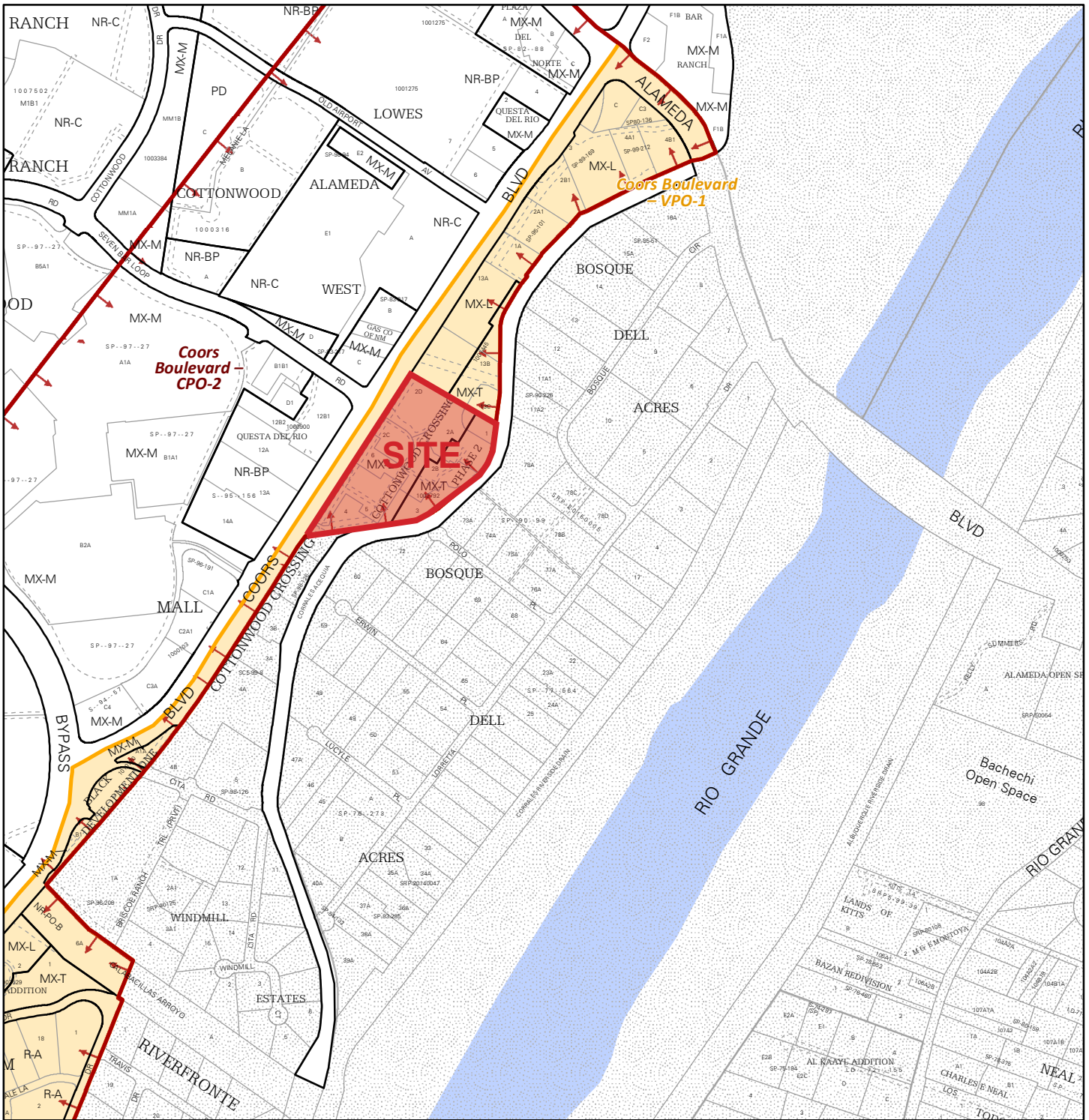
JB Holdings, LLC is the owner of this lot proposed for development with a Take 5 Car Wash.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Black". The signature is written in a cursive, flowing style.

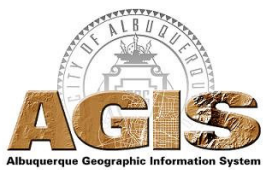
John Black
Managing Member
JB Holdings, LLC



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

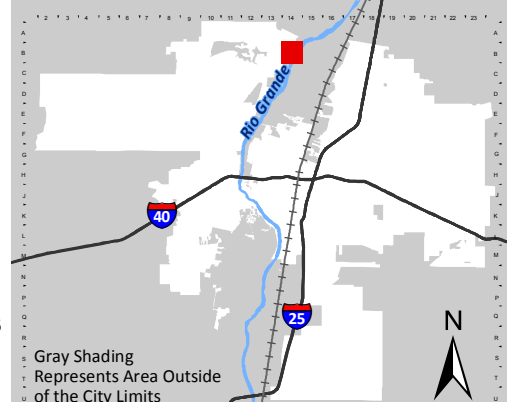


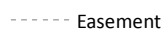

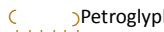





IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:

B-14-Z



-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Cottonwood Crossing - Major Amendment/Take 5 Car Wash

Building Permit #: _____ Hydrology File #: B14D010C

Zone Atlas Page: B-14 DRB#: PR-2021-005816 EPC#: 1002792 Work Order#: _____

Legal Description: Lot 2-C, Cottonwood Crossing Phase II

Development Street Address: 10084 Coors Blvd NW

Applicant: JB Holdings, LLC/Take 5 Car Wash (Agent: Consensus Planning) Contact: Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: _____

E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2021-2022 Current/Proposed Zoning: MX-L

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:
Change of Zoning:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:
Amend overall site plan to allow development of this individual tract with a car wash.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): +/- 3,400 square feet

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Internal access from Seven Bar Loop

ITE Land Use #948
Automated Car wash
AM - no trip data
PM 50 trips

Adjacent Roadway(s) Posted Speed: Street Name Seven Bar Loop Posted Speed 35 mph
Street Name Coors Boulevard NW Posted Speed 35-40 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major Transit Corridor and Principal Arterial (Coors)
(arterial, collector, local, main street) Major Transit Corridor and Major Collector (7 Bar Loop)

Comprehensive Plan Center Designation: Outside but adjacent to the Cottonwood Employment Center
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): NMDOT (Coors) and City (7 Bar Loop)

Adjacent Roadway(s) Traffic Volume: Coors south of 7 Bar: ADT 45,835 AWDT 47,956 Volume-to-Capacity Ratio (v/c): 0.75-1.0 south of intersection
(if applicable) 0.0-0.5 north and west
Coors north of 7 Bar: ADT 16,771 AWDT 18,016

Adjacent Transit Service(s): Routes 155 and 790 Nearest Transit Stop(s): 7 Bar west of Coors Blvd

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing bike lane on Coors northbound, proposed bike lanes on
(bike lanes, trails) 7 Bar Loop

Current/Proposed Sidewalk Infrastructure: Sidewalk on adjacent properties to connect to

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M.P. P.E.

10/6/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008 Date: 3/8/21 Time: N/A (sent via email to alexa.2702@yahoo.com)

Address: 10084 Coors NW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: New freestanding carwash with vacuum stalls

SITE INFORMATION:

Zone: MX-L

Size: 0.7876 acres

Use: Vacant

Overlay zone: (CPO) - Character Protection Overlay Zone (3-4)-Coors Boulevard – CPO-2; (VPO) - View Protection Overlay Zone (3-6)-Coors Boulevard – VPO-1

Comp Plan Area of: Change

Comp Plan Corridor: (MT) Major Transit Corridors 660ft-Seven Bar Loop Rd; (MT) Major Transit Corridors 660ft-Coors Blvd

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: Westside Coalition of NAs

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See Zoning comments below

Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008 Date: 3/8/21 Time: N/A (sent via email)

Address: 10084 Coors NW

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Does this project fall under administrative site plan review? what are the the submittal requirements? Please verify that this address falls under City Jurisdiction? please advise Utility vendors for this site for Water, Gas, Sewer, Electric & Phone? Please advise if we need to submit to other jurisdiction to review plans for this project? Please advise what design standards we should use for site plan since project is in an overlay zone.

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008 Date: 3/8/21 Time: N/A (sent via email)

Address: 10084 Coors NW

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:
<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

PROPERTY INFORMATION:

- Address: 10084 COORS BLVD NW
- Lot: 2C Block: 0000
- Subdivision: COTTONWOOD CROSSING PHASE 2
- Case Number: 1002792
 - AA Case: Y – Several AA's
 - DRB Case: Y
 - EPC Case: Y – EPC Site plan delegated to DRB for final sign off
- (MT) Major Transit Corridors 660ft
- Coors Boulevard – VPO-1
- Coors Boulevard – CPO-2
- Type: Change
- Calculated GIS Acres: 0.7869
- Old Zoning Designation: SU-1
- Old Zoning Description: FOR C-1 AND RESTAURANT W/ FULL SERVICE LIQUOR
- IDO Zoning: MX-L
- COORS BLVD NW
- Functional Classification: 2 - urban principal arterial

ALLOWABLE USE(S) / USE SPECIFIC STANDARDS / DEFINITIONS

- Car wash with vacuum stalls - Permissive
- 4-3(D)(15) Car Wash – Use specific standard
- Car Wash - Definition
A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial handwashing of such automobiles, whether by operator or by customer.

DEVELOPMENT STANDARDS

- 3-6(D) COORS BOULEVARD – VPO-1 All standards apply
- 3-4(C) COORS BOULEVARD – CPO-2 All standards apply
- Table 5-1-2: Mixed-use Zone District Dimensional Standards
- 5-3 ACCESS AND CONNECTIVITY

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008 Date: 3/8/21 Time: N/A (sent via email)

Address: 10084 Coors NW

- 5-5 PARKING AND LOADING
 - Car wash 2 spaces / 1,000 sq. ft. GFA of retail, office, and waiting area
 - 5-5(I) VEHICLE STACKING AND DRIVE-THROUGH OR DRIVE-UP FACILITIES
 - Table 5-5-8: Required Stacking Spaces
 - 5-5(I)(2) Drive-through or Drive-up Facility Design
- 5-6 LANDSCAPING, BUFFERING, AND SCREENING
- 5-7 WALLS AND FENCES
- 5-8 OUTDOOR AND SITE LIGHTING

YOUR QUESTIONS

- No, this will require an amendment of prior approval
- Return to the EPC to amend the current Site Plan
- Yes this is City of Albuquerque jurisdiction
- Water authority - (505) 842-WATR (9287), Option 3
- Gas - Toll free statewide: 1-888-NM-GAS-CO (1-888-664-2726)
- Sewer - (505) 842-WATR (9287), Option 3
- Electric - Public Service Company of NM (PNM) 505-246-5700
- Phone - Call 866-642-0444 Century link

PROCESS

- 6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS
 - If change to SDP is 10% or less this will be a minor amendment. You will need to calculate all previous Administrative amendments because all minor amendments are cumulative to current proposal.
 - If change is more than 10% this will require a major amendment with the original approving body.
- After approvals are obtained you will proceed to plan review.
- Please include approvals with plan set when submitted for review

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Open Space Comments

This parcel is within 330 feet of a Major Public Open Space (MPOS) property and archeologically sensitive cultural resource (see the parcel labelled "Black Ranch" in relation to the parcel under potential development below):

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008

Date: 3/8/21

Time: N/A (sent via email)

Address: 10084 Coors NW



Major Public Open Space is defined in the IDO as “Publicly owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and the Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. [...]”

Section 4-3(D)(15) of the IDO has two relevant regulations regarding Car Washes and MPOS:

- Subsection c: “Within 330 feet in any direction of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
- Subsection d: “Notwithstanding Subsection (b) above, this use is prohibited adjacent to Major Public Open Space.”

Lots within 330 feet of Major Public Open Space must also follow regulations in IDO section 5-2(J).

Open Space would also be concerned that this type of use could negatively affect water quality in the Corrales Drain.

TRICIA KEFFER, o 505.768.4228

Transportation Development Comments

List of Project-Specific Comments

1. See below general transportation requirements for land within the City of Albuquerque.
2. Coors Boulevard is under NMDOT jurisdiction. Potentially meet with them about their requirements regarding any access, work within right-of-way or separate traffic study requirements.
3. Fulfill sidewalk requirements along frontage of site. Required width is based upon roadway classification.
4. Allow sufficient space for queuing.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008 Date: 3/8/21 Time: N/A (sent via email)

Address: 10084 Coors NW

List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

5. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008 Date: 3/8/21 Time: N/A (sent via email)

Address: 10084 Coors NW

determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

6. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:

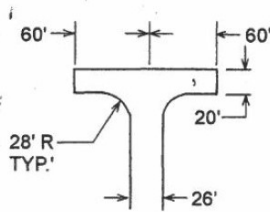
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-008

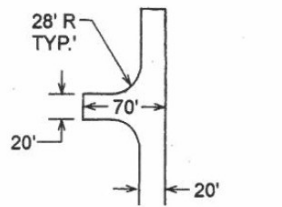
Date: 3/8/21

Time: N/A (sent via email)

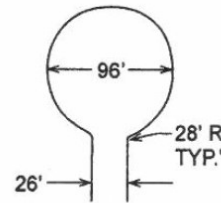
Address: 10084 Coors NW



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov



October 6, 2021 (Updated November 7, 2021)

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Approval of a Major Site Plan Amendment and Variance – EPC for Take 5 Car Wash

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request approval of a Major Amendment to the Site Plan for Cottonwood Crossing Phase II, which was originally approved by the Environmental Planning Commission (EPC) in August 2003 (Project #1002792) and followed by a second expanded approval in January 2004. Concurrent with this request for approval of the Major Amendment, the Applicant is also requesting approval of a Variance – EPC of 33% to the 50% landscape coverage requirement for the front setback area found within the Coors Boulevard CPO-2. Due to several utility easements covering the front of the property, it is not feasible to fulfill this requirement on the subject property.

The subject site is legally described as Lot 2-C, Cottonwood Crossing Phase II, containing 0.7876 acres. The larger commercial development depicted on the original Site Development Plans contains Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch (See Figure 1). The Environmental Planning Commission is hearing this case as a Major Amendment because such amendments are required to return to the original decision-making body per IDO Section 14-16-6-4(Z).



Figure 1. Site vicinity map - subject site shown in blue and site plan area bounded in green.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



PROJECT CONTEXT

History

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by the EPC (Project #1002792).

- **August 2003** (03EPC-01085 and 03EPC-01086): A combination Site Development Plan for Subdivision and Site Development Plan for Building Permit was approved for all or a portion of Tracts 14-A and 14-B, Black Ranch, zoned SU-1 for C-1 & Restaurant with full-service liquor and O-1. This first plan included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of a drainage facility, and preservation of the remaining intact portion of Calabacillas Pueblo Ruin in the northeast corner of the property.
- **March 2004** (04AA-00222): Approximately one month after achieving final sign-off by the Development Review Board, an Administrative Amendment was approved, which replaced the original Japanese restaurant building with a multi-tenant commercial building and adjusted parking.
- **January-June 2004** (03EPC-02034 to 03-EPC-02037): While the first site plan approved was being finalized through the DRB process and the first Administrative Amendment was being approved, a zone change and Sector Development Plan amendment were approved to adjust the zoning boundaries of the site to provide “one uniform zone category except for the archeological and ponding sites...” *Note: it does not appear that this zone change was finalized on the zoning map even though the required replat of the property was completed.* The associated Site Development Plans provided more details on development of the eastern portion of the property, adjusted lot lines for each pad site, and noted which lots were subject to the earlier approvals.
- **June 2005** (05AA-00819): An Administrative Amendment is approved to replace the multi-tenant commercial building approved by the March 2004 amendment with a Popeye’s fast-food restaurant with drive-through. This restaurant is located immediately southwest of the subject site.
- **March 2006** (06AA-00053): This amendment replaced a Chick-fil-A restaurant originally proposed to the northeast of the subject site with a credit union.

Existing Conditions and Land Use

The subject site lies within the Northwest Mesa Community Planning Area of the Comprehensive Plan and is designated as an Area of Change. Coors Boulevard adjacent to the property and turning west onto Seven Bar Loop is designated as a Major Transit Corridor. The ABQ Ride Route 155 and 790 pass by the subject site on this Corridor. The nearest bus stop is located on Seven Bar Loop approximately 630 feet west of the site.

Immediately west of Coors Boulevard is the Cottonwood Employment Center, and the surrounding area is predominantly commercial retail and service uses, including the Cottonwood Mall. The property at the northwesterly corner of the Coors and Seven Bar Loop intersection was just recently approved for a Major Amendment to construct additional retail and restaurant uses. To the east of the subject site across the Corrales Main Canal are large lot single-family residential properties in the unincorporated Bernalillo County.



Figure 2. Land use context - subject site shown in blue and site plan area bounded in green.

Zoning

As mentioned above, the subject site was previously zoned a combination of SU-1 for C-1 & Restaurant with Full-Service Liquor and SU-1 for O-1. Upon adoption of the IDO, these uses converted to MX-L and MX-T, respectively. Other surrounding zone districts to the west of Coors Boulevard include MX-M, NR-C, and NR-BP providing higher intensity commercial and mixed uses within the Cottonwood Employment Center.

The strip of commercial properties southwest of the subject site between Coors Boulevard and the Corrales Main Canal are in unincorporated Bernalillo County and zoned A-1 with a Special Use Permit for Shopping Center uses. The low-density residential to the east of the Corrales Main Canal is zoned A-1.

TABLE 1. SURROUNDING ZONING & LAND USE

NORTH	MX-T, MX-L, MX-M, NR-C	Commercial retail and services
EAST	MX-T and Bernalillo County A-1	Vacant and single-family residential
SOUTH	Bernalillo County A-1 (with Special Use Permit for Shopping Center)	Commercial retail and services; single-family residential
WEST	MX-M and NR-BP	Commercial retail and services



Figure 3. Existing zoning with the subject site in blue and larger site plan area bounded in green.

SUMMARY OF REQUEST

The Applicant, Take 5 Car Wash, and Property Owner, JB Holdings, LLC, are requesting approval of the following two requests:

1. Major Amendment to the existing Site Development Plan to allow development of Lot 2-C with a car wash.
2. Variance – EPC of 33 percent to the 50 percent landscape coverage requirement in Coors Boulevard CPO-2 (IDO Section 14-16-3-4(C)(5)(c)). The proposed plan provides for 17 percent live vegetative coverage in this area.

PROPOSED USE AND DEVELOPMENT

The proposed Major Amendment to the Cottonwood Crossing Site Development Plan is to allow development of Lot 2-C, which was previously shown as just additional parking for the overall development, with a car wash. Lot 2-C is within the MX-L portion of the site and car washes are permissive uses within the MX-L zone district according to IDO Table 4-2-1 and conditional when located within 330 feet of Major Public Open Space.

In 2003, the property owner of the shopping center, John Black, donated a .4-acre parcel of land (Lot 1) containing an archaeological site to the City of Albuquerque. This was done in coordination with the then Open Space Superintendent, Matt Schmader, who requested that the site be fenced, and no public access be allowed. The donation was done with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. The subject parcel proposed for the car wash (Lot 2-C) is approximately 275 feet to the southwest of Lot 1. Although Lot 1 is not zoned NR-PO-B nor is it shown on the AGIS open space buffer layer, the City Open Space Division has



identified the parcel as Major Public Open Space. On March 24, 2021, City Parks and Recreation Director, David Simon, signed an amendment to the Protective Covenants, Restrictions, and Grant of Easements agreement acknowledging and accepting that there will be a car wash on Lot 2-C. During discussions with Planning Director, Alan Varela, it was determined that since Lot 1 was donated to the City of Albuquerque, a conditional use would not be required for the car wash.

The car wash will consist of an approximately 3,400 square foot building located on the northern portion of the property with access coming from the shared access driveway that was built for the existing Popeye's restaurant located at the southwestern portion of the lot. A significant number of queuing spaces are provided along the western side of the site ahead of the entrance to the car wash tunnel. Parking and associated vacuum stations are located to the south of the proposed building between it and the existing parking associated with Popeye's.

As demonstrated below, this request meets the requirements in the IDO for approval of the proposed site plan amendment and related variance to the landscape coverage requirements within the front setback area.

SITE PLAN CRITERIA

The Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(J)(3) as follows:

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

***Applicant Response:** The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:*

Comprehensive Plan Goals and Policies (responses in italics):

Policy 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

Applicant Response: The subject site is located immediately adjacent to the east of the Cottonwood Employment Center. This area of Albuquerque is characterized by a wide variety of commercial retail and services, restaurants, and other businesses including the Cottonwood Mall. Adding another new business to this area furthers Policy 5.1.5 by providing infill development that may foster synergy amongst the other nearby businesses, including the credit union and drive-through restaurant that are already part of this development.

Sub-policy a: Prioritize office and commercial employment in areas with good access via automobile and transit.

Applicant Response: The request for a Major Amendment furthers Sub-policy a by providing additional commercial employment opportunities in an area with good access via both automobile and transit. Coors Boulevard is a major thoroughfare connecting north and south on the west side of Albuquerque, and Seven Bar Loop provides additional relief access to the Coors Bypass that connects to Rio Rancho. Both the 155 and 790 buses pass by this site with a bus stop just west of the property on Seven Bar Loop, as well as with an additional stop farther south on



Coors Boulevard. These routes provide the most-frequent transit on the West Side north of Central Avenue and help provide good access to this site and the surrounding businesses.

Sub-policy e: Allow Employment Centers to develop as auto-oriented areas.

Applicant Response: The proposed Major Amendment is to provide for the development of a car wash, which is an auto-oriented use. The proposed Major Amendment furthers Sub-policy e by locating such a use adjacent to an Employment Center and along a principal arterial roadway where it is most appropriate.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: The proposed Major Amendment furthers Policy 5.2 by providing a new business in an existing commercial development where nearby residents will be able to work and get their vehicles washed. It is more specifically furthered through consistency with the following policy and sub-policy.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Applicant Response: The proposed Major Amendment furthers Policy 5.2.1 by providing a new car wash in an existing commercial development that is conveniently accessible from surrounding neighborhoods. Additional development in this shopping center may also promote the construction or location of additional businesses in the remaining buildings shown on the Site Development Plan, which will bring more activity to this area along a Major Transit Corridor and adjacent to a large Employment Center.

Sub-policy h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: The immediately surrounding development consists of a variety of other commercial retail and services uses, as well as restaurants that are similar in form and scale to the proposed car wash, so the request for Major Amendment furthers Sub-policy h. More specifically, infill development as proposed adds a use that is consistent with both the Popeye's restaurant to the south and credit union to the north, which both have drive-through facilities.

Sub-policy n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: The subject site has been vacant for several years after the initial grading and development of the site, installation of utilities, and creation of the overall drainage facility for the shopping center. The Major Amendment furthers Sub-policy n by encouraging additional uses to locate in this area and complements the drive-through restaurant and credit union uses that have already developed.



Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: The proposed Major Amendment furthers Goal 5.3 by providing for additional infill development in a location that has access to existing infrastructure, including Coors Boulevard (a principal arterial) and Seven Bar Loop (a major collector). Water and sewer services are available and a drainage facility for the overall development has already been constructed. Providing new development in this location will promote and maximize the utility of these services and the efficient use of land.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: The site is located in an area surrounded by existing development and public infrastructure that can support its development, thus furthering Policy 5.3.1 regarding infill development.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: The subject site is in an Area of Change, and the proposed Major Amendment will encourage and facilitate development of this property, so the request for Major Amendment furthers Goal 5.6. It is articulated further through consistency with the following policy and sub-policy.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: The subject site is located adjacent to a major Employment Center and Major Transit Corridor, which is appropriate for more growth and intense development. By providing for new development on the subject site, the request furthers Policy 5.6.2 regarding directing such growth to an appropriate location.

Sub-policy f: Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

Applicant Response: The request for Major Amendment furthers Sub-policy f by situating the proposed car wash near a major roadway and away from the single-family residential properties to the east within unincorporated Bernalillo County, as allowed by the underlying zoning. The Corrales Main Canal, preserved archaeological site, and drainage pond on the east side of the property buffer the nearby residential properties from any negative impacts of the proposed development. Access is through a shared drive that directs traffic to the Coors Boulevard and Seven Bar Loop intersection, so the nearby properties will not be affected by additional traffic impacts associated with this request.



CRITERION 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Applicant Response: The site is zoned MX-L with MX-T on parts of the property covered by the prior Site Development Plan. These zones were converted based on prior SU-1 designations but are not specifically NR-SU or PD zones with specific terms and conditions limiting development of the site. The proposed major amendment is consistent with the prior approvals for development of a shopping center with a variety of commercial uses and the proposal is consistent with that purpose.

CRITERION 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The proposed development complies with the applicable provisions of the IDO for the MX-L zone district, including setbacks, parking requirements, etc. The proposed car wash use includes several Use-specific Standards, which are met or are not applicable to the subject site due to its location and context. The Applicant has received approval of a grading and drainage plan from City Hydrology, has been to DRB with a sketch plat, and will comply with the DPM standards with the related improvements associated with this development.

CRITERION 6-6(J)(3)(d) 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.

Applicant Response: The City's existing infrastructure has adequate capacity for the proposed development. A traffic impact study is not required for this Major Amendment because the proposed car wash use does not meet the thresholds established by the DPM. There is existing sidewalk to the north and south of the subject site that was built with the adjacent development, which will be connected by the sidewalk installed by this new phase. The Applicant has also received approval from City Hydrology for a grading and drainage plan for the proposed car wash and there is an existing drainage facility that was built with the early phases of development of this shopping center. As such, the City's existing infrastructure and public improvements have been demonstrated to contain adequate capacity to serve this new use.

CRITERION 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: The application mitigates any significant adverse impacts on the project site and surrounding area to the maximum extent practicable. The Major Amendment adds the proposed new use on a portion of the property that was originally proposed for additional parking and closest to the Coors Boulevard and Seven Bar Loop intersection, which mitigates impacts on the properties to the east



by maintain the buffer with the Corrales Main Canal and future development on the east as originally intended. The application leaves in place the protected archaeological site at the northeast corner of the site plan, which was deeded to the City of Albuquerque for preservation. Other properties along Coors Boulevard and to the west are of similar uses and intensities, so it is not anticipated that there will be any significant adverse impacts to those other areas.

CRITERION 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: The subject site is not within an approved Master Development Plan, so this criterion is not relevant to this request.

CRITERION 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: A cumulative impact analysis is not required in this location.

VARIANCE JUSTIFICATION

As part of this Major Amendment request, the Applicant is also seeking approval of a Variance – EPC to allow a reduction in the live vegetative coverage requirement within the 35-foot front setback area of the Coors Boulevard CPO-2. There are several utility easements, including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees that would otherwise provide a significant amount of the required coverage. Due to these easements and not being able to plant trees, the provided landscape coverage is 17% of the setback area, so a variance of 33% is requested to the 50% requirement (*see Figure 4 for a graphic representation of these easements from the property's ALTA survey*).

As explained below, this request meets the criteria for a variance and is justified because of special circumstances applicable to the subject site that are not self-imposed and pose an extraordinary hardship and practical difficulties on development of the site. Per IDO Section 6-6(N)(3)(a), except as indicated in Subsections (b) and (c), an application for a Variance – EPC shall be approved if it meets all the following criteria:

CRITERION 1: There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation

on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

Applicant Response: There are special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity. As shown in Figure 4, there are several utility easements running along the frontage of this property with existing underground utility lines, including water and sewer lines. These easements and utilities are located on the subject property and not within the public right-of-way, which is often the case, so they impact development of these properties specifically in a way that is not generally applicable to other lots. These circumstances are not self-imposed but are the result of previous government actions and requirements to place these easements on utilities upon the private property. In addition to the easements, this site also provides parking for the adjacent Popeye’s restaurant, which further limits what could be developed on this .79-acre property.

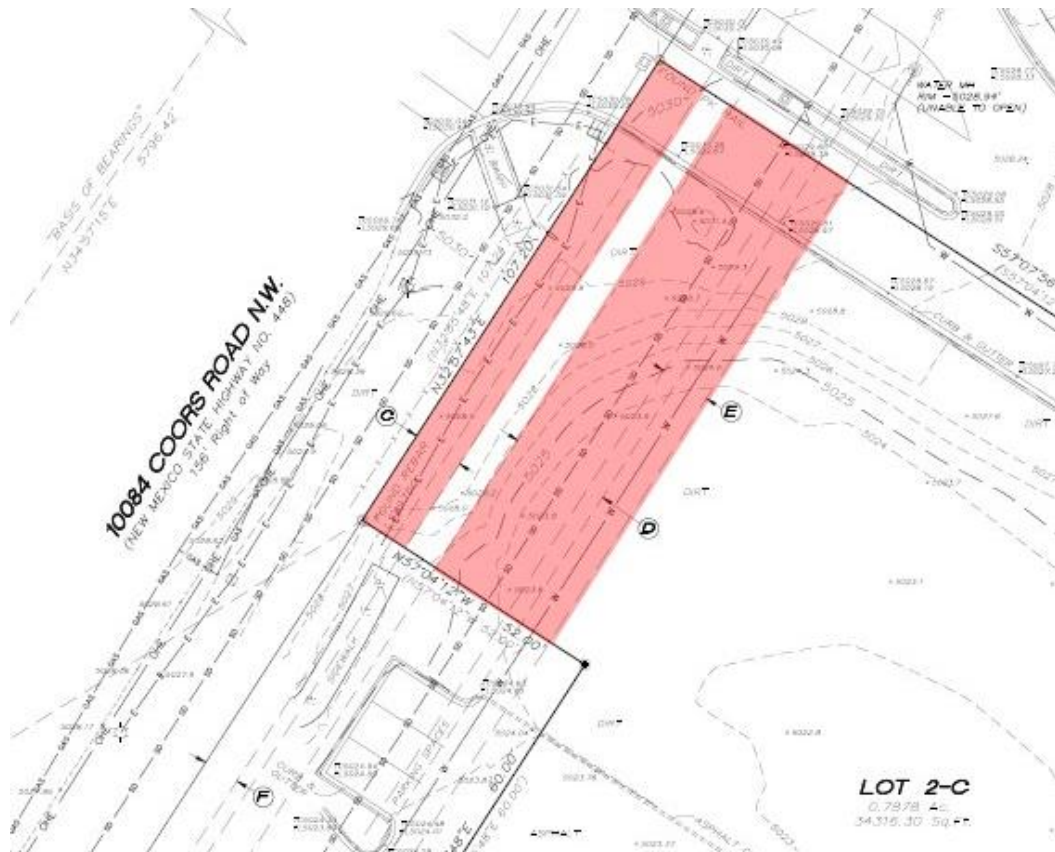


Figure 4. Frontage of Lot 2-C showing easements limiting opportunities for landscaping.

CRITERION 2: The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response: The variance to landscape coverage will not be materially contrary to the public safety, health, or welfare. The variance will help facilitate the infill development of this small .79-acre vacant property. The site plan does meet the 35-foot setback requirement. The Applicant submitted a preliminary site plan to the DRB for initial direction and comments, and received comments from the



Albuquerque/Bernalillo County Water Authority that planting trees within the easements along Coors Boulevard is not acceptable.

CRITERION 3: The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

Applicant Response: The variance to landscape coverage will not cause material adverse impacts on surrounding properties or infrastructure improvements. The proposed car wash use fits within this small .79-acre site and infrastructure is available to serve this development along Coors Boulevard, a Major Transit Corridor with adequate capacity. The proposed car wash building meets the setback requirements from Coors Boulevard.

CRITERION 4: The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The variance to landscape coverage will not materially undermine the intent and purpose of the IDO or the MX-L zone district. There is no alternative to requesting the variance as the Applicant is not allowed to plant trees within the numerous easements running along the frontage of Coors Boulevard. The Site Plan and Landscape Plan accompanying this application meets all other IDO requirements related to the MX-L zone. The grading and drainage plan has already been approved by City Hydrology.

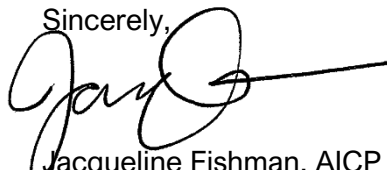
CRITERION 5: The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response: The variance is the minimum necessary to avoid extraordinary hardship and practical difficulties. The requested variance is necessary because these are existing easements that hinder development of this .79-acre site without the relief of a variance. The Landscape Plan shows plantings throughout the site and in excess of what would normally be required along the site edges.

CONCLUSION

Based on all the information provided, on behalf of JB Holdings, LLC, we respectfully request approval of the proposed Major Amendment and Variance – EPC requests for development of a car wash on the subject property.

Sincerely,



Jacqueline Fishman, AICP
Principal

Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. *The project architect and landscape architect must complete the evaluation and sign the end of this form (fillable in Adobe Acrobat Reader).*

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

Design Considerations for Compliance with IDO Section 5-2 (D)

In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.

Section A.

General Site Arrangement and Building Orientation:

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.
Achieved Achieved in Part Evaluated Only
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.
Achieved Achieved in Part Evaluated Only
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.
Achieved Achieved in Part Evaluated Only

4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.

Achieved Achieved in Part Evaluated Only

5. Design should allow for natural ventilation as much as possible.

Achieved Achieved in Part Evaluated Only

Building Entries and Windows:

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.

Achieved Achieved in Part Evaluated Only

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.

Achieved Achieved in Part Evaluated Only

8. North facing windows are encouraged as they require little to no shading.

Achieved Achieved in Part Evaluated Only

9. Any west facing building entries and windows should mitigate solar effects.

Achieved Achieved in Part Evaluated Only

Outdoor Elements (Integration):

10. Site plan design should spatially connect outdoor and indoor areas.

Achieved Achieved in Part Evaluated Only

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.

Achieved Achieved in Part Evaluated Only

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.

Achieved Achieved in Part Evaluated Only

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.

Achieved Achieved in Part Evaluated Only

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.

Achieved Achieved in Part Evaluated Only

15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Achieved Achieved in Part Evaluated Only

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Achieved Achieved in Part Evaluated Only

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

Achieved Achieved in Part Evaluated Only

Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

Achieved Achieved in Part Evaluated Only

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project _____ and Application No _____.

Signature of Project Architect/License No.

Signature of Project Landscape Architect/License No.

Section B.

Sun and Shade Analysis requirements in compliance with 5-2(D)(1):

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that **summer sun** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of **winter sun** should reach transparent windows and doors at noon on each facade.

The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations. Screen shots from a program like SketchUp are acceptable.

Summer Sun Analysis

1. Show the effects of summer sun on windows on the following date and times:
 - a. May 21st analysis:
 - 9:00 AM
 - Noon
 - 4:00 PM
 - b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
 - c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
 - d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
 - e. If no sun is influencing a façade at any of the above times, the graphic should simple state “no solar effect.”

Winter Sun Analysis

2. Show the effects of winter sun on windows on the following date and time:
 - a. November 21st analysis:
 - Noon
 - b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**

Albuquerque Site & Building Design Considerations

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Achieved Achieved in Part Evaluated Only

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LA234

Signature of Project Architect/License No.

Signature of Project Landscape Architect/License No.

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STAFF INFORMATION

October 28, 2021

TO: Jacqueline Fishman, AICP
Principal
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ SB
Current Planner
City of Albuquerque Planning Department

RE: PROJECT #2021-005816/SI-2021-01684/VA-2021-00363
10084 Coors Blvd NW
Site Plan – EPC/Variance - EPC

As a follow up to my October 18, 2021 memo and after discussions with several City of Albuquerque Departments, the Site Plan-EPC/Variance-EPC is okay to proceed and will be heard at the November 18, 2021 EPC.

Listed below are comments related to the submitted documents that must be addressed:

Site Plan-EPC/Variance-EPC Justification Letter

For the most part, the Site Plan Criteria and Variance Justification responses are adequate to the request. I would include a brief summary as to what has transpired over the past week with the proposed car wash and the MPOS.

Site Plan

1. The Site Plan should not include detail drawings. Please move the Trash Enclosure and Light Pole Detail to a separate sheet and label it "Sheet Details".
2. The Site Plan and Landscape Plan are both labeled Sheet DD1. Please relabel one of the two plans.
3. The Site Plan does not include the roadway information or information on development nearby. Please refer to the Landscape Plan (also labeled Sheet DD1).
4. Clearly identify the property lines (refer to the Landscape Plan for the appropriate layout).
5. The Legend is missing on the Site Plan.
6. Relabel City of Albuquerque Site Plan Notes to General Sheet Notes.
7. Relabel Keyed Notes to Sheet Keyes Notes.

8. The Vicinity Map must clearly identify the project site. The project site label and circle does not satisfy the requirement. If necessary, use the Zone Atlas Map and crop the area to and insert as your Vicinity Map. Please refer to Zone Atlas Map B-14-Z.
9. Label access points.
10. Label all new site lighting (007) as some lights are drawn on the plan but not labeled.
11. Dimension the site plan the access points.
12. Identify pedestrian access.

Sheet Details

1. Please include details for the following:
 - a. Concrete pavement detail (004)
 - b. Monument Sign detail if it is readily available (014) – under separate permit.
 - c. Accessible path detail (020)
 - d. Sidewalk ramp detail (006)
 - e. Concrete pad detail (015)
 - f. New 6" concrete curbing detail (026)
 - g. Accessible parking detail (011)
 - h. Fabric canopy detail (017)
 - i. Lighting – indicate fixture type – Label reads "LED Yard Lighting".

Landscaping Plan

Rename Sheet (i.e. DD1 same as Site Plan). Correct name of plan to Landscape Plan as currently it is labeled Site Plan.

Grading and Drainage Plan

Okay.

Utility Plan

Please submit the utility plan as it was not included in the packet.

Building and Structure Elevations

Building elevations are okay.

Previously approved Development Plans

Okay.

Albuquerque Site & Building Design Considerations

Michael Vos emailed the Albuquerque Site & Building Design Considerations form signed by the landscape architect but the form also needs to be signed by the project architect.

Please submit the requested information by November 4, 2021 . Please submit one copy at 24” x 36” for all of the document submittals along with a PDF version that will be included in the Staff Report.

Thank you.

October 18, 2021

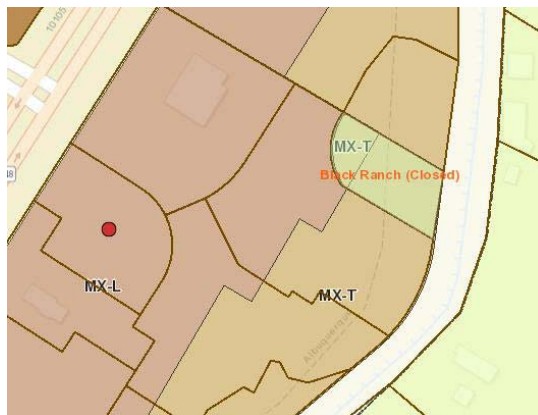
TO: Jacqueline Fishman, AICP
Principal
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ *SB*
Current Planner
City of Albuquerque Planning Department

RE: PROJECT #2021-005816/SI-2021-01684/VA-2021-00363
Site Plan – EPC/Variance - EPC

I have done a first review of the application materials for Project #2021-005816/SI-2021-01684/VA-2021-00363. At this stage, I do not have sufficient information to continue with a full review of the request for the following reasons:

1. The request is for a Site Plan-EPC and Variance-EPC for Lot 2C, Cottonwood Crossing Phase II, containing 0.7876 acres. The subject site is part of the original site development plan containing Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5 and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch.
2. Review of the PRT Meeting Notes dated March 8, 2021 submitted as part of the application materials, lists the subject site as being within 330 feet of a Major Public Open Space (MPOS) property. Page 5 lists “Black Ranch” as the MPOS. The Parks and Recreation Department Open Space Division purchased and currently owns the property that is within 330-feet of the subject site. The information is visible in AGIS under “Boundaries” and “Open Space”, which then applies the restrictions for MPOS to the site.



3. The "Existing Conditions and Land Use" section does not include information related to the "Black Ranch" that would demonstrate completion of due diligence with respect to the area history which is critical to know in order to place the request in the correct IDO process.
4. Pursuant to IDO Section 4-3(D)(16)(c), a car wash within 330 feet in any direction of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
5. I have checked with ZHE staff, who has confirmed that a request for a Conditional Use Approval for the subject site has not been submitted.
6. The EPC cannot approve a Conditional Use for the car wash within 330 feet of a MPOS. Therefore, you must first apply to the ZHE and, if approved, the request for a Site Plan-EPC (major amendment) and a Variance-EPC would come before the EPC.

Please let me know how you wish to proceed in reference to the submitted application.

Thank you.

NOTIFICATION

From: [Baca, Vanessa](#)
To: [Michael Vos](#)
Subject: 10084 Coors Blvd NW_Neighborhood Meeting Inquiry
Date: Wednesday, August 18, 2021 4:10:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Michael:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

Office Phone: (505) 768-3331

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, August 18, 2021 3:05 PM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 1 to 6, Cottonwood Crossing Phase II

Physical address of subject site:

10084 Coors Blvd NW

Subject site cross streets:

Coors and 7 Bar Loop

Other subject site identifiers:

From: [Michael Vos](#)
To: [Rene' Horvath](#)
Cc: ekhaley@comcast.net; [Jackie Fishman](#)
Subject: RE: Pre-Application Notification for Project at 10084 Coors Blvd NE
Date: Tuesday, August 31, 2021 3:37:00 PM
Attachments: [10084 Coors Alta Survey.pdf](#)
[10084 Coors Landscape Plan.pdf](#)

Good afternoon Rene',

As you know, the Coors Boulevard Character Protection Overlay Zone requires a 35-foot front setback away from the roadway. The proposed car wash exceeds this setback requirement at approximately 45 feet from the right-of-way to the building. However, in addition to the setback requirement, there is the cited requirement to landscape 50% of that setback area. That is not currently met for the proposed project. The areas shaded in red on the attached survey are easements that provide for the sidewalk, sanitary sewer, and water lines fronting the property. Planting in easements is discouraged, and there are significant limitations on the planting of trees in easements and near water and sewer lines, specifically. Tree plantings usually make up the bulk of the landscape coverage and without them attaining the 50% requirement is not feasible. I've also reattached the current landscape plan, which shows where we do have plantings, including a variety of shrubs at the front of the property. I hope this explains things better. Please let me know if you have any additional questions.

Thanks,
Michael

From: Rene' Horvath <aboard111@gmail.com>
Sent: Thursday, August 26, 2021 3:18 PM
To: Michael Vos <Vos@consensusplanning.com>
Cc: ekhaley@comcast.net; Jackie Fishman <fishman@consensusplanning.com>
Subject: Re: Pre-Application Notification for Project at 10084 Coors Blvd NE

Dear Michael,
Could you explain in more detail the variance you are requesting?
Rene' Horvath

On Wed, Aug 25, 2021 at 5:27 PM Michael Vos <Vos@consensusplanning.com> wrote:

Dear Neighbors,

This email is notification that Consensus Planning, on behalf of Take 5 Car Wash Express, is preparing an application to the Environmental Planning Commission (EPC) for a Major Amendment to the existing site plan to develop a car wash at 10084 Coors Boulevard NW, Albuquerque, 87114. The application will include a Variance – EPC to the Coors Boulevard CPO-2 requirement in Section 3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard: *1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.* The variance is

necessary due to several existing utility easements along the frontage of the property.

The subject property is zoned MX-L: Mixed-Use Low Intensity District. The legal description for the property: Lot 2-C Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing Phase II (Being a replat of Tract 2 Cottonwood Crossing Phase II) containing .7876 acres. The proposed plan set can be downloaded at: <https://www.dropbox.com/t/gerUtZEpnwOwAXx1>

As part of the IDO regulations, we are providing you an opportunity to discuss this application. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email Jacqueline Fishman, Principal with Consensus Planning at fishman@consensusplanning.com or Michael Vos at vos@consensusplanning.com, or call us by phone at 505-764-9801. Per the IDO, you have 15 days or until September 9, 2021 to request a meeting. If you do not want to schedule a meeting, please let us know so that we can continue our application process.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.

302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801

vos@consensusplanning.com



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Major Amendment-EPC and Variance
Decision-making Body: Environmental Planning Commission (EPC)
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [X] Yes [] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 10084 Coors Boulevard NW, Albuquerque, 87114
Name of property owner: JB Holding LLC C/O John F. Black
Name of applicant: Take 5 Car Wash Express
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
fishman@consensusplanning.com and vos@consensusplanning.com. Both can be reached at (505)764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request. Download site plan: https://www.dropbox.com/t/gerUtZEpnw0wAXx1
[] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Signature] (Applicant signature) August 25, 2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



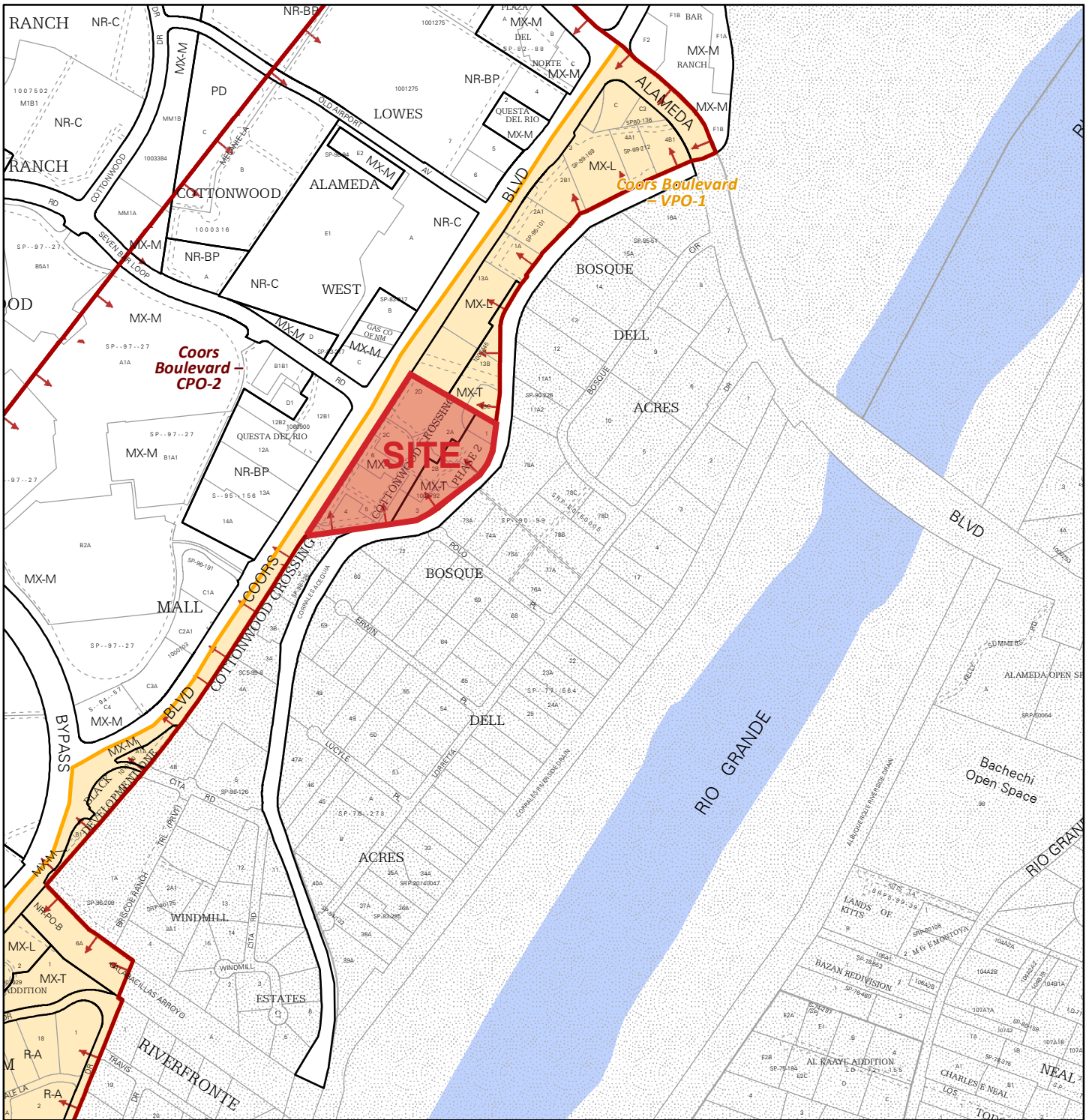
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:

B-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

Feet

0 250 500 1,000

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: August 25, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Please see attached list of Neighborhood Associations

Name of NA Representative*: Please see attached list of NA Representatives

Email Address* or Mailing Address* of NA Representative¹: See attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: fishman@consensusplanning.com and vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 10084 Coors Boulevard NW, Albuquerque, 87114
Location Description East side of Coors Boulevard from intersection
2. Property Owner* JB Holding LLC C/O John F. Black
3. Agent/Applicant* [if applicable] Agent: Consensus Planning, Inc Applicant: Take 5 Car Wash Express
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

The Applicant is requesting a Major Amendment-EPC to the current site plan to develop a car wash.

A variance to the Coors Blvd CPO-2 requirement in Section 3-4(c)(5)(c) Landscaping in setback along Coors Boulevard 1. Vegetative coverage is required for a minimum of 50% of the required setback area.

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

6. Where more information about the project can be found^{4*}:

Contact Jacqueline Fishman at fishman@consensusplanning.com or Michael Vos at vos@consensusplanning.com. Both can be reached at (505)764-9801.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

A variance to the Coors Blvd CPO-2 requirement in Section 3-4(c)(5)(c) Landscaping in setback along Coors Boulevard 1. Vegetative coverage is required for a minimum of 50% of the required setback area.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] .7876 acres
 - b. IDO Zone District MX-L: Mixed Use Low Intensity
 - c. Overlay Zone(s) [if applicable] Coors Boulevard -CPO-2
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

ELEVATION KEY NOTES

- 1 BUILDING ADDRESS -- MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ALUMINUM SIDING
- 3 STANDARD CMU- PAINTED
- 4 SPLIT-FACE CMU - PAINTED
- 5 SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES - PAINTED TO MATCH ADJACENT WALL
- 8 OVERHEAD ROLL UP DOOR PRE-FINISHED
- 9 BUILDING MOUNTED WALL SCENCE
- 10 OVERFLOW DRAIN - PAINTED
- 11 ROOF DRAIN - BRASS SHEEPS TONGUE
- 12 ROOF MTD UNITS - FULLY SCREENED
- 13 6" PIPE BOLLARD - PAINTED
- 14 PRE-CAST CONCRETE
- 15 HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- 16 STEEL ANGLE CANOPY - PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 METAL DECK - PRE-FINISHED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 TUBE STEEL FRAME

2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

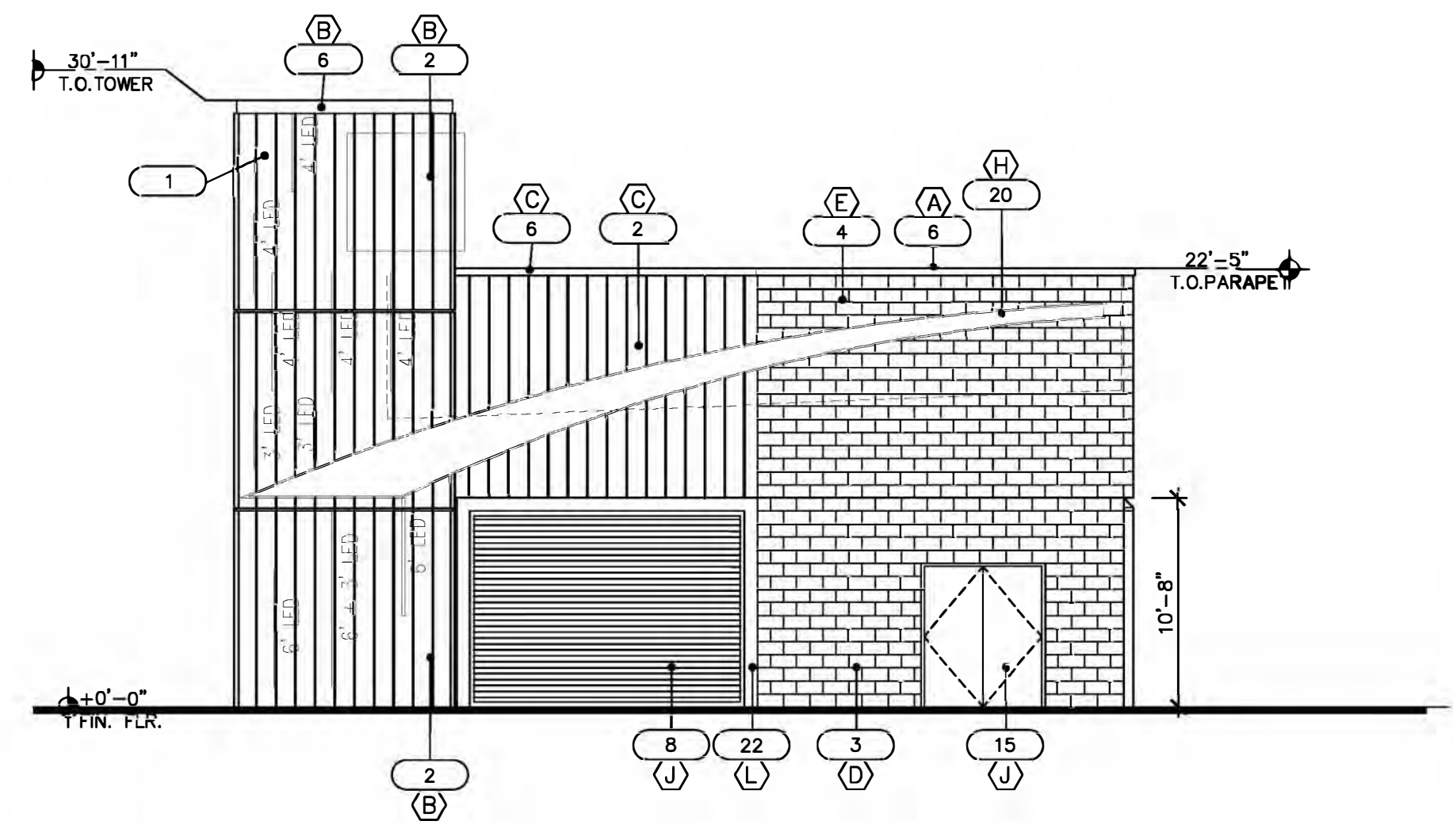


06/03/2021

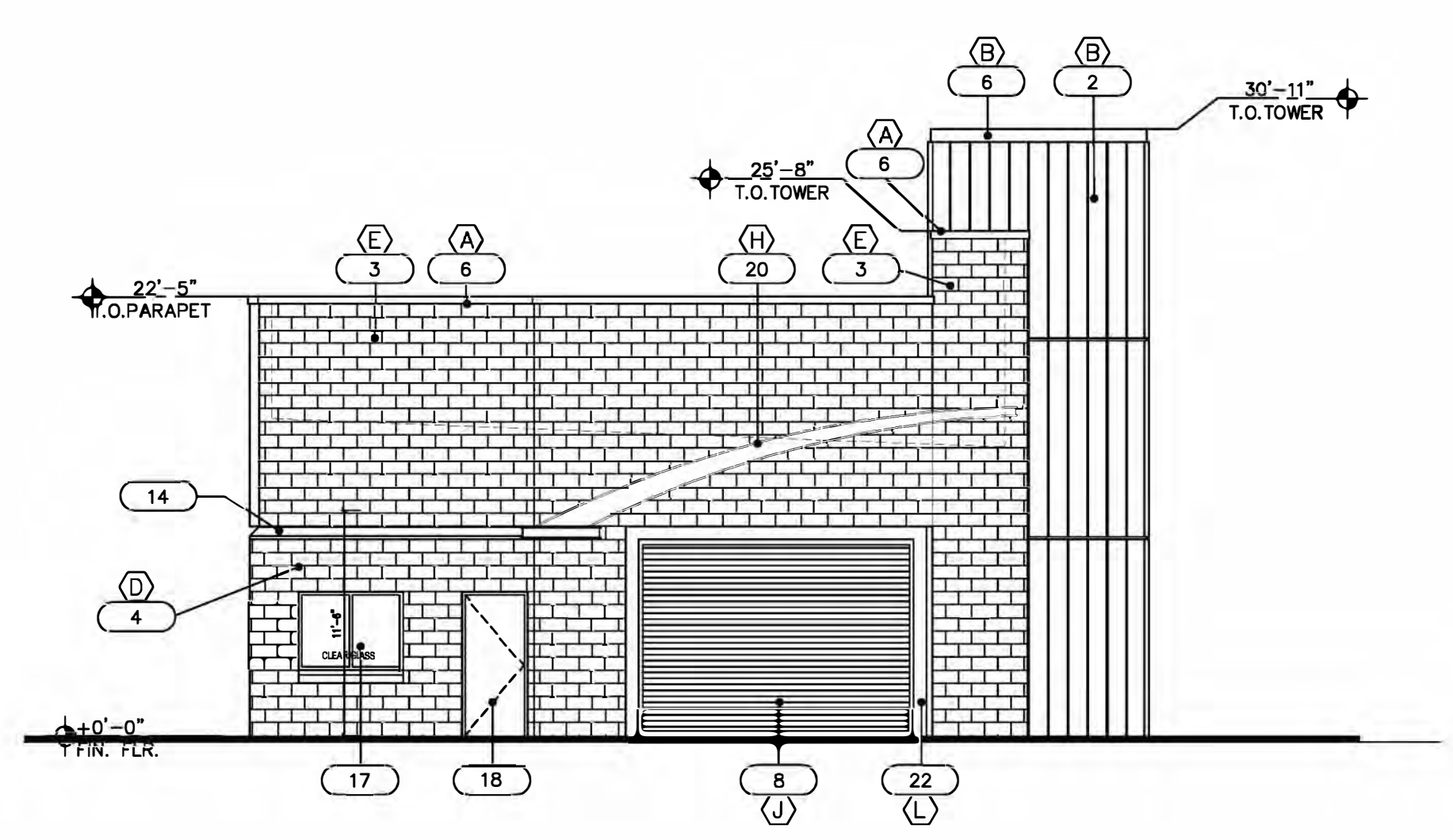
TAKE 5 CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM

ELEVATIONS

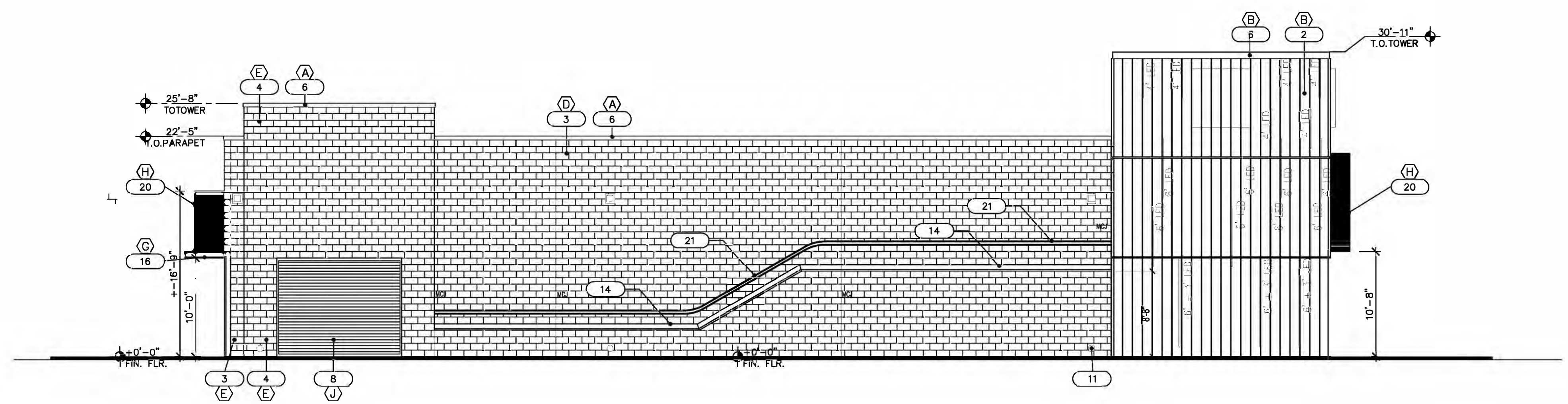
DATE: 2021-05-04
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CWU20001.0
SHEET:
DD2.0
REV:



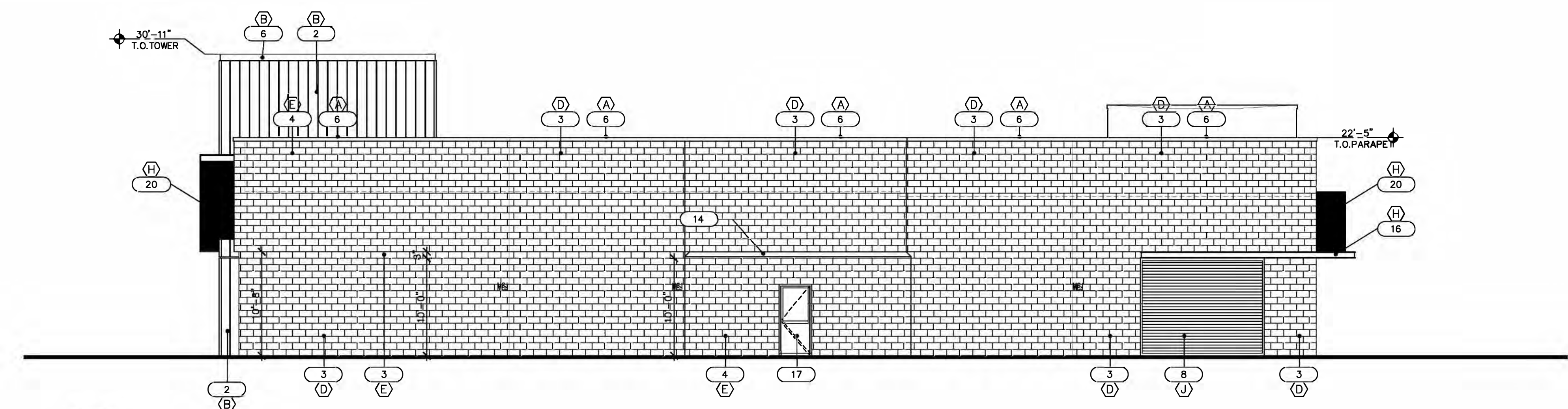
1 WEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



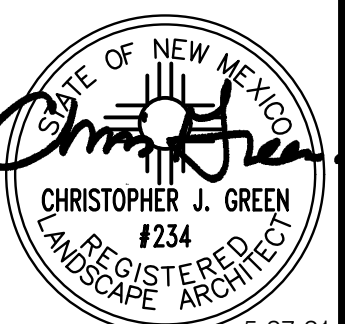
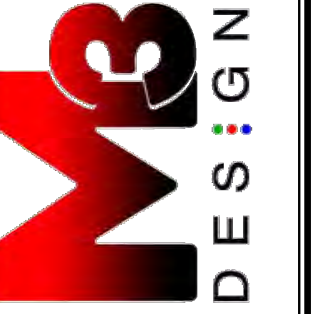
3 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL AND COLOR LEGEND

- (A) METAL COPING (PRE-FINISHED)
 - (B) PRE-FINISHED METAL PANELS @ TOWER SW#6871 "POSITIVE RED"
 - (C) PRE-FINISHED METAL PANELS SW#9177 "SALTY DOG"
 - (D) SW#7006 "EXTRA WHITE"
 - (E) SW#7674 "PEPPERCORN"
 - (F) BOLLARDS - "TRAFFIC YELLOW"
 - (G) STEEL ANGLE CANOPY - SW#7006 "EXTRA WHITE"
 - (H) PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT
 - (I) PRE-FINISHED METAL B-DECK
 - (J) HM METAL DOORS PRE-FINISHED DARK BRONZE
 - (K) OVERHEAD DOORS PRE-FINISHED DARK BRONZE
 - (L) TUBE STEEL FRAME-DARK BRONZE
- NOTE:
GC TO VERIFY ALL COLORS WITH OWNER.



5-27-21
NOT FOR CONSTRUCTION

PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
2		CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
5		FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
SHRUBS/GROUNDCOVERS				
34		ARISTIDA LONGISETA (RW) PURPLE THREEAWN	5-GAL	3' O.C. 2' HT. X 2' SPR.
1		BUDDELLIA DAVIDI (M) COMMON BUTTERFLY BUSH	5-GAL	5' O.C. 5' HT. X 5' SPR.
5		DASYLIIRION WHEELERI (L) BLUE SOTOL	5-GAL	5' O.C. 3' HT. X 3' SPR.
1		OPUNTIA ENGELMANNII (RW) ENGELMANN'S PRICKLY PEAR	5-GAL	5' O.C. 3' HT. X 6' SPR.
9		FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL	5' O.C. 4' HT. X 4' SPR.
22		JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL	5' O.C. 9' HT. X 6' SPR.
14		PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
6		PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
5		PINUS MUGO MUGO (M) MUGO PINE	5-GAL	5' O.C. 8' HT. X 8' SPR.
8		RHAMPHOLEPIS INDICA PINKIE (M) INDIAN HAWTHORN	5-GAL	4' O.C. 3' HT. X 4' SPR.
4		RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL	5' O.C. 18" HT. X 7' SPR.
8		SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL	3' O.C. 3' HT. X 4' SPR.
LANDSCAPE BOULDERS AND GRAVEL MULCH				
13		MOSS ROCK BOULDERS (MIN. 27CF)		
1,821 SF		1" MOUNTAIN BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
2,173 SF		2"-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (79 AC.):	34,412 SF
BUILDING AREA:	- 3,400 SF
NET AREA:	31,012 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,652 SF
PROVIDED LANDSCAPE AREA: 5,435 SF (16%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE: 4,076 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 7,520 SF (84%)

REQUIRED GROUND-LEVEL PLANT COVERAGE: 1,019 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE: 1,588 SF (55%)

LANDSCAPE TURF
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

NO TURF IS PROVIDED ON THIS SITE

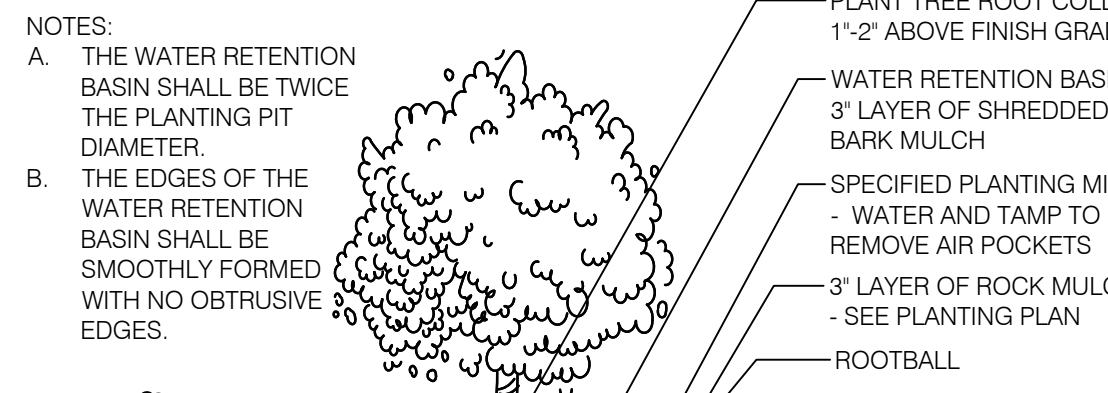
PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

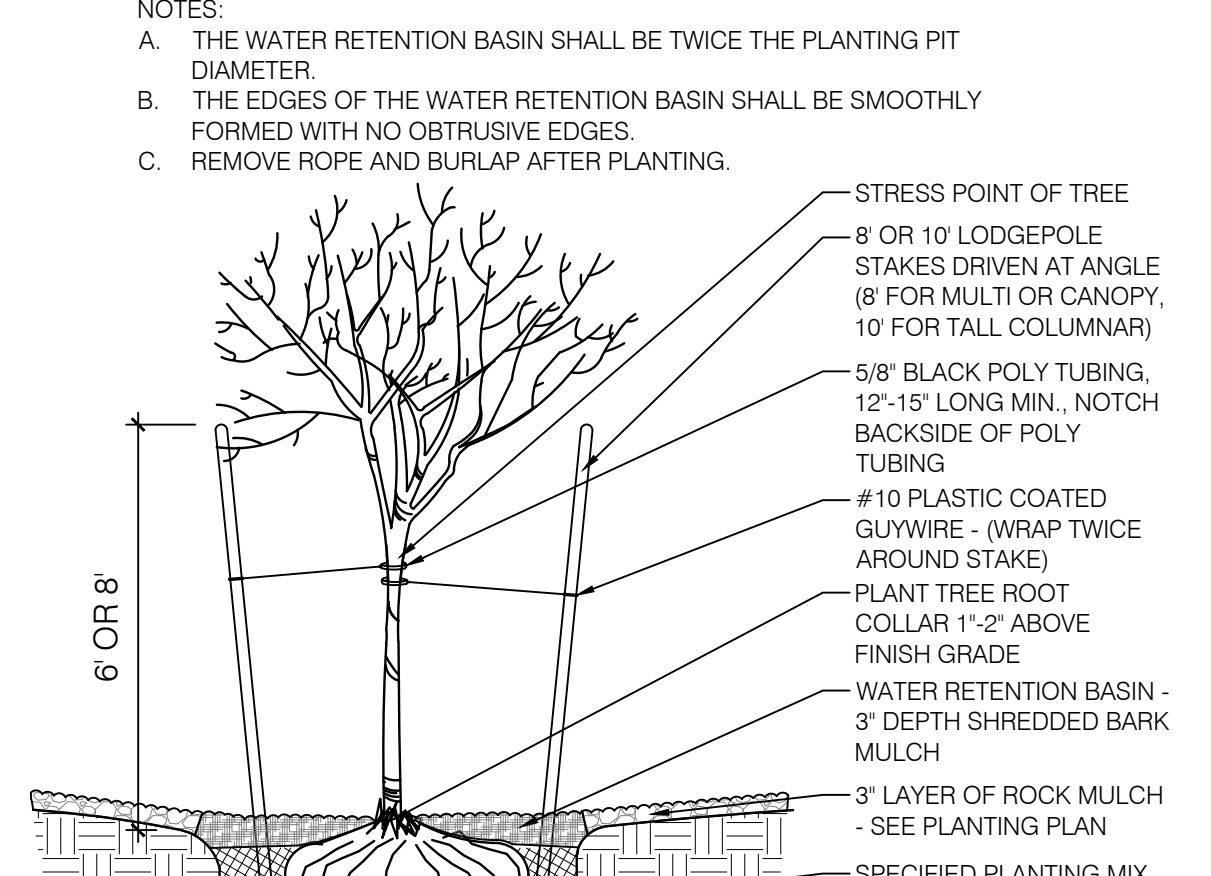
THE PROJECT IS PROVIDING 14 PARKING SPACES.
PARKING LOT TREES REQUIRED: 1
PARKING LOT TREES PROVIDED: 1



NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

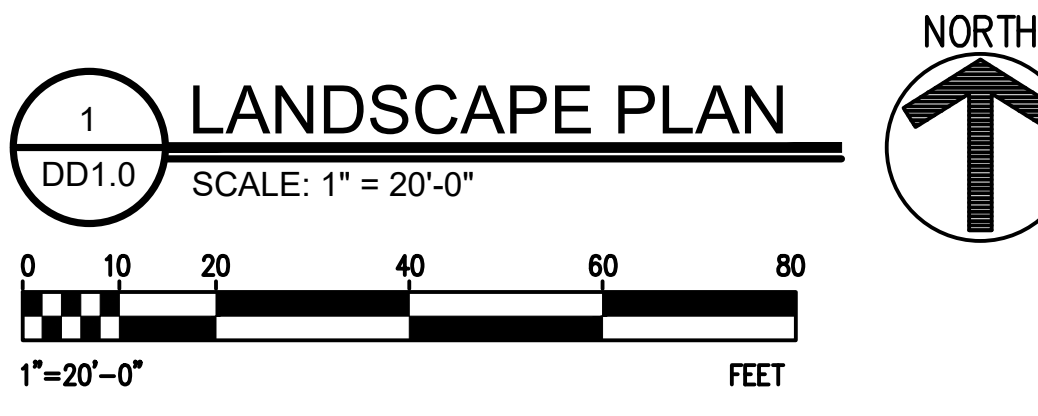
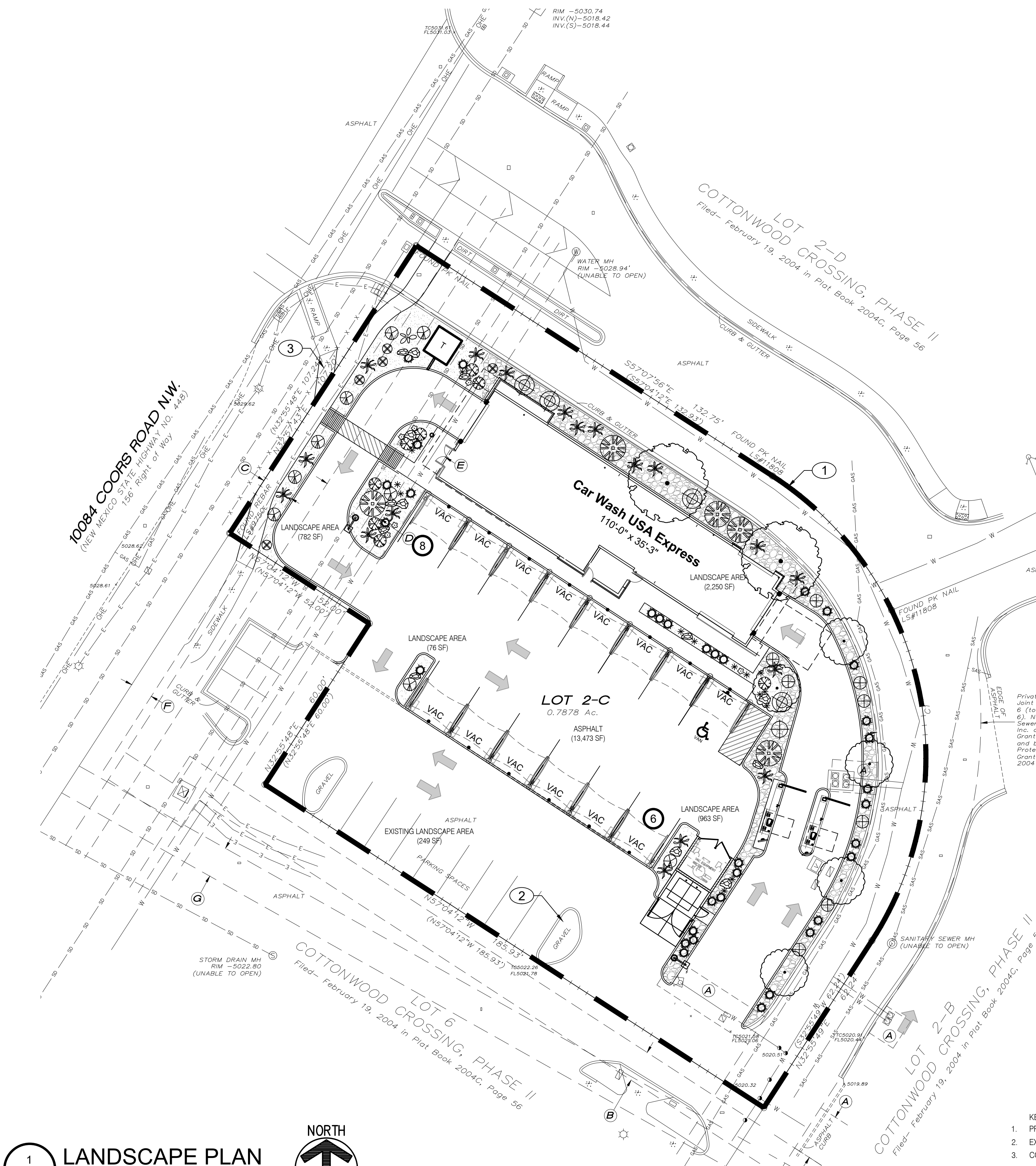
KEY NOTES:
1. PROPERTY BOUNDARY
2. EXISTING LANDSCAPE ISLANDS, 2
3. CONNECTION TO PUBLIC SIDEWALK

A SHRUB PLANTING DETAIL
SCALE: N.T.S.



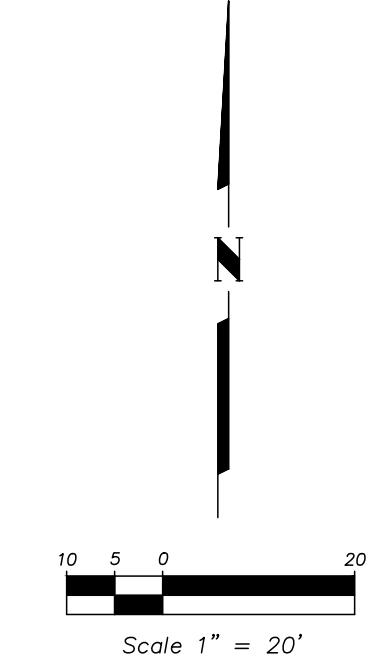
NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.

B TREE PLANTING DETAIL
SCALE: N.T.S.



AL.T.A. / N.S.P.S. LAND TITLE SURVEY OF
LOT 2-C
COTTONWOOD CROSSING
 BERNALILLO COUNTY, NEW MEXICO

- ITEM # EASEMENT LEGEND**
- (18) (A) Existing Water Line Easement granted to New Mexico Utilities, Inc. by plat filed February 19, 2004 in Plat Book 2004C, page 56. Easement to be 10' wide unless otherwise indicated.
 - (18) (B) New 10' Underground Public Utility Easement July 1, 2004 in Plat Book 2004C, Page 201
 - (18) (C) 10' City of Albuquerque Sidewalk Easement filed July 1, 2004, in Book 2004C, Page 201.
 - (14) (17) (18) (11) (D) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
 - (17) (18) (13) (E) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 9508, Page 8481.
 - (14) (17) (18) (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668.
 - (18) (G) 10' Public Overhead Utility Easement filed July 1, 2004, in Book 2004C, Page 201.

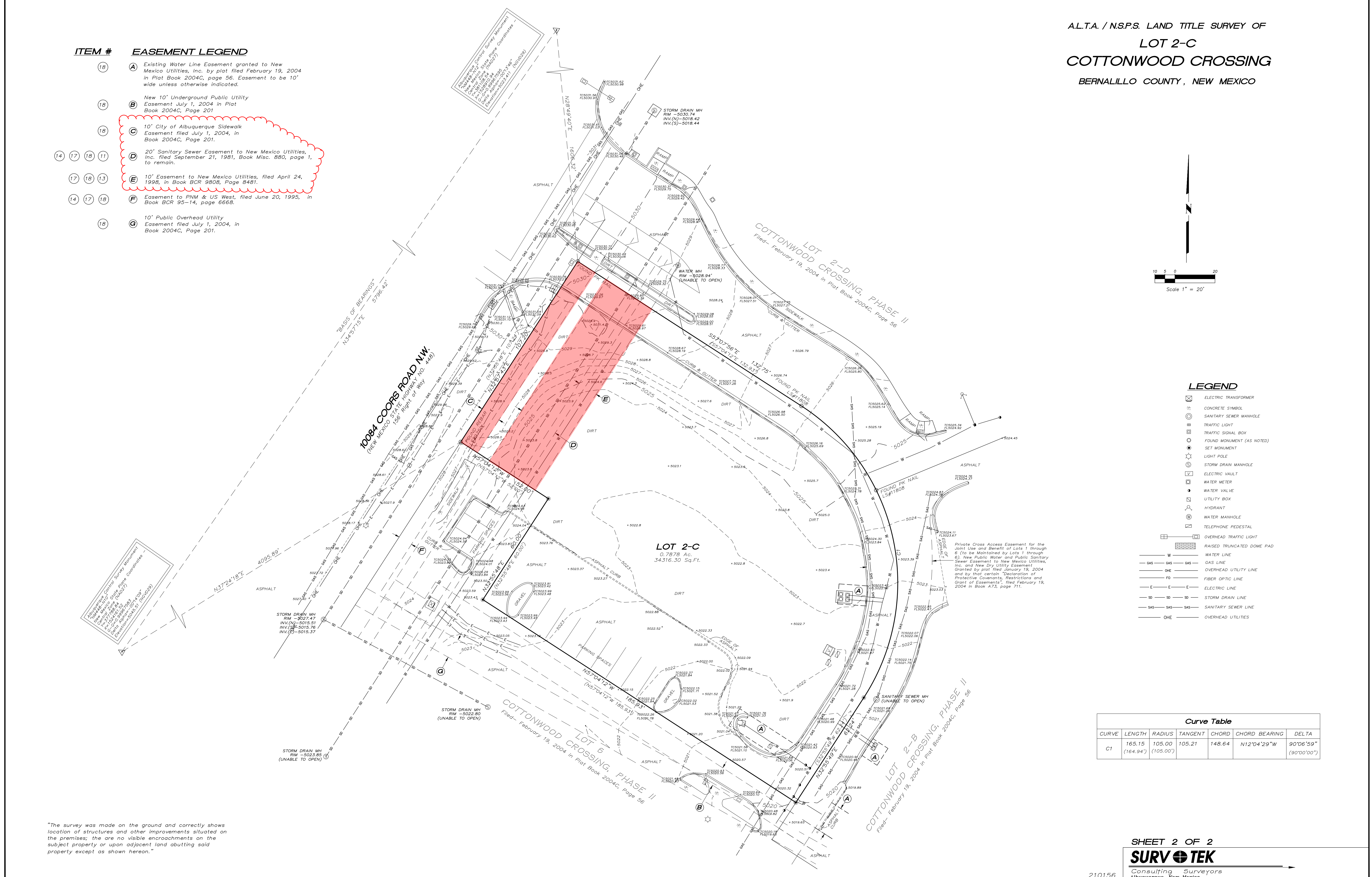


- LEGEND**
- ELECTRIC TRANSFORMER
 - CONCRETE SYMBOL
 - SANITARY SEWER MANHOLE
 - TRAFFIC LIGHT
 - TRAFFIC SIGNAL BOX
 - FOUND MONUMENT (AS NOTED)
 - SET MONUMENT
 - LIGHT POLE
 - STORM DRAIN MANHOLE
 - ELECTRIC VAULT
 - WATER METER
 - WATER VALVE
 - UTILITY BOX
 - HYDRANT
 - WATER MANHOLE
 - TELEPHONE PEDESTAL
 - OVERHEAD TRAFFIC LIGHT
 - RAISED TRUNCATED DOME PAD
 - W WATER LINE
 - GAS GAS LINE
 - OHE OVERHEAD UTILITY LINE
 - FO FIBER OPTIC LINE
 - E ELECTRIC LINE
 - SD STORM DRAIN LINE
 - SAS SANITARY SEWER LINE
 - OHE OVERHEAD UTILITIES

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	165.15 (164.94')	105.00 (105.00')	105.21	148.64	N12°04'29"W	90°06'59" (90°00'00")

"The survey was made on the ground and correctly shows location of structures and other improvements situated on the premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon."



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

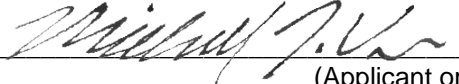
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


10/7/21

 (Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2021-005816

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 10084 Coors Blvd NW Public Notice Inquiry
Date: Thursday, October 7, 2021 9:17:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_B-14-7_Site.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, October 06, 2021 4:50 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 1 through 6, Cottonwood Crossing Phase II

Physical address of subject site:

10084 Coors Blvd NW

Subject site cross streets:

Coors Blvd and 7 Bar Loop

Other subject site identifiers:

Commercial development east of the referenced intersection

This site is located on the following zone atlas page:

B-14

From: [Michael Vos](#)
To: [Rene" Horvath; ekhaley@comcast.net](#)
Cc: [Jackie Fishman](#)
Subject: Application Notification for 10084 Coors Blvd NW
Date: Thursday, October 7, 2021 12:27:00 PM
Attachments: [Emailed Notice Package 10084 Coors NW.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning has applied to the Environmental Planning Commission (EPC) for a Major Amendment to the existing Site Development Plan for Cottonwood Crossing Phase II to develop a car wash at 10084 Coors Boulevard NW. The application includes a Variance – EPC to the Coors Boulevard CPO-2 requirement in Section 3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard: *1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.* The variance is necessary due to several existing utility easements along the frontage of the property limiting the amount and location landscaping can be planted.

The subject property is zoned MX-L: Mixed-Use Low Intensity District. The legal description for the property: Lot 2-C Lots 2-A, 2-B, 2-C, and 2-D Cottonwood Crossing Phase II (Being a replat of Tract 2 Cottonwood Crossing Phase II) containing .7876 acres.

The EPC will hear this application on November 18, 2021 beginning at 8:30 AM via Zoom. Additional information about this request, including the proposed site plan, zone atlas page, and Zoom information for the EPC hearing are included in the attached document.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major Amendment Site Plan - EPC and Variance - EPC	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 10084 Coors Blvd NW	
Name of property owner: JB Holdings, LLC	
Name of applicant: JB Holdings, LLC/Take 5 Car Wash (Agent: Consensus Planning)	
Date, time, and place of public meeting or hearing, if applicable:	
November 18, 2021 at 8:30 AM via Zoom. See attached for Zoom information.	
Address, phone number, or website for additional information:	
Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 10/7/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 7, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath and Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com and ekhaley@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 10084 Coors Blvd NW
Location Description Southeast corner of Coors and Seven Bar Loop
2. Property Owner* JB Holdings, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Take 5 Car Wash
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Major Amendment to prior Site Development Plan and Variance - EPC to allow
development of a car wash.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 0.7876 acres
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] Coors Boulevard CPO-2 and VPO-1
 - 4. Center or Corridor Area [if applicable] Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

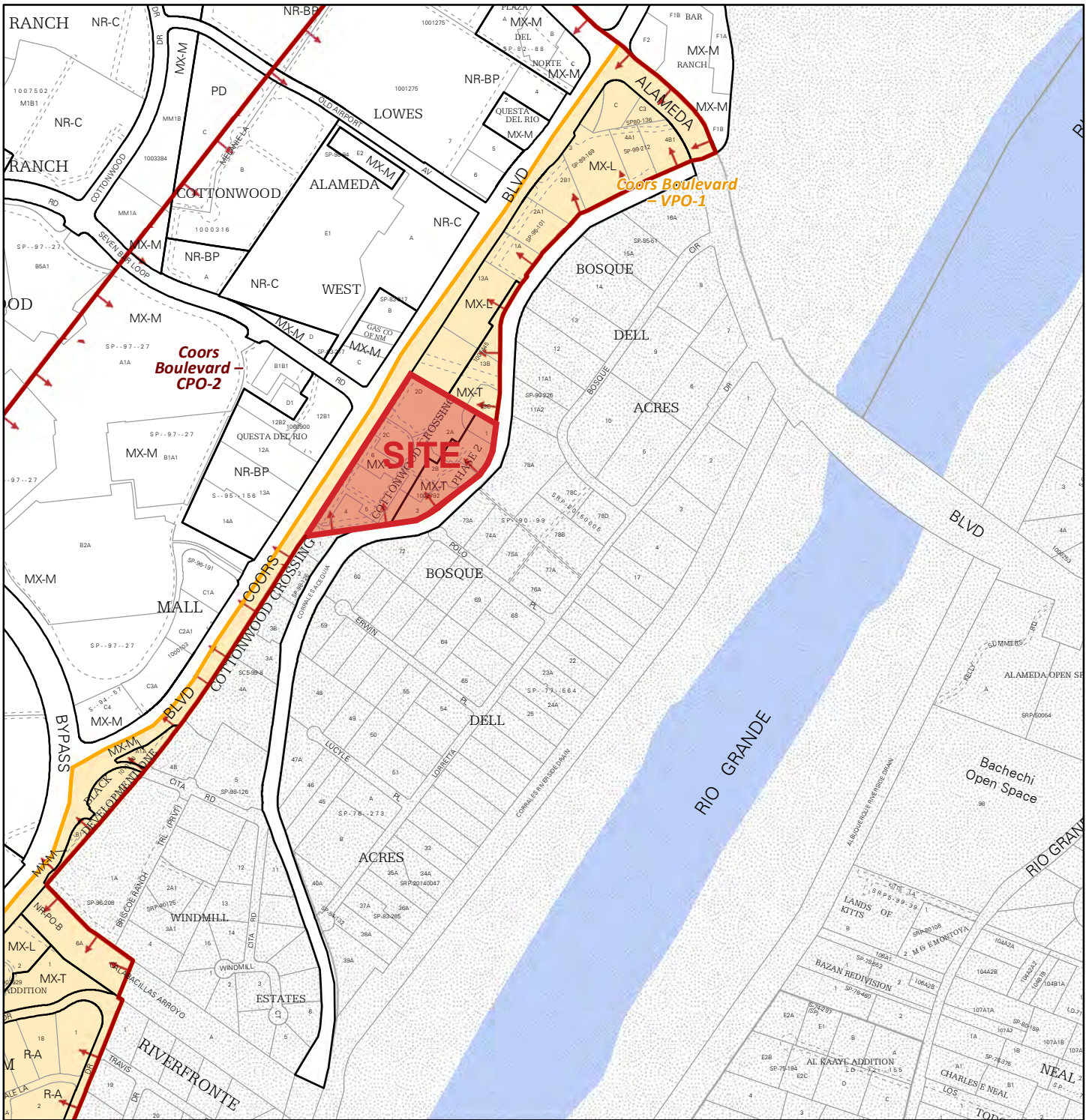
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

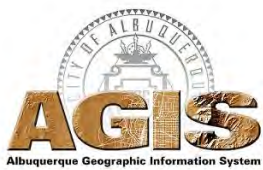
⁶ Available here: <https://tinurl.com/idozoningmap>



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

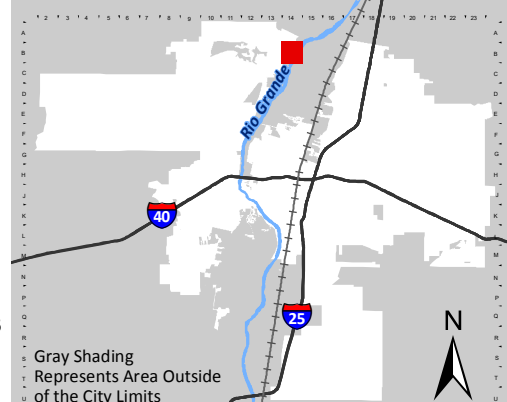


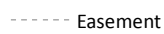

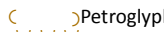





IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:

B-14-Z



-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet

**EPC ZOOM HEARING
NOVEMBER 18 2021 AT 8:30 AM**

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

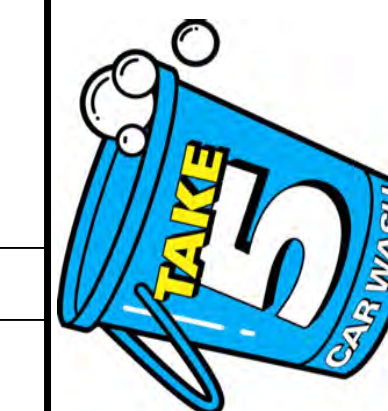
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/kuAz7g8Zb>



KEYED NOTES

- 001 EXISTING CURB CUT TO REMAIN
- 002 EXISTING ON-SITE ACCESS TO REMAIN
- 003 NEW PROPOSED LANDSCAPE - SEE LANDSCAPE DWGS
- 004 NEW CONCRETE PAVEMENT
- 005 NEW ASPHALT PAVEMENT
- 006 NEW SIDEWALK RAMP.
- 007 NEW SITE LIGHTING - SEE DTL
- 008 4" WIDE WHITE STRIPING AT PARKING SPACES & DRIVE LANES.
- 009 ZERO EDGE CONCRETE WALK.
- 010 PROPOSED TRANSFORMER. FINAL LOCATION BY POWER CO
- 011 ACCESSIBLE PARKING SIGNS PER LOCAL CITY REQUIREMENTS
- 012 PROPOSED VACUUM STANCHIONS
- 013 S.E.S. LOCATION.
- 014 MONUMENT SIGN - UNDER SEPARATE PERMIT.
- 015 18" SQUARE CONCRETE PAD FOR "STOP & GO" SIGN.
- 016 RED PAINTED CURB - "NO PARKING - FIRE LANE".
- 017 FABRIC CANOPY AWNING PROVIDED AND INSTALLED BY G.C.
- 018 UNISEX RESTROOM.
- 019 REFUSE ENCLOSURE SEE DETAIL 1/SD1.2
- 020 ACCESSIBLE PATH
- 021 PAY-POINT CANOPIES - TYP OF 2
- 022 EXISTING UTILITY EASEMENTS
- 023 EXISTING CURBING TO REMAIN
- 024 EXISTING PARKING TO REMAIN
- 025 EXISTING FIRE HYDRANT TO BE RELOCATED. SEE CIVIL
- 026 NEW 6" RAISED CURBING - SEE CIVIL
- 027 VACUUM ENCLOSURE

PROJECT DATA

PROJECT NAME: TAKE 5 CAR WASH FACILITY
10084 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO

EXISTING USE: VACANT
PROPOSED USE: EXPRESS CAR WASH

OWNER: JB HOLDING LLC
10416 MORNING STAR DR NE
ALBUQUERQUE, NM 87111-7539

DEVELOPER: DRIVEN BRANDS
440 S. CHURCH ST #700
CHARLOTTE, NC 28202
CONTACT: LISA WHITE
(980) 259-0701

ARCHITECT: M3 DESIGN
2308 N 7TH AVE
PHOENIX, ARIZONA 85007
(480) 528-3136
CONTACT: JESSE MACIAS

SITE DATA

SITE NET AREA: 34,412.4 S.F. / 0.79 AC.
APN #: 101406517730820325
GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: MX-L MIXED USE LOW INTENSITY
BUILDING FOOTPRINT: 3,400 S.F.
BUILDING COVERAGE: 3,400 S.F. / 34,412.4 S.F. = 39.9%
BUILDING HEIGHT: MAXIMUM: 38'-0" PROVIDED: ±32'-0"
LANDSCAPE: 5,435 S.F. / 34,412.4 S.F. = 15.9%
IMPERVIOUS COVERAGE: 25,577.4 S.F. / 34,412.4 S.F. = 74.3%

SETBACKS:	REQUIRED:	PROVIDED:
STREET FRONT (WEST)	5'	31'-10"
STREET SIDE (EAST)	0'	60'-2"
SIDE (WEST)	0'	102'-3"
REAR (SOUTH)	0'	90'-4"

TYPE OF CONSTRUCTION: VB
OCCUPANCY TYPE: B (BUSINESS)

PARKING: REQUIRED: (2) SPACE PER 1000 GFA RETAIL/OFFICE/WAITING AREA
TOTAL S.F. OF OFFICE SPACE/WAITING AREA: 335SF/1000X2 = 1 SPACES
TOTAL REQUIRED: 1 SPACES

PARKING PROVIDED: ACCESSIBLE PARKING SPACES: 1 SPACES
STANDARD PARKING SPACES: 13 SPACES
TOTAL PROVIDED: 14 SPACES

PROJECT DESCRIPTION

NEW 3,400sqft EXPRESS CAR WASH FACILITY WITH 14 SPACES ON EXISTING COMMERCIAL ZONED VACANT PARCEL WITH EXISTING CURB CUT ACCESS POINTS. PROPOSING NEW ON-SITE CIRCULATION, LANDSCAPE

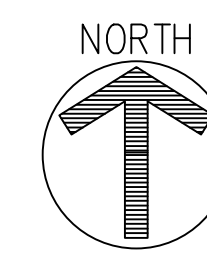
LEGAL DESCRIPTION

LOT NUMBERED TWO-C (2-C) OF COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 1, 2004 IN PLAT BOOK 2004C, PAGE 201

CITY OF ALBUQUERQUE SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE/ABCWJA SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS

VICINITY MAP



APPROVAL STAMPS

PROJECT NUMBER: PR-2021-005816

Application Number: _____

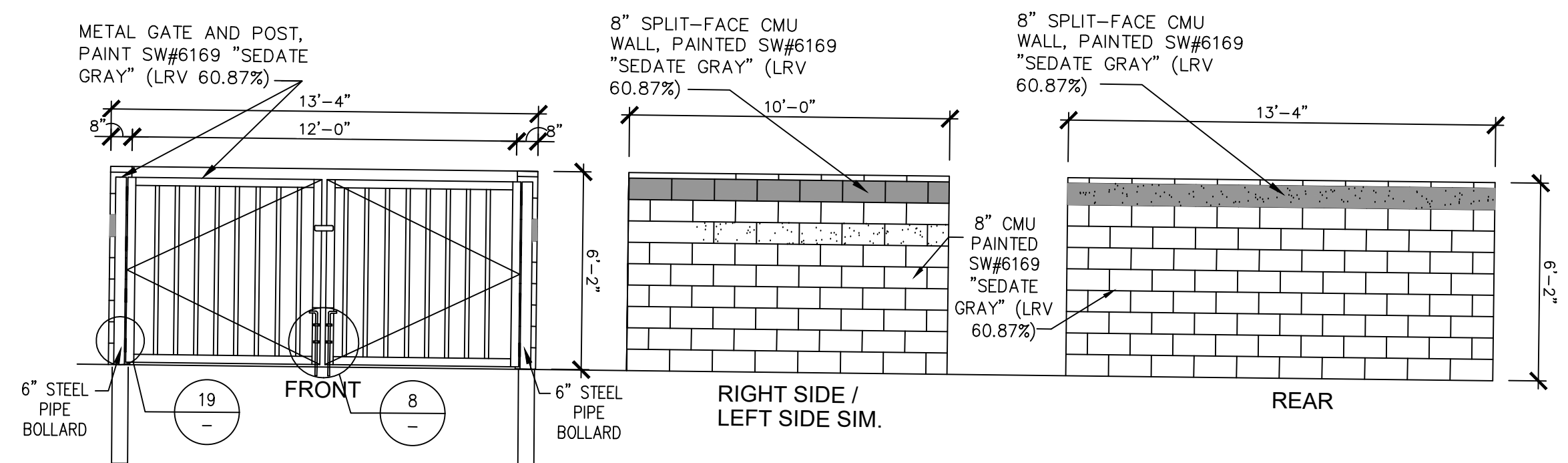
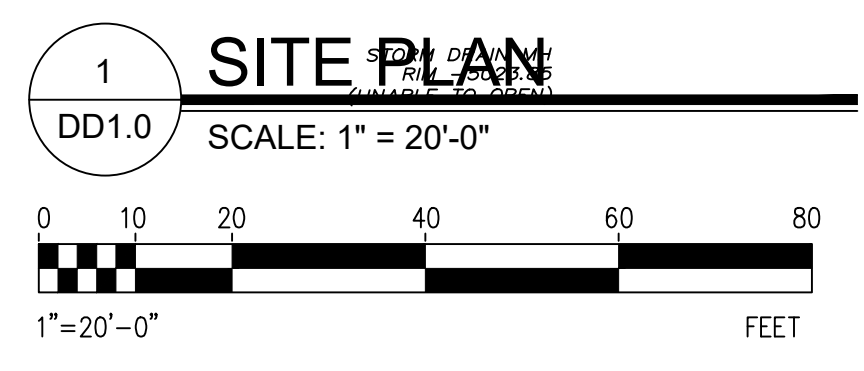
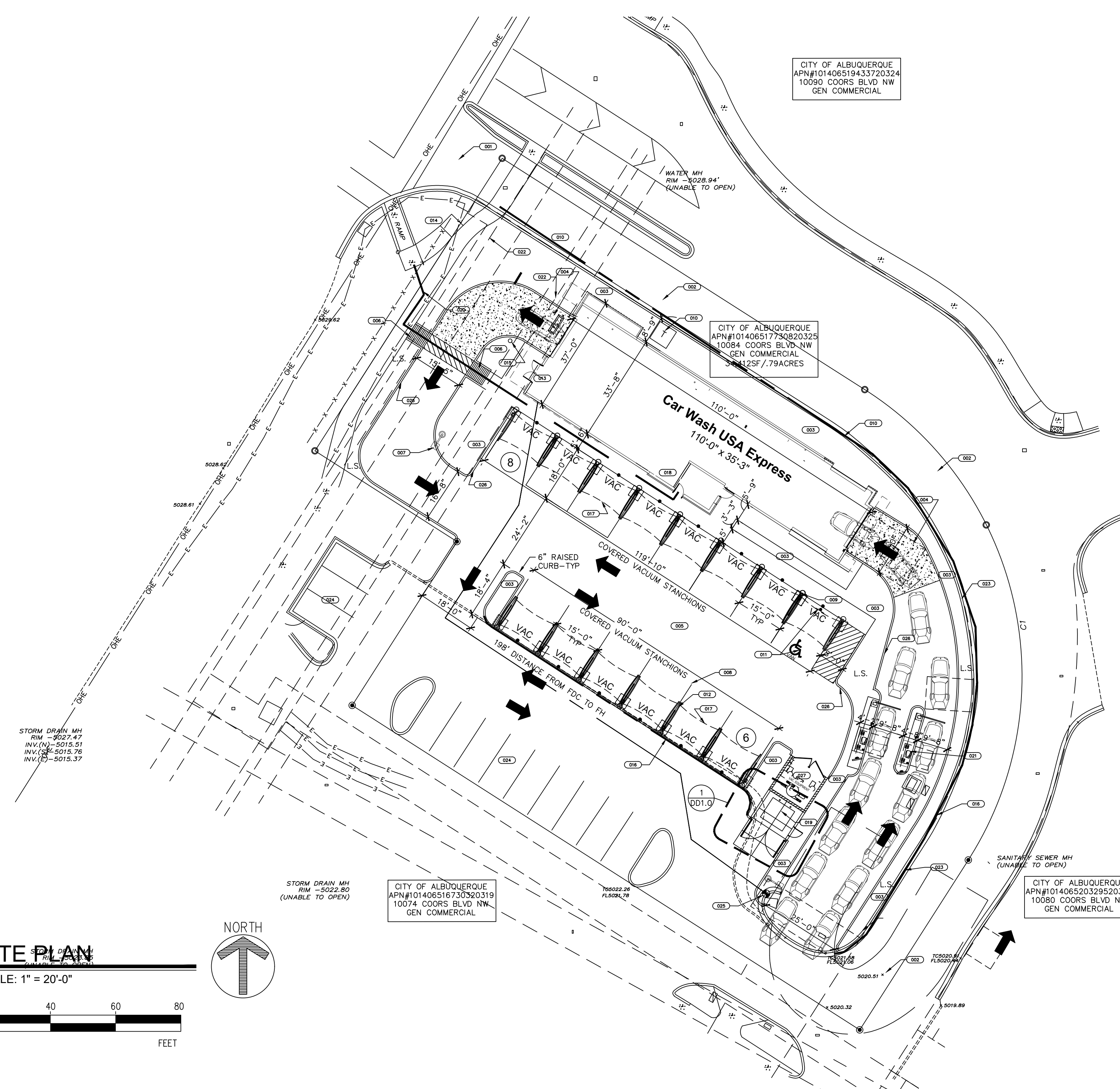
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

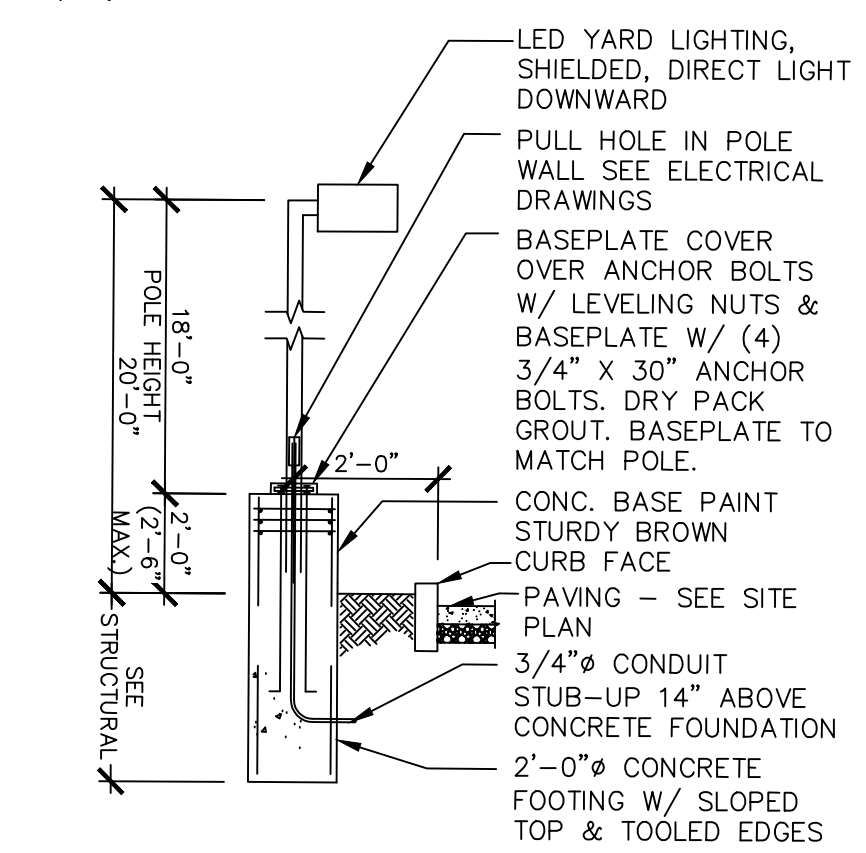
DRB SITE DEVELOPMENT PLAN APPROVAL:

Department	Date
Traffic Engineering, Transportation Division	_____
ABCWJA	_____
Parks and Recreation Department	_____
City Engineer/Hydrology	_____
Code Enforcement	_____
*Environmental Health Department (conditional)	_____
Solid Waste Management	_____
DRB Chairperson, Planning Department	_____

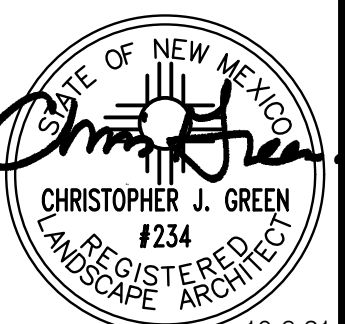
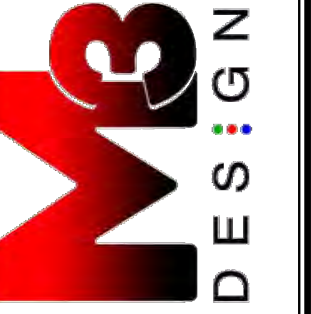
*Environmental Health, if necessary



1 TRASH ENCLOSURE
DD1.0 SCALE: 1/4" = 1'-0"



2 LIGHT POLE DETAIL
DD1.0 SCALE: 1/4" = 1'-0"



10-6-21
NOT FOR CONSTRUCTION

PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
3		CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
7		FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
SHRUBS/GROUNDCOVERS				
37		ARISTIDA LONGISETA (RW) PURPLE THREEAWN	5-GAL	3' O.C. 2' HT. X 2' SPR.
1		BUDDELLIA DAVIDI (M) COMMON BUTTERFLY BUSH	5-GAL	5' O.C. 5' HT. X 5' SPR.
5		DASYLIIRION WHEELERI (L) BLUE SOTOL	5-GAL	5' O.C. 3' HT. X 3' SPR.
1		OPUNTIA ENGELMANNII (RW) ENGELMANN'S PRICKLY PEAR	5-GAL	5' O.C. 3' HT. X 6' SPR.
9		FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL	5' O.C. 4' HT. X 4' SPR.
22		JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL	5' O.C. 9' HT. X 6' SPR.
14		PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
6		PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
4		PINUS MUGO MUGO (M) MUGO PINE	5-GAL	5' O.C. 8' HT. X 8' SPR.
9		RHAMPHOLEPIS INDICA PINKIE (M) INDIAN HAWTHORN	5-GAL	4' O.C. 3' HT. X 4' SPR.
4		RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL	5' O.C. 18" HT. X 7' SPR.
8		SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL	3' O.C. 3' HT. X 4' SPR.
LANDSCAPE BOULDERS AND GRAVEL MULCH				
13		MOSS ROCK BOULDERS (MIN. 27CF)		
1,821 SF		1" MOUNTAIN BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
2,173 SF		2"-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (79 AC.):	34,412 SF
BUILDING AREA:	-3,400 SF
NET AREA:	31,012 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,652 SF
PROVIDED LANDSCAPE AREA: 5,435 SF (16%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE: 4,076 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 7,520 SF (84%)

REQUIRED GROUND-LEVEL PLANT COVERAGE: 1,019 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE: 1,588 SF (55%)

LANDSCAPE TURF
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

NO TURF IS PROVIDED ON THIS SITE

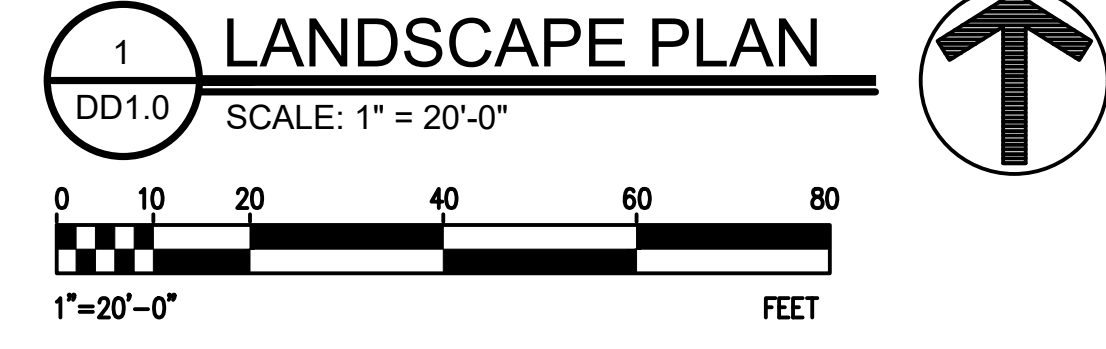
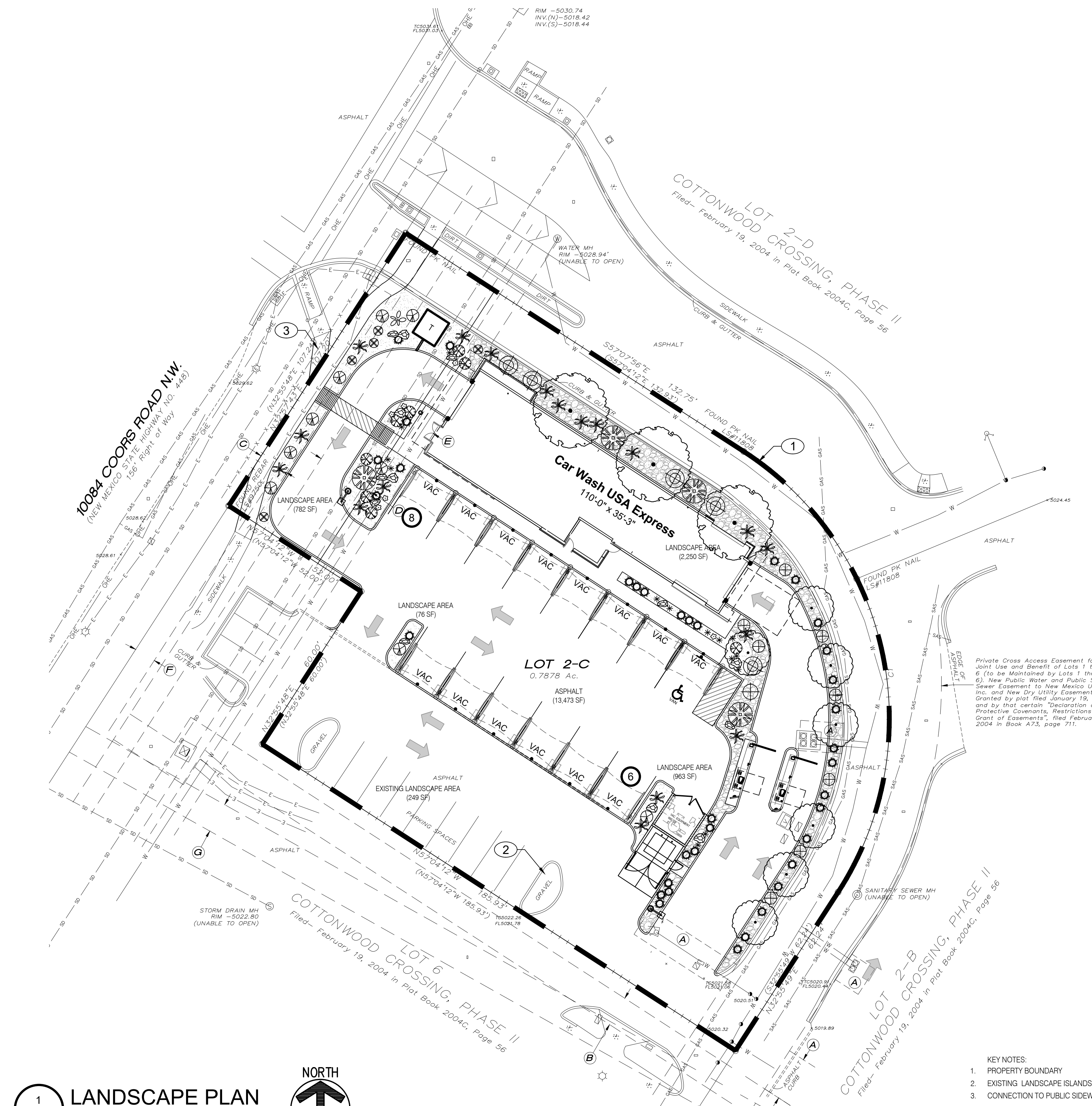
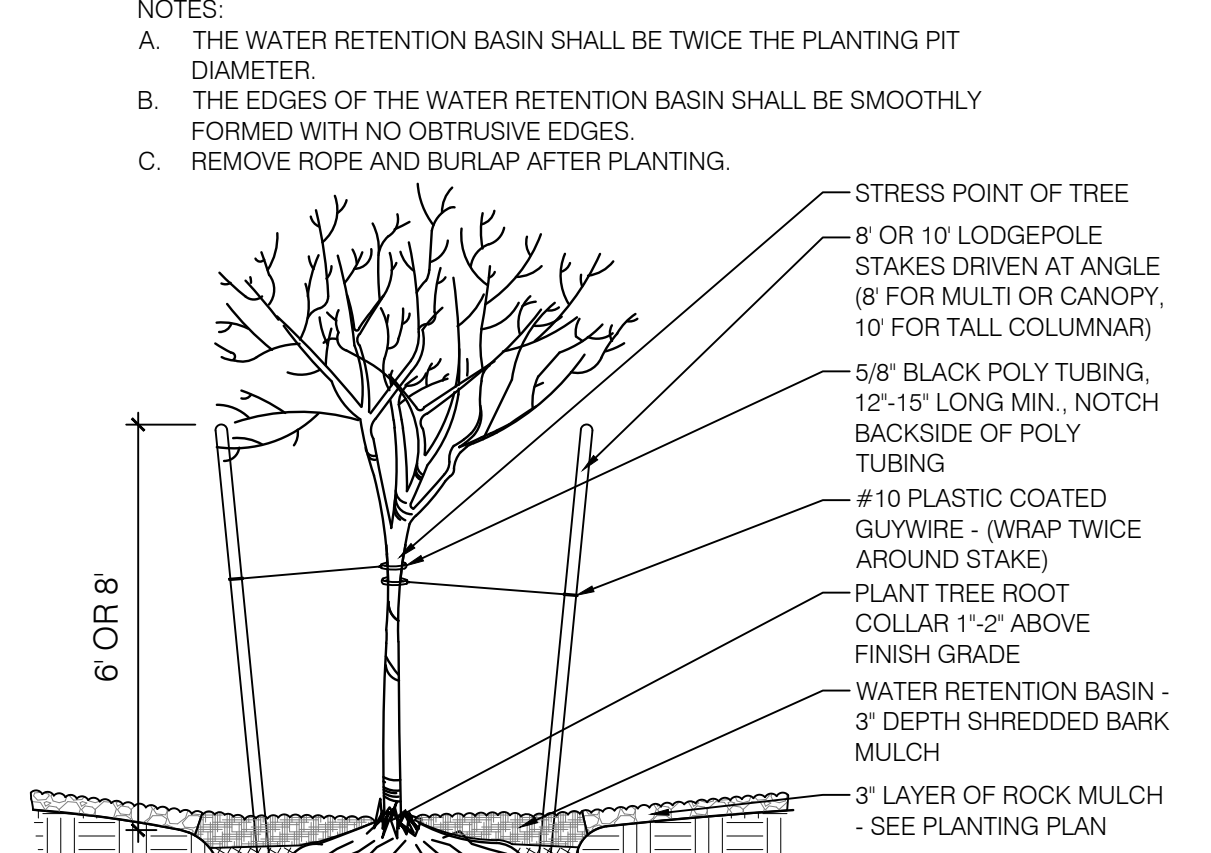
PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

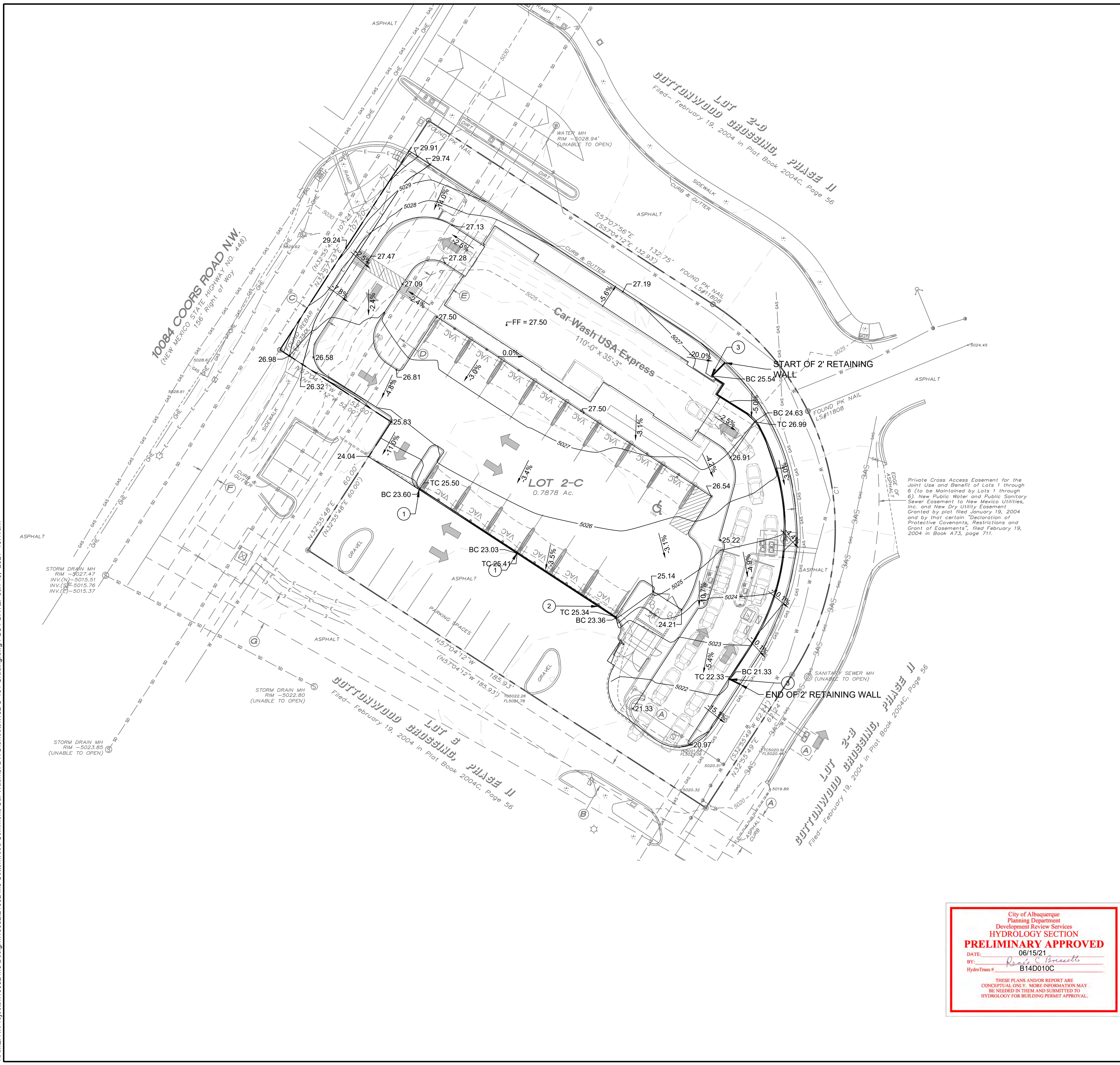
PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

THE PROJECT IS PROVIDING 14 PARKING SPACES.
PARKING LOT TREES REQUIRED: 1
PARKING LOT TREES PROVIDED: 1



- KEY NOTES:
1. PROPERTY BOUNDARY
2. EXISTING LANDSCAPE ISLANDS, 2
3. CONNECTION TO PUBLIC SIDEWALK

NAME: N:\Projects\W0032 M3 Design\W0032-2\002 M3 Cottonwood Commons Car Wash.dwg PLOT DATE: Jun 15, 2021 10:17am



SYMBOL LEGEND

	7290	PROPOSED MAJOR CONTOUR
	7291	PROPOSED MINOR CONTOUR
	7290	EXISTING MAJOR CONTOUR
	7291	EXISTING MINOR CONTOUR
	1.0%	PROPOSED SLOPE ARROW
		PROPERTY LINE
		RETAINING WALL

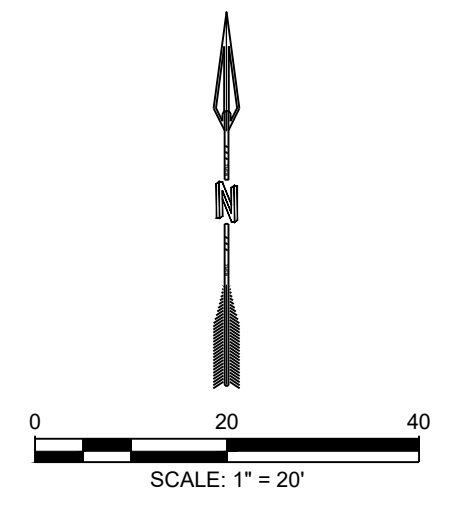
SPOT ELEVATION SYMBOLS

	90.25	FLOWLINE ELEVATION
	TC 90.25	TOP OF CURB ELEVATION
	BC 90.25	BOTTOM OF CURB ELEVATION
	FF = 90.25	FINISHED FLOOR ELEVATION

- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.

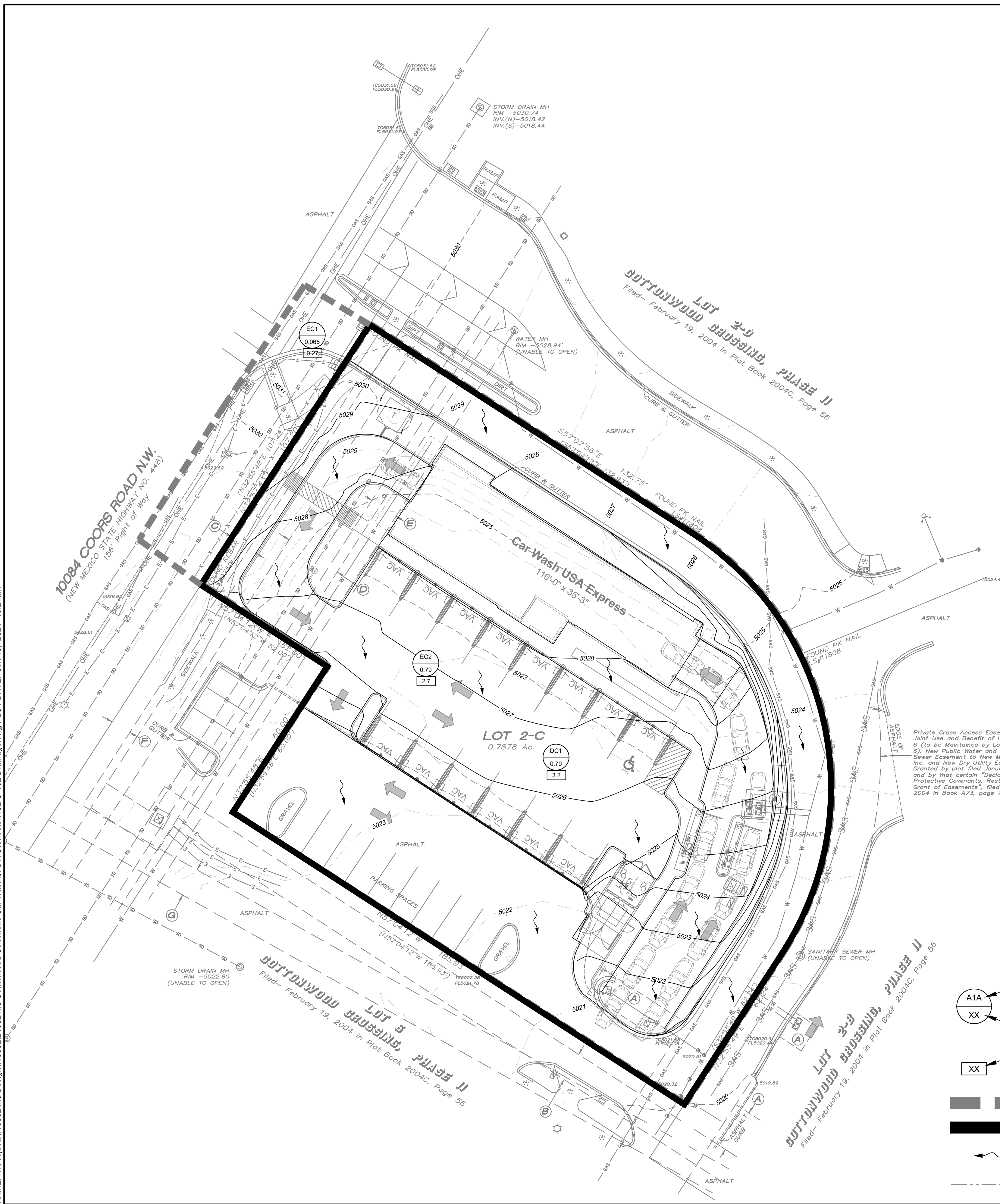
City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 08/15/21
 BY: *Randy C. Bonnell*
 HydroTeam # B14D010C

THESE PLANS AND/OR REPORT ARE
 CONCEPTUAL ONLY. MORE INFORMATION MAY
 BE NEEDED IN THEM AND SUBMITTED TO
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.



DESIGNED HF DRAWN AR CHECKED JL DATE 6.15.2021	REVISION
 COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 DENVER, CO 80221 WWW.RESPEC.COM PHONE: (855) 253-9718	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
PROJECT NAME: COTTONWOOD CROSSING CAR WASH	
SHEET TITLE: GRADING PLAN	
SUBMITTED FOR: REVIEW	
SHEET NUMBER: C-101	

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash.dwg PLOT DATE: Jun 15, 2021 10:21 am



BACKGROUND

10084 COORS BLVD NORTHWEST IS APPROXIMATELY 0.788 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS LOCATION IS AT THE SOUTHEAST CORNER OF COORS BLVD AND SEVEN BAR LOOP ROAD NORTHWEST. THE INTENT FOR THIS PROPERTY IS TO BE USED AS A CAR WASH. THERE IS NO DESIGNATED 100-YR FLOOD ZONE SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 6-2 USING THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS TO CALCULATE PEAK FLOW RATES FOR THE 100-YEAR, 24-HOUR STORM TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. WATER QUALITY IS ACCOUNTED FOR THROUGH THE PAYMENT-IN-LIEU OPTION PER SECTION 6-2(C)(1) IN THE DPM. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE EXISTING SITE IS PARTIALLY UNDEVELOPED WITH LOW VEGETATIVE COVER AND SEVERAL DISTURBED AREAS. THE SOUTH AREA OF THE SITE IS PAVED AND IN USE FOR PARKING. THE SITE, IN GENERAL, SLOPES FROM THE NORTH/NORTHWEST TO THE SOUTHEAST CORNER TOWARD AT APPROXIMATELY 1.5-3%. STORM WATER RUNOFF GENERATED IN THE EXISTING AREA FLOW GENERALLY TO THE SOUTHEAST, WITH EVENTUAL DISCHARGE INTO THE DRAINAGE POND INSTALLED IN THE "COTTONWOOD CROSSING PHASE II". THE SITE HAS BEEN DIVIDED INTO BASIN EC1 FOR ROW FLOWS AND EC2 FOR SITE FLOWS.

SUB-BASIN EC1 IS 0.788 ACRES AND SUB-BASIN EC2 IS 0.065 ACRES. THE EXISTING FLOW FOR EC2 IS 2.7 CFS. THE RUNOFF FREE DISCHARGES AT THE SOUTHEAST CORNER OF THE SITE TO THE POND LOCATED SOUTHEAST OF THE SITE VIA EXISTING SURFACE FLOWS.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN WITH FREE DISCHARGE. USING THE COTTONWOOD CROSSING PHASE II DRAINAGE REPORT AS REFERENCE, THERE IS ALLOWED FREE DISCHARGE TO THE DOWNSTREAM POND. THE NEW CAR WASH WILL BE CONSTRUCTED, PRESERVING THE EXISTING PARKING LOT ON THE SITE. DEVELOPED FLOWS INCREASE FROM 2.7 TO 3.2 CFS.

SUB-BASIN DC1 IS 0.788 ACRES AND GENERATES 3.2 CFS WHICH IS CONVEYED TO THE SOUTHEAST CORNER OF THE SITE VIA SHEET FLOW. CALCULATIONS FOR THE DEVELOPED CONDITIONS ARE SHOWN BELOW.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 6-2(A), using the 100-year, 24-hour design storm

Runoff Rate:

Treatment Type Areas

Subbasin	Area ₁ (ac)	Area ₂ (ac)	Area ₃ (ac)	Area ₄ (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.07	0.07
EC2	0.00	0.00	0.47	0.32	0.79
DC1	0.00	0.00	0.07	0.72	0.79

Peak Discharge values based on Zone 1, Table 6.2.14

$Q_A = 1.54 \text{ cfs/ac}$ $Q_B = 2.16 \text{ cfs/ac}$ $Q_C = 2.87 \text{ cfs/ac}$ $Q_D = 4.12 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
EC1	0.3
EC2	2.7
DC1	3.2

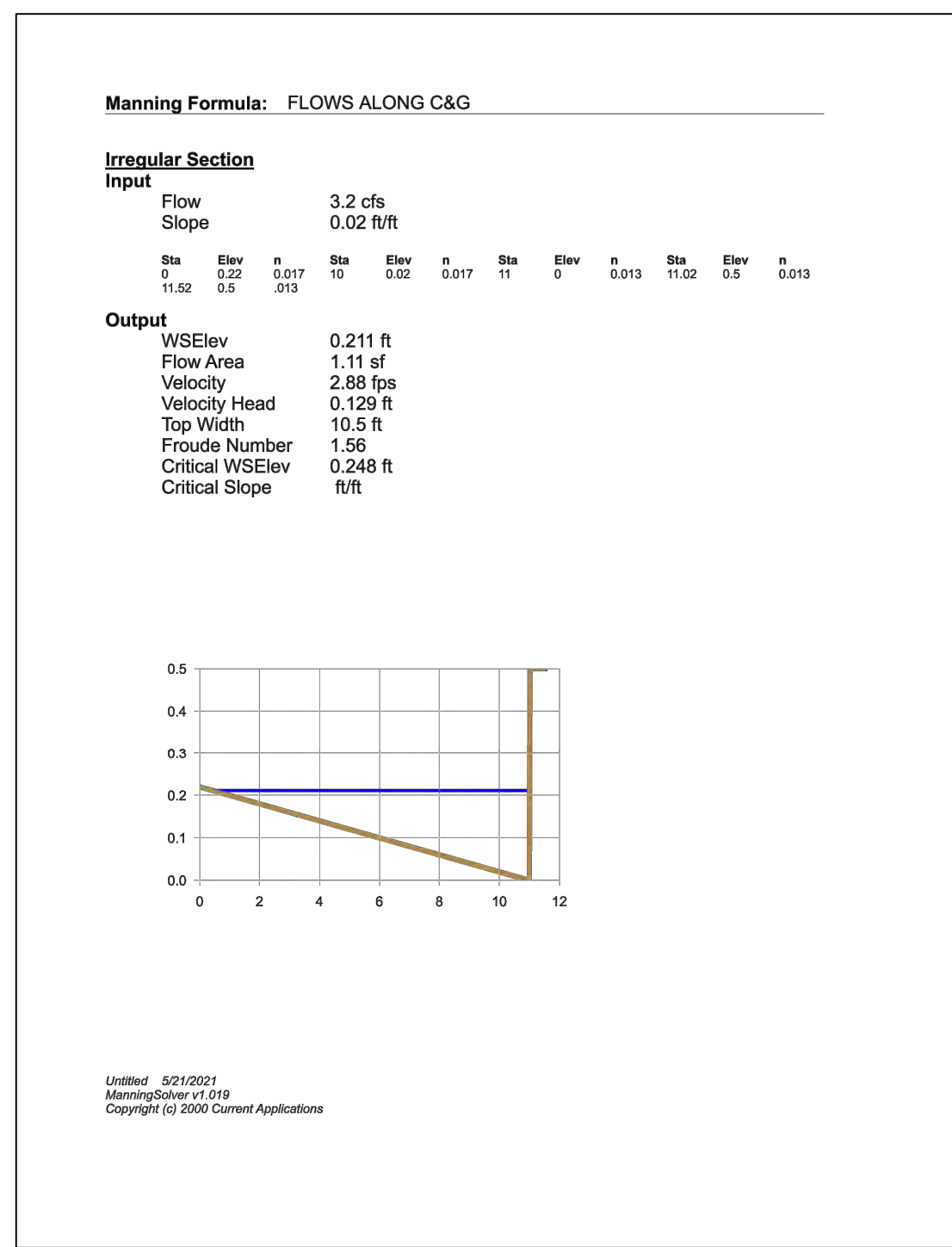
Subbasin	Volume (cu. ft.)
EC1	N/A
DC1	678

STORMWATER QUALITY CALCULATIONS

IMPERVIOUS AREA = 0.72 ACRES X 0.42" DEPTH = 1098 CF

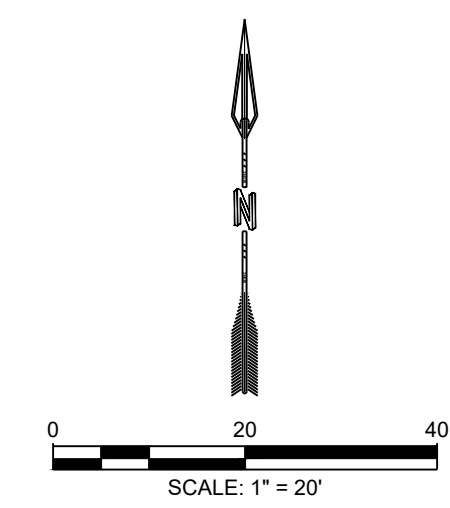
PAYMENT IN LIEU = \$8/CF X 1098 = \$8784

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/15/21
BY: *Renee C. Branstetter*
HydroTeam # B14D010C
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

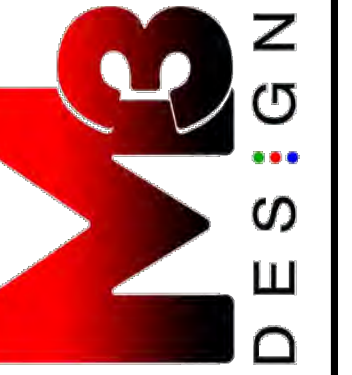


LEGEND

- A1A BASIN DESIGNATION
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS
- EXISTING SUB-BASIN BOUNDARY
- PROPOSED SUB-BASIN BOUNDARY
- DIRECTION OF DRAINAGE FLOW
- PROPERTY LINE



<p>DESIGNED HF: _____</p> <p>DRAWN AR: _____</p> <p>CHECKED JL: _____</p> <p>DATE: 6.15.2021</p> <p style="text-align: right;">RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87113 WWW.RESPEC.COM PHONE: 505.253.9718</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
NO.	DESCRIPTION				
<p>STAMP</p> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; width: 80px; margin: 0 auto;"> <p style="text-align: center;">R. JESUS A. LOPEZ ANZA NEW MEXICO 26361 <i>[Signature]</i> PROFESSIONAL ENGINEER 06/15/2021</p> </div> <p style="font-size: 8px;">THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>					
<p>nm811 Know what's below. Call before you dig. PROJ. #: W0032.31002</p>					
<p>PROJECT NAME: COTTONWOOD CROSSING CAR WASH</p>					
<p>SHEET TITLE: DRAINAGE PLAN</p>					
<p>SUBMITTED FOR: REVIEW</p>					
<p>SHEET NUMBER: C-102</p>					

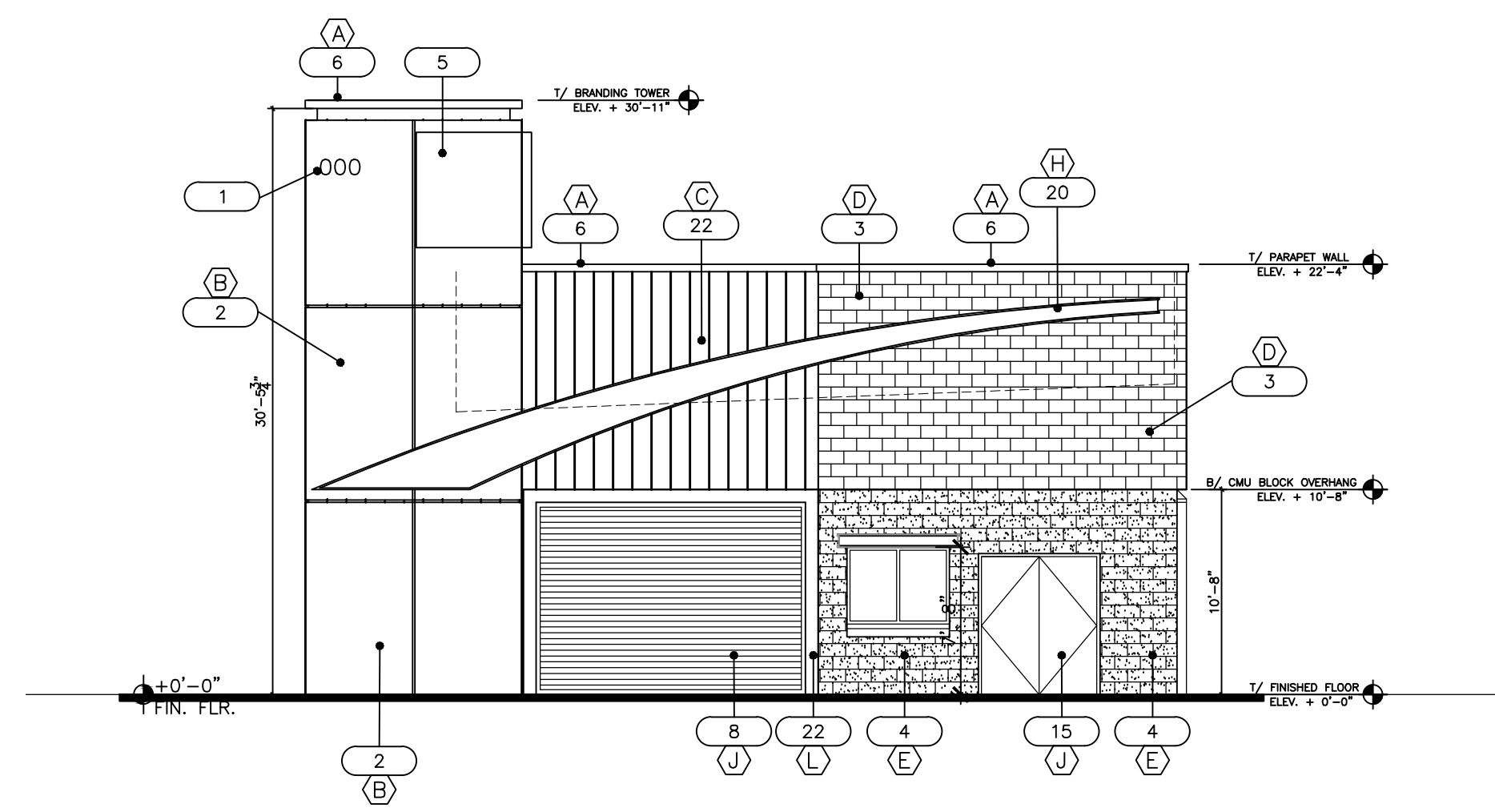


ELEVATION KEY NOTES

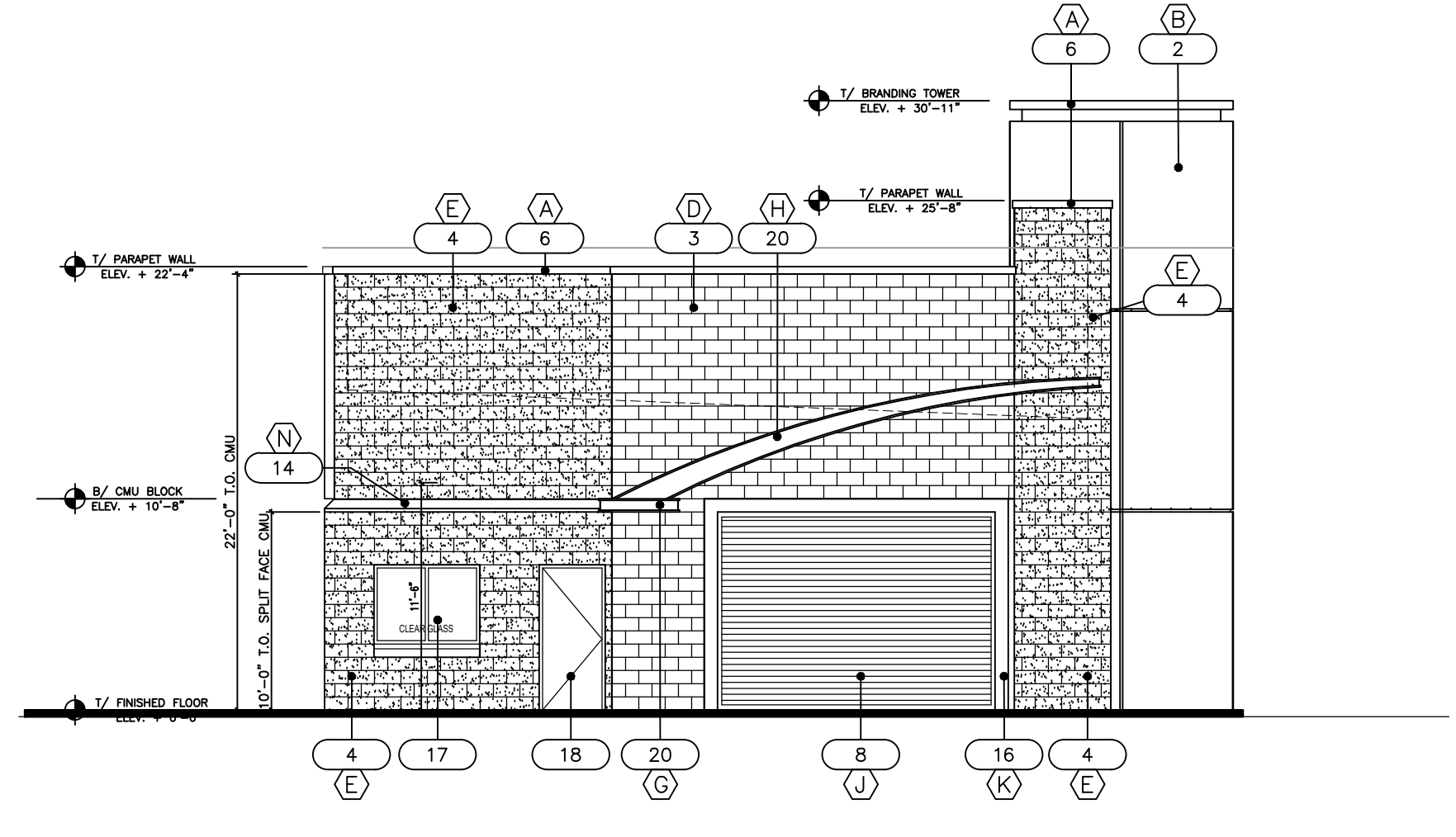
- 1 BUILDING ADDRESS - MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ACM PANELS
- 3 8X8X16 SMOOTH-FACE CMU - PAINTED
- 4 4X8X16 SPLIT-FACE CMU - PAINTED
- 5 SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES - PAINTED TO MATCH ADJACENT WALL
- 8 OVERHEAD ROLL UP DOOR PRE-FINISHED
- 9 BUILDING MOUNTED WALL SCONCE
- 10 OVERFLOW DRAIN - PAINTED
- 11 ROOF DRAIN - BRASS SHEEPS TONGUE
- 12 ROOF MTD UNITS - FULLY SCREENED
- 13 6" PIPE BOLLARD - PAINTED
- 14 PRE-CAST CONCRETE
- 15 HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- 16 STEEL TUBE FRAME AT OVHD - PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 NOT USED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 VERTICAL METAL PANELS - PRE-FINISHED

MATERIAL AND COLOR LEGEND

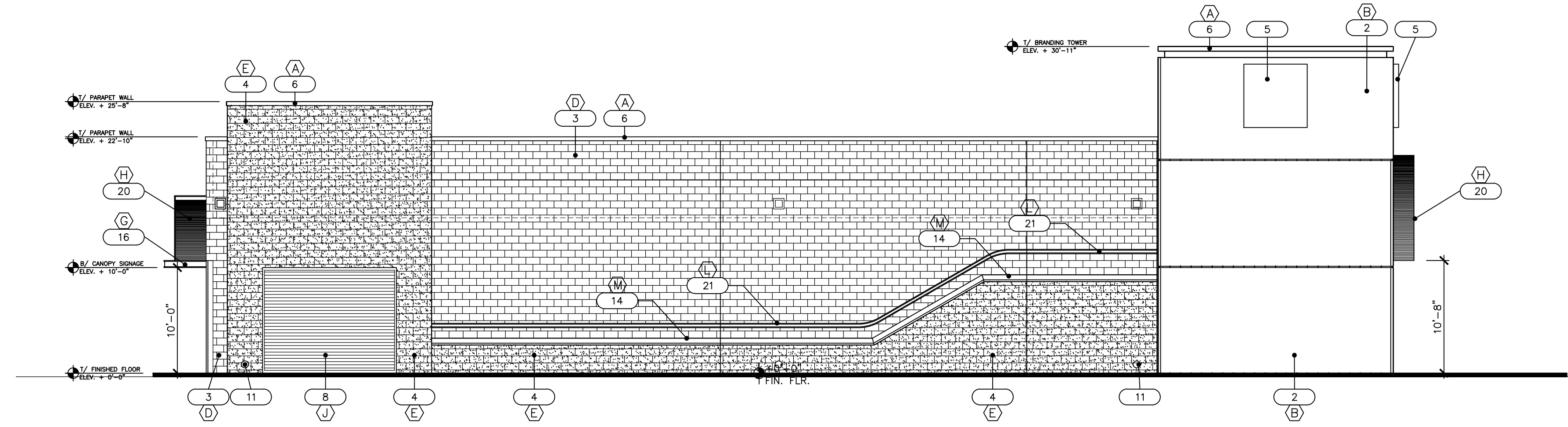
- (A) METAL COPING (PRE-FINISHED) DARK BRONZE
 - (B) PRE-FINISHED ACM PANELS @ TOWER SW#6169 "SEDATE GRAY" (60.87%)
 - (C) PRE-FINISHED METAL PANELS 1760 "LIMESTONE"
 - (D) SW#6169 "SEDATE GRAY" (LRV 60.87%)
 - (E) SW#7020 "BLACK FOX"
 - (F) BOLLARDS - "TRAFFIC YELLOW"
 - (G) PRE-FINISHED ILLUMINATED CANOPY-TAKE 5 TEAL
 - (H) PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT - TAKE 5 TEAL
 - (I) HM METAL DOORS PRE-FINISHED DARK BRONZE
 - (J) OVERHEAD DOORS PRE-FINISHED DARK BRONZE
 - (K) TUBE STEEL FRAME-DARK BRONZE
 - (L) PRE-FINISHED ILLUMINATED GRAPHIC BOX-POSITIVE RED
 - (M) PRE-CAST - TAKE 5 TEAL
 - (N) PRE-CAST - SW#7020 "BLACK FOX"
- NOTE:
GC TO VERIFY ALL COLORS WITH OWNER.



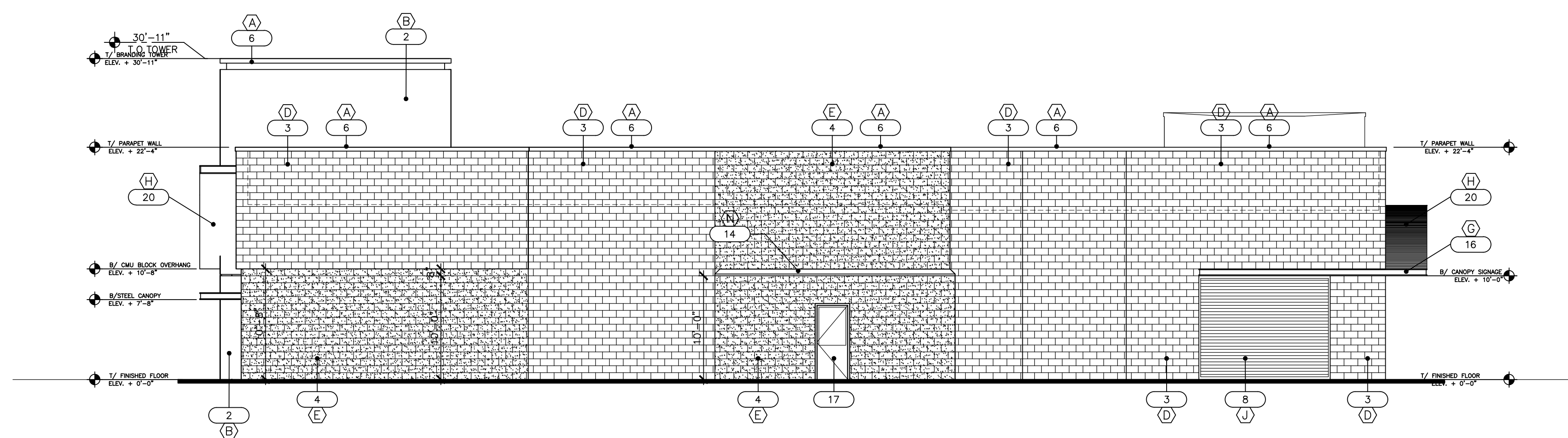
1 SOUTH ELEVATION (CAMELBACK)
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PERSPECTIVES
SCALE: NTS

2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



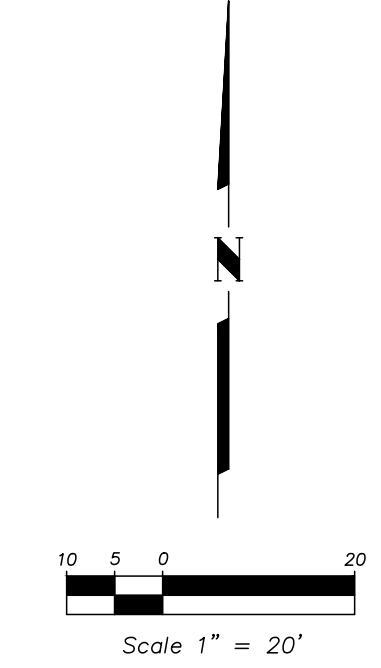
TAKE 5 CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM

TAKE 5 CAR WASH PERSPECTIVES

DATE:	2021-05-04
SCALE:	1/4"=1'-0"
DRAWN BY:	JM
PROJECT NUMBER:	CWU20001.0
SHEET:	DD3.0
REV:	

AL.T.A. / N.S.P.S. LAND TITLE SURVEY OF
LOT 2-C
COTTONWOOD CROSSING
 BERNALILLO COUNTY, NEW MEXICO

- ITEM # EASEMENT LEGEND**
- (18) (A) Existing Water Line Easement granted to New Mexico Utilities, Inc. by plat filed February 19, 2004 in Plat Book 2004C, page 56. Easement to be 10' wide unless otherwise indicated.
 - (18) (B) New 10' Underground Public Utility Easement July 1, 2004 in Plat Book 2004C, Page 201
 - (18) (C) 10' City of Albuquerque Sidewalk Easement filed July 1, 2004, in Book 2004C, Page 201.
 - (14) (17) (18) (11) (D) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
 - (17) (18) (13) (E) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 9508, Page 8141.
 - (14) (17) (18) (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668.
 - (18) (G) 10' Public Overhead Utility Easement filed July 1, 2004, in Book 2004C, Page 201.



- LEGEND**
- ⊠ ELECTRIC TRANSFORMER
 - ⊕ CONCRETE SYMBOL
 - ⊙ SANITARY SEWER MANHOLE
 - ⊞ TRAFFIC LIGHT
 - ⊞ TRAFFIC SIGNAL BOX
 - ⊙ FOUND MONUMENT (AS NOTED)
 - ⊙ SET MONUMENT
 - ⊙ LIGHT POLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊞ ELECTRIC VAULT
 - ⊞ WATER METER
 - ⊙ WATER VALVE
 - ⊞ UTILITY BOX
 - ⊞ HYDRANT
 - ⊞ WATER MANHOLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ OVERHEAD TRAFFIC LIGHT
 - ⊞ RAISED TRUNCATED DOME PAD
 - W — WATER LINE
 - GAS — GAS LINE
 - OHE — OVERHEAD UTILITY LINE
 - FO — FIBER OPTIC LINE
 - E — ELECTRIC LINE
 - SD — STORM DRAIN LINE
 - SAS — SANITARY SEWER LINE
 - OHE — OVERHEAD UTILITIES

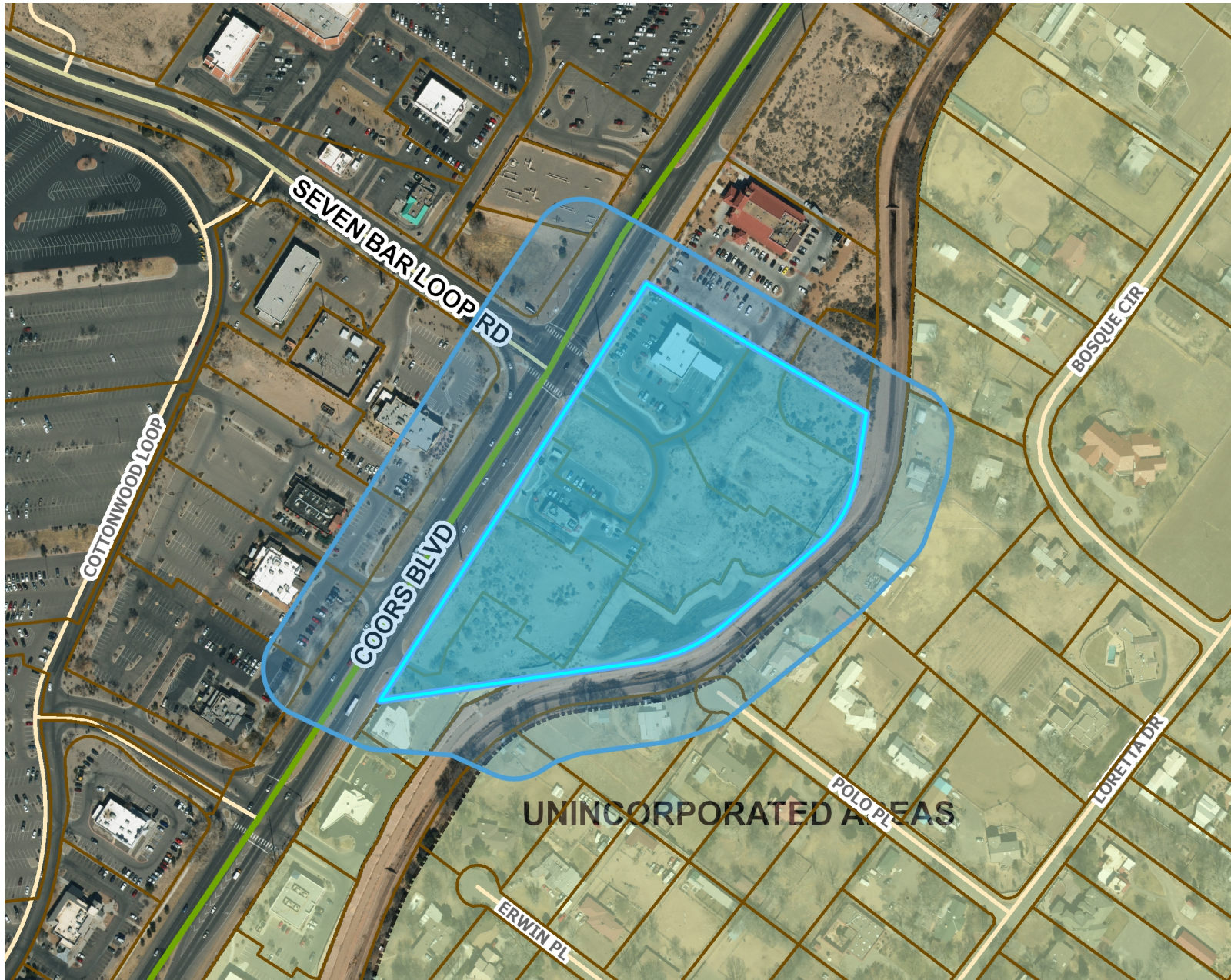
Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	165.15 (164.94')	105.00 (105.00')	105.21	148.64	N12°04'29"W	90°06'59" (90°00'00")

"The survey was made on the ground and correctly shows location of structures and other improvements situated on the premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon."



Cottonwood Crossing 100-foot Buffer Map

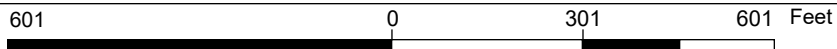


Legend

- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets**
 -
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**

Notes

Prepared by Consensus Planning
10/6/21



WGS_1984_Web_Mercator_Auxiliary_Sphere
10/6/2021 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property (Acres)
101406516235720225	ALAMO CENTER LLC	6116 BUFFALO GRASS CT NE	ALBUQUERQUE NM 87111-8327	10127 COORS BLVD NW	ALBUQUERQUE NM 87114	TR C ALAMEDA WEST CONT 0.8642 AC M/L OR 37,645 SF M/L	V 0.8642
101406525833310215	BERNAL ALBERT B & YVONNE	10077 BOSQUE CIR NW	ALBUQUERQUE NM 87114	10077 BOSQUE CIR NW	ALBUQUERQUE NM 87114	TR 11A-2 PLAT OF TRS 11A-1 & 11A-2 BOSQUE DELL ACRES (REP R	1.21
101406520329520320	BLACK A ROLFE & BLACK DOROTHY W CO TRUSTEES BLACK RVT	114 FLAMINGO CIR	HIGHLAND HAVEN TX 78654-8235	10080 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPH.V	1.5483
101406521531220323	BLACK A ROLFE & DOROTHY W CO TRUSTEES BLACK RVT	114 FLAMINGO CIR	HIGHLAND HAVEN TX 78654-8235	10088 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPH.V	1.5905
101406509428120113	BRINKER RESTAURANT CORP C/O N TEXAS TEAM/MARVIN F POER & CO	PO BOX 802206	DALLAS TX 75380-2206	10021 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 14-A OF LTS 12-A, 12-B, 13-A & 14-A QUESTA DEL RIO SUB'D(C	1.5067
101406521832220321	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	COORS	CORRALES 87048	LT 1 PLAT OF LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSINGPH.V	0.4314
101406518727920322	COMMUNITY COMMON ELEMENTS ATTN: AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836	COORS	ALBUQUERQUE NM 87114	LT 3 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(B V	0.9864
101406510530120112	COORS LAND LLC	201 3RD ST NW SUITE 1370	ALBUQUERQUE NM 87102-3381	10031 COORS RD NW	ALBUQUERQUE NM 87114	LT 13-A OF LTS 12-A, 12-B, 13-A & 14-A QUESTA DEL RIO SUB'D(C	2.1619
101406524830110214	DECATUR EDWARD N & SHARON B	10039 BOSQUE CIR NW	ALBUQUERQUE NM 87114-8825	10039 BOSQUE CIR NW	ALBUQUERQUE NM 87114	TR 78A BOSQUE DELL ACRES BEING A REPL OF TR 11 & TRS 73-7-R	2.7448
101406513532620110	DENNIS GEORGE LARRY LLC	4400 CARLISLE BLVD NE	ALBUQUERQUE NM 87107-4813	10051 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 12-B-1 PLAT OF LTS 12-B-1 & 12-B-2 QUESTA DEL RIO SUBDC(C	1.9499
101406514927520317	DOUBLE R FARM INC	PO BOX 100	CLAYTON NM 88415-0100	COORS	ALBUQUERQUE NM 87114	LT 4 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(B V	0.7388
101406514828220307	DOUBLE R FARM INC	PO BOX 100	CLAYTON NM 88415-0100	10052 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 1 OF LTS 1 - 5 COTTONWOOD CROSSINGCONT 0.486 AC	C 0.486
101406522033520308	GARDUNO DAVID	4205 BRYAN AVE NE	ALBUQUERQUE NM 87114-5475	COORS BLVD NW	ALBUQUERQUE NM 87114	TR 13-C TRACTS 13-A, 13-B & 13-C BLACK RANCH (BEING A REPL V	0.5219
101406516128820318	GOURMET INVESTORS LLC	5415 ACADEMY RD NE	ALBUQUERQUE NM 87109	COORS	ALBUQUERQUE NM 87114	LT 5 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(B V	1.5376
101406521828310201	HAYCRAFT DEBORAH ANN	1511 POLO PL NW	ALBUQUERQUE NM 87114-8811	1511 POLO PL NW	ALBUQUERQUE NM 87114	TR 73A BOSQUE DELL ACRES BEING A REPL OF TR 11 & TRS 73-7-R	0.9918
101406517730820325	JB HOLDING LLC C/O JOHN F BLACK	10416 MORNING STAR DR NE	ALBUQUERQUE NM 87111-7539	10084 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 2-C LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPH.V	0.7876
101406520125630233	KLECAN MARK J & PATRICIA A	1512 POLO PL NW	ALBUQUERQUE NM 87114-8810	1512 POLO PL NW	ALBUQUERQUE NM 87114	* 071 BOSQUE DELL ACRES SUB	R 0.9
101406515925230222	KUNKLE ROBERT J & DONNA L	1519 ERWIN PL NW	ALBUQUERQUE NM 87114-8815	1519 ERWIN PL NW	ALBUQUERQUE NM 87114	* 060 BOSQUE DELL ACRES SUB	R 1.3
101406520735120303	LCW NM LP C/O HONG KONG BUFFET	10100 COORS BLVD NW	ALBUQUERQUE NM 87114-4022	10100 COORS BLVD NW	ALBUQUERQUE NM 87114	TR 13-B TRACTS 13-A, 13-B & 13-C BLACK RANCH (BEING A REPL C	2.4676
101406519433720324	NEW MEXICO EDUCATORS FEDERAL CREDIT UNION	PO BOX 8530	ALBUQUERQUE NM 87198-8530	10090 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 2-D LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPH. C	1.4568
101406517437620211CA	NEW MEXICO GAS COMPANY INC	PO BOX 1025	ALBUQUERQUE NM 87103	COORS	ALBUQUERQUE 87114	A TRACT OF LAND WITHIN THE TOWN OF ALAMEDA GRANT & A V	0.7975
101406518626630234	PINTZ FREDERICK R	1516 POLO PL NW	ALBUQUERQUE NM 87114-8809	1516 POLO PL NW	ALBUQUERQUE NM 87114	* 072 BOSQUE DELL ACRES SUB	R 1
101406511932120111	PRESIDIO LLC C/O BURKE & NICKEL	1723 N LOOP 1604 E SUITE 209	SAN ANTONIO TX 78232-1670	10041 COORS RD NW	ALBUQUERQUE NM 87114	LT 12-A OF LTS 12-A, 12-B, 13-A & 14-A QUESTA DEL RIO SUB'D(C	1.25
101406516730320319	TAYLOR GREGORY L & TAYLOR LEMAN JR	PO BOX 66408	ALBUQUERQUE NM 87193	10074 COORS BLVD	ALBUQUERQUE NM 87114	LT 6 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(B C	0.6912
101406513526520306	WESTERN BANK DIANA SEALE TAX ACCT DEPT	PO BOX 10566	BIRMINGHAM AL 35296	10042 COORS BLVD NW	ALBUQUERQUE NM 87114	LT 2 OF LTS 1 - 5 COTTONWOOD CROSSINGCONT 0.871 AC	C 0.871

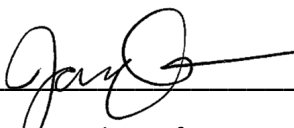


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Major Amendment Site Plan - EPC and Variance - EPC		
Decision-making Body: Environmental Planning Commission		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 10084 Coors Blvd NW		
Name of property owner: JB Holdings, LLC		
Name of applicant: JB Holdings, LLC/Take 5 Car Wash (Agent: Consensus Planning)		
Date, time, and place of public meeting or hearing, if applicable:		
November 18, 2021 at 8:30 AM via Zoom. See attached for Zoom information.		
Address, phone number, or website for additional information:		
Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____  (Applicant signature) 10/7/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: October 7, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 10084 Coors Blvd NW
Location Description Southeast corner of Coors Blvd and Seven Bar Loop
2. Property Owner* JB Holdings, LLC
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / Take 5 Car Wash
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Major Amendment to Site Development Plan and Variance - EPC to allow
development of a car wash.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Landmarks Commission (LC)
 - Development Review Board (DRB)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 18, 2021 at 8:30 AM

Location*²: Via Zoom - see attached for Zoom information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ B-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

Variance of 33 percent to the 50 percent landscape coverage requirement in the 35-foot front setback due to utility easements limiting tree plantings.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. For residential development*: Maximum number of proposed dwelling units.
- e. For non-residential development*:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.7876 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] Coors Boulevard CPO-2 and VPO-1
 4. Center or Corridor Area [if applicable] Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

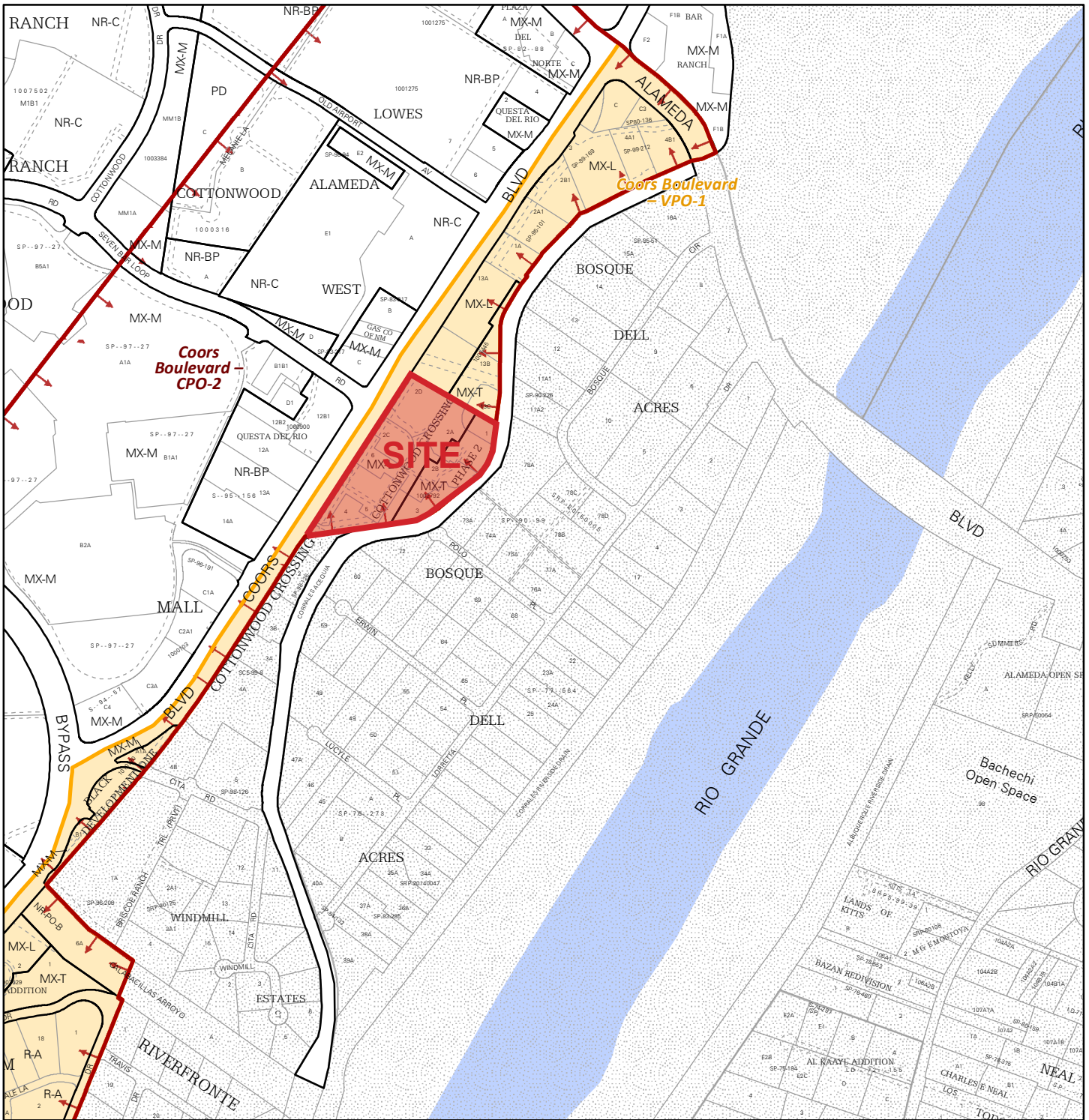
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

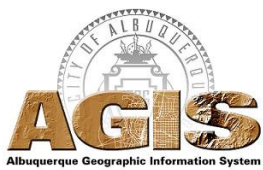
⁵ Available here: <https://tinurl.com/idozoningmap>



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

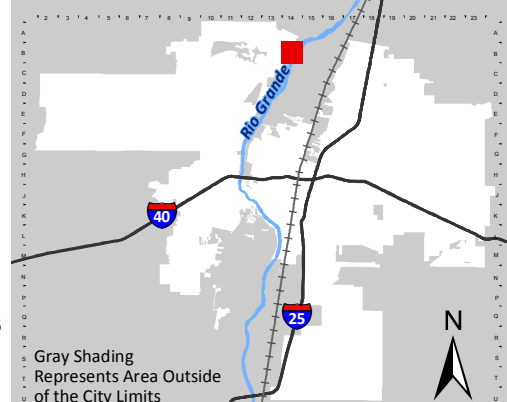


IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:

B-14-Z



- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**EPC ZOOM HEARING
NOVEMBER 18 2021 AT 8:30 AM**

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

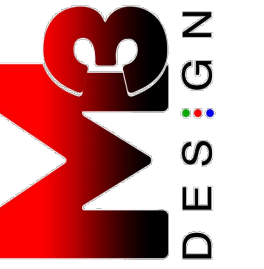
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/kuAz7g8Zb>



KEYED NOTES

- 001 EXISTING CURB CUT TO REMAIN
- 002 EXISTING ON-SITE ACCESS TO REMAIN
- 003 NEW PROPOSED LANDSCAPE - SEE LANDSCAPE DWGS
- 004 NEW CONCRETE PAVEMENT
- 005 NEW ASPHALT PAVEMENT
- 006 NEW SIDEWALK RAMP.
- 007 NEW SITE LIGHTING - SEE DTL
- 008 4" WIDE WHITE STRIPING AT PARKING SPACES & DRIVE LANES.
- 009 ZERO EDGE CONCRETE WALK.
- 010 PROPOSED TRANSFORMER. FINAL LOCATION BY POWER CO
- 011 ACCESSIBLE PARKING SIGNS PER LOCAL CITY REQUIREMENTS
- 012 PROPOSED VACUUM STANCHIONS
- 013 S.E.S. LOCATION.
- 014 MONUMENT SIGN - UNDER SEPARATE PERMIT.
- 015 18" SQUARE CONCRETE PAD FOR "STOP & GO" SIGN.
- 016 RED PAINTED CURB - "NO PARKING - FIRE LANE".
- 017 FABRIC CANOPY AWNING PROVIDED AND INSTALLED BY G.C.
- 018 UNISEX RESTROOM.
- 019 REFUSE ENCLOSURE SEE DETAIL 1/SD1.2
- 020 ACCESSIBLE PATH
- 021 PAY-POINT CANOPIES - TYP OF 2
- 022 EXISTING UTILITY EASEMENTS
- 023 EXISTING CURBING TO REMAIN
- 024 EXISTING PARKING TO REMAIN
- 025 EXISTING FIRE HYDRANT TO BE RELOCATED. SEE CIVIL
- 026 NEW 6" RAISED CURBING - SEE CIVIL
- 027 VACUUM ENCLOSURE

PROJECT DATA

PROJECT NAME: TAKE 5 CAR WASH FACILITY
10084 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO

EXISTING USE: VACANT
PROPOSED USE: EXPRESS CAR WASH

OWNER: JB HOLDING LLC
10416 MORNING STAR DR NE
ALBUQUERQUE, NM 87111-7539

DEVELOPER: DRIVEN BRANDS
440 S. CHURCH ST #700
CHARLOTTE, NC 28202
CONTACT: LISA WHITE
(980) 259-0701

ARCHITECT: M3 DESIGN
2308 N 7TH AVE
PHOENIX, ARIZONA 85007
(480) 528-3136
CONTACT: JESSE MACIAS

SITE DATA

SITE NET AREA: 34,412.4 S.F. / 0.79 AC.
APN #: 101406517730820325
GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: MX-L MIXED USE LOW INTENSITY
BUILDING FOOTPRINT: 3,400 S.F.
BUILDING COVERAGE: 3,400 S.F. / 34,412.4 S.F. = 39.9%
BUILDING HEIGHT: MAXIMUM: 38'-0" PROVIDED: ±32'-0"
LANDSCAPE: 5,435 S.F. / 34,412.4 S.F. = 15.9%
IMPERVIOUS COVERAGE: 25,577.4 S.F. / 34,412.4 S.F. = 74.3%

SETBACKS:	REQUIRED:	PROVIDED:
STREET FRONT (WEST)	5'	31'-10"
STREET SIDE (EAST)	0'	60'-2"
SIDE (WEST)	0'	102'-3"
REAR (SOUTH)	0'	90'-4"

TYPE OF CONSTRUCTION: VB
OCCUPANCY TYPE: B (BUSINESS)

PARKING: REQUIRED: (2) SPACE PER 1000 GFA RETAIL/OFFICE/WAITING AREA
TOTAL S.F. OF OFFICE SPACE/WAITING AREA: 335SF/1000X2 = 1 SPACES
TOTAL REQUIRED: 1 SPACES

PARKING PROVIDED: ACCESSIBLE PARKING SPACES: 1 SPACES
STANDARD PARKING SPACES: 13 SPACES
TOTAL PROVIDED: 14 SPACES

PROJECT DESCRIPTION

NEW 3,400sqft EXPRESS CAR WASH FACILITY WITH 14 SPACES ON EXISTING COMMERCIAL ZONED VACANT PARCEL WITH EXISTING CURB CUT ACCESS POINTS. PROPOSING NEW ON-SITE CIRCULATION, LANDSCAPE

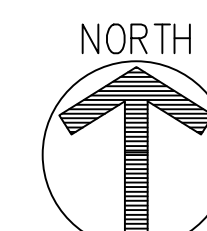
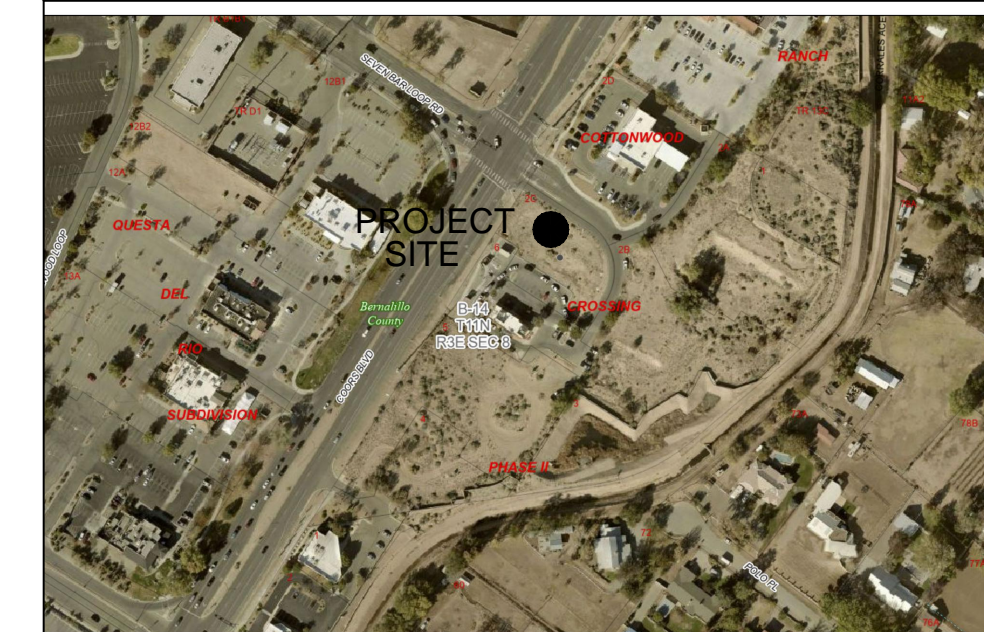
LEGAL DESCRIPTION

LOT NUMBERED TWO-C (2-C) OF COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 1, 2004 IN PLAT BOOK 2004C, PAGE 201

CITY OF ALBUQUERQUE SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE/ABCWJA SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS

VICINITY MAP



APPROVAL STAMPS

PROJECT NUMBER: PR-2021-005816

Application Number: _____

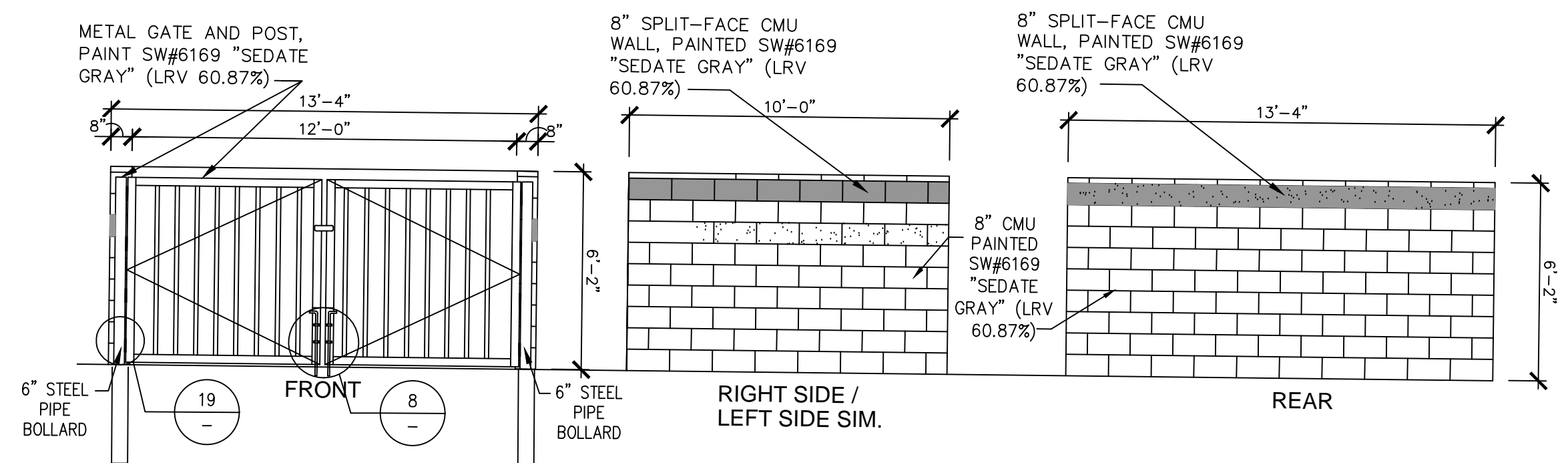
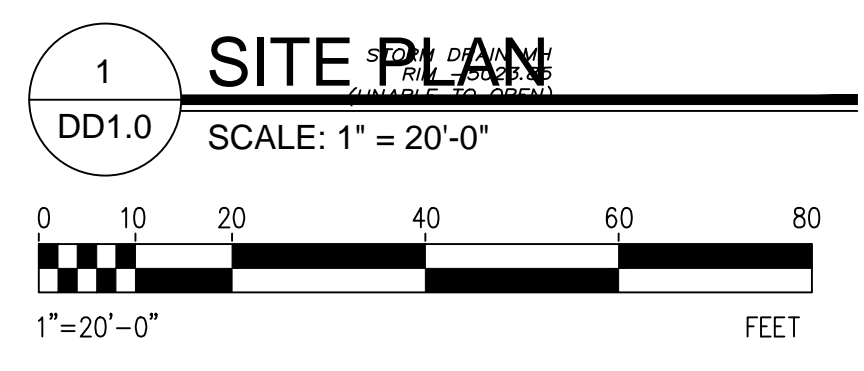
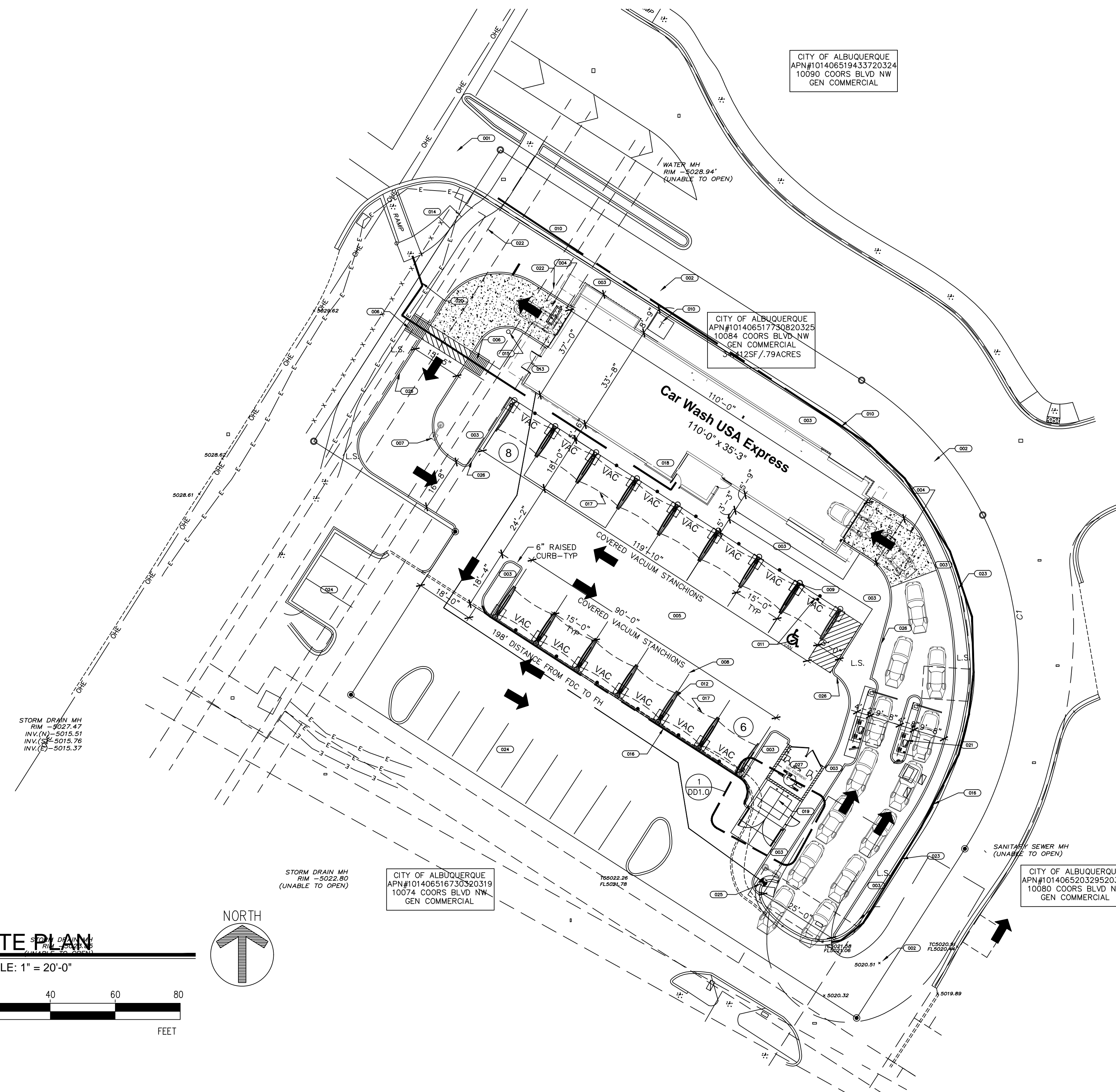
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

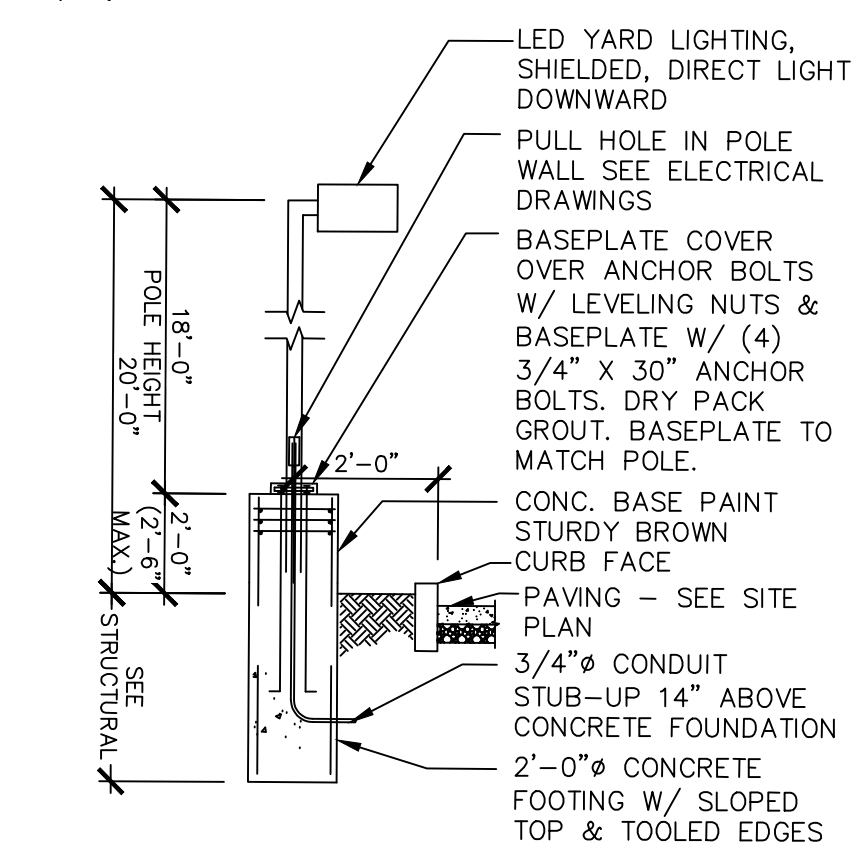
DRB SITE DEVELOPMENT PLAN APPROVAL:

Department	Date
Traffic Engineering, Transportation Division	_____
ABCWJA	_____
Parks and Recreation Department	_____
City Engineer/Hydrology	_____
Code Enforcement	_____
*Environmental Health Department (conditional)	_____
Solid Waste Management	_____
DRB Chairperson, Planning Department	_____

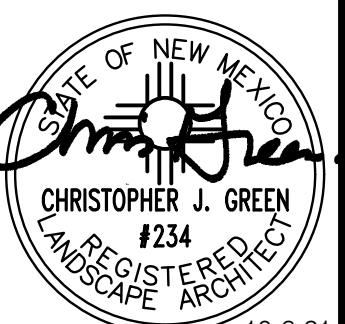
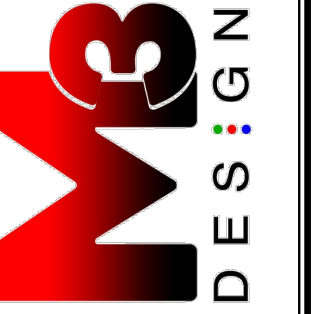
*Environmental Health, if necessary



1 TRASH ENCLOSURE
DD1.0 SCALE: 1/4" = 1'-0"



2 LIGHT POLE DETAIL
DD1.0 SCALE: 1/4" = 1'-0"



10-6-21
NOT FOR CONSTRUCTION

PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
3		CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
7		FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
SHRUBS/GROUNDCOVERS				
37		ARISTIDA LONGISETA (RW) PURPLE THREEAWN	5-GAL	3' O.C. 2' HT. X 2' SPR.
1		BUDDELLIA DAVIDII (M) COMMON BUTTERFLY BUSH	5-GAL	5' O.C. 5' HT. X 5' SPR.
5		DASYLIIRION WHEELERI (L) BLUE SOTOL	5-GAL	5' O.C. 3' HT. X 3' SPR.
1		OPUNTIA ENGELMANNII (RW) ENGELMANN'S PRICKLY PEAR	5-GAL	5' O.C. 3' HT. X 6' SPR.
9		FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL	5' O.C. 4' HT. X 4' SPR.
22		JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL	5' O.C. 9' HT. X 6' SPR.
14		PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
6		PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
4		PINUS MUGO MUGO (M) MUGO PINE	5-GAL	5' O.C. 8' HT. X 8' SPR.
9		RHAMPHOLEPIS INDICA PINKIE (M) INDIAN HAWTHORN	5-GAL	4' O.C. 3' HT. X 4' SPR.
4		RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL	5' O.C. 18" HT. X 7' SPR.
8		SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL	3' O.C. 3' HT. X 4' SPR.
LANDSCAPE BOULDERS AND GRAVEL MULCH				
13		MOSS ROCK BOULDERS (MIN. 27CF)		
1,821 SF		1" MOUNTAIN BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
2,173 SF		2"-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (79 AC.):	34,412 SF
BUILDING AREA:	-3,400 SF
NET AREA:	31,012 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,652 SF
PROVIDED LANDSCAPE AREA: 5,435 SF (16%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE: 4,076 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 7,520 SF (84%)

REQUIRED GROUND-LEVEL PLANT COVERAGE: 1,019 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE: 1,588 SF (55%)

LANDSCAPE TURF
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

NO TURF IS PROVIDED ON THIS SITE

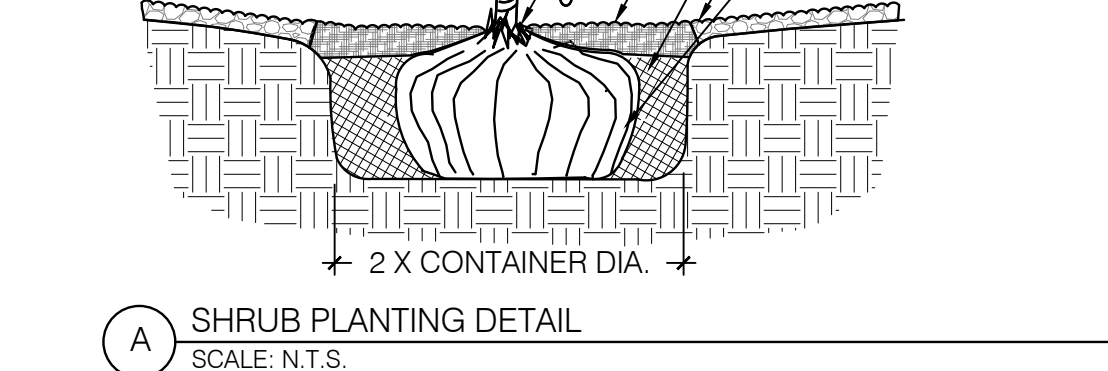
PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

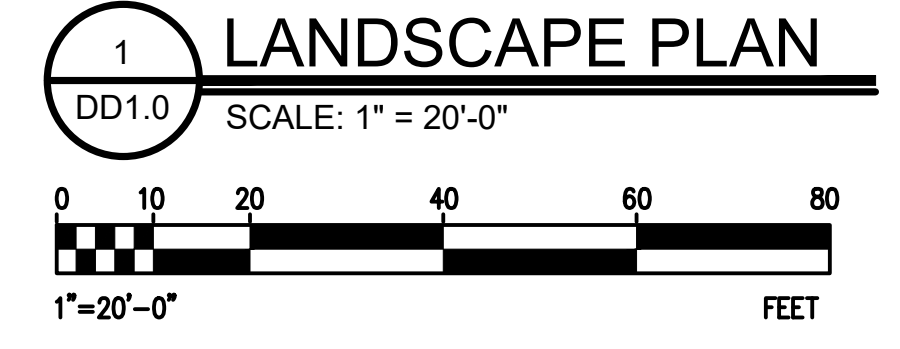
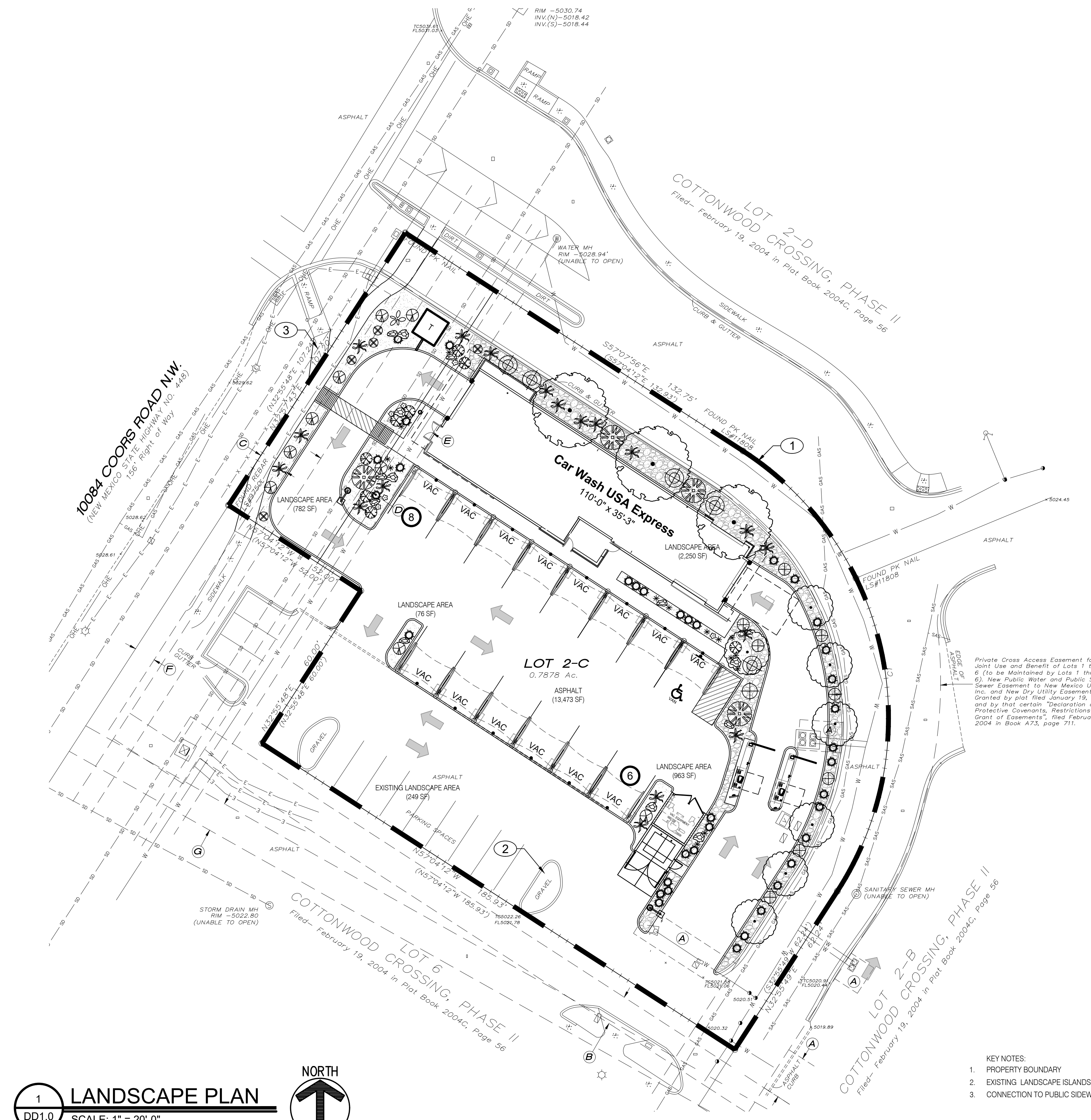
THE PROJECT IS PROVIDING 14 PARKING SPACES.
PARKING LOT TREES REQUIRED: 1
PARKING LOT TREES PROVIDED: 1



NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.

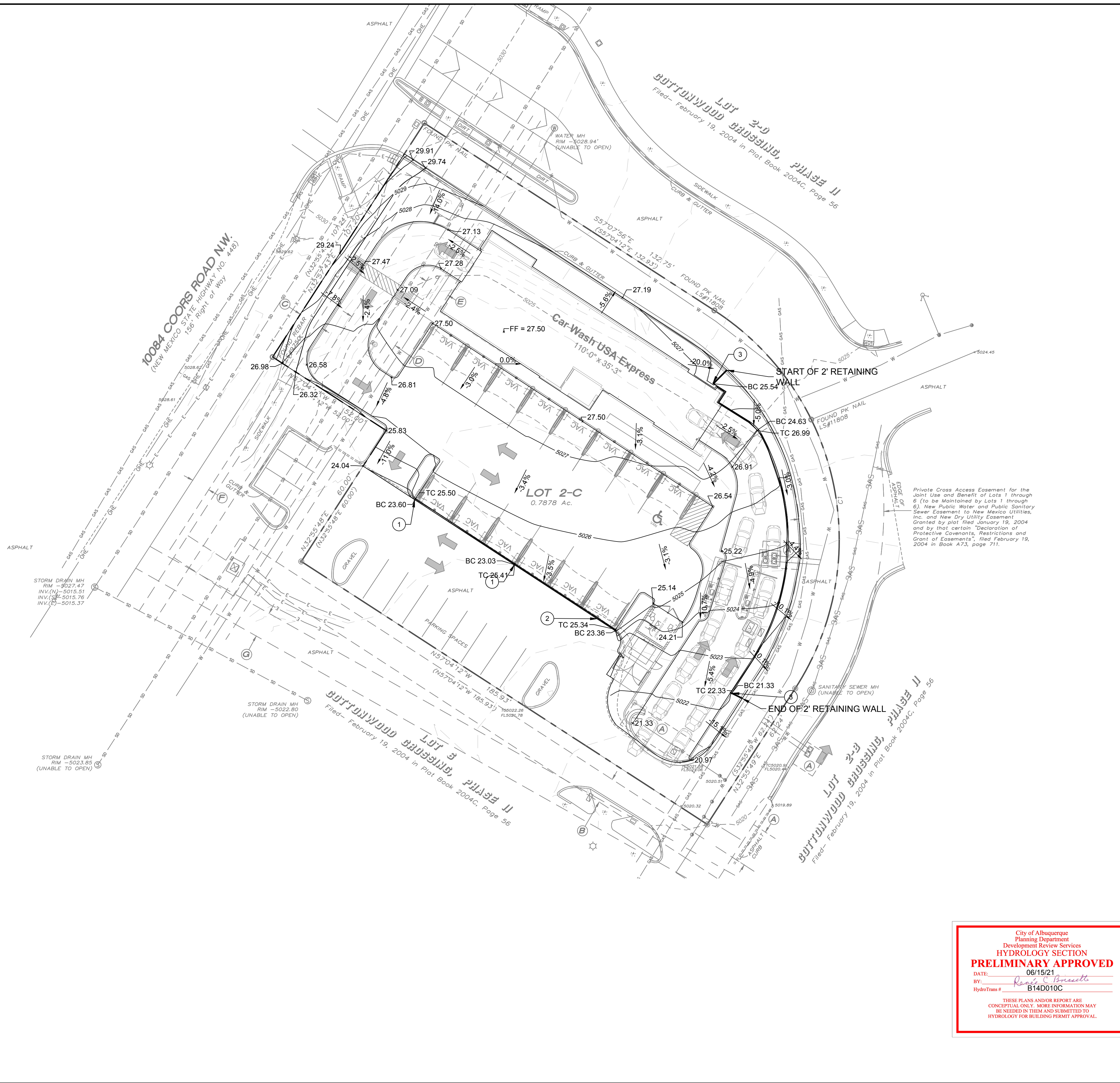
A SHRUB PLANTING DETAIL
SCALE: N.T.S.

B TREE PLANTING DETAIL
SCALE: N.T.S.



- KEY NOTES:**
- PROPERTY BOUNDARY
 - EXISTING LANDSCAPE ISLANDS, 2
 - CONNECTION TO PUBLIC SIDEWALK

NAME: N:\Projects\W0032 M3 Design\W0032-21002 M3 Cottonwood Commons Car Wash.dwg PLOT DATE: Jun 15, 2021 10:17am



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 08/15/21
 BY: *Randy C. Branstetter*
 HydroTrans # B14D010C

THESE PLANS AND/OR REPORT ARE
 CONCEPTUAL ONLY. MORE INFORMATION MAY
 BE NEEDED IN THEM AND SUBMITTED TO
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.



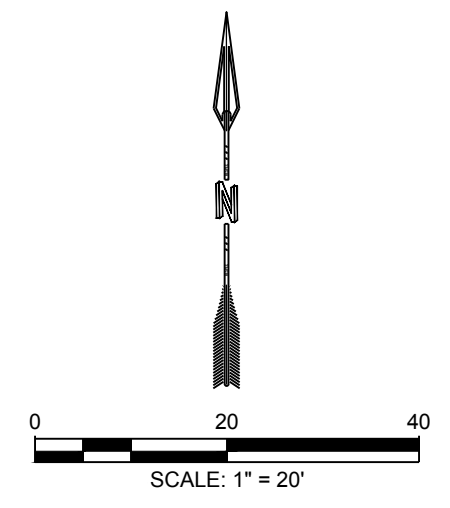
SYMBOL LEGEND

	7290	PROPOSED MAJOR CONTOUR
	7291	PROPOSED MINOR CONTOUR
	7290	EXISTING MAJOR CONTOUR
	7291	EXISTING MINOR CONTOUR
	1.0%	PROPOSED SLOPE ARROW
		PROPERTY LINE
		RETAINING WALL

SPOT ELEVATION SYMBOLS

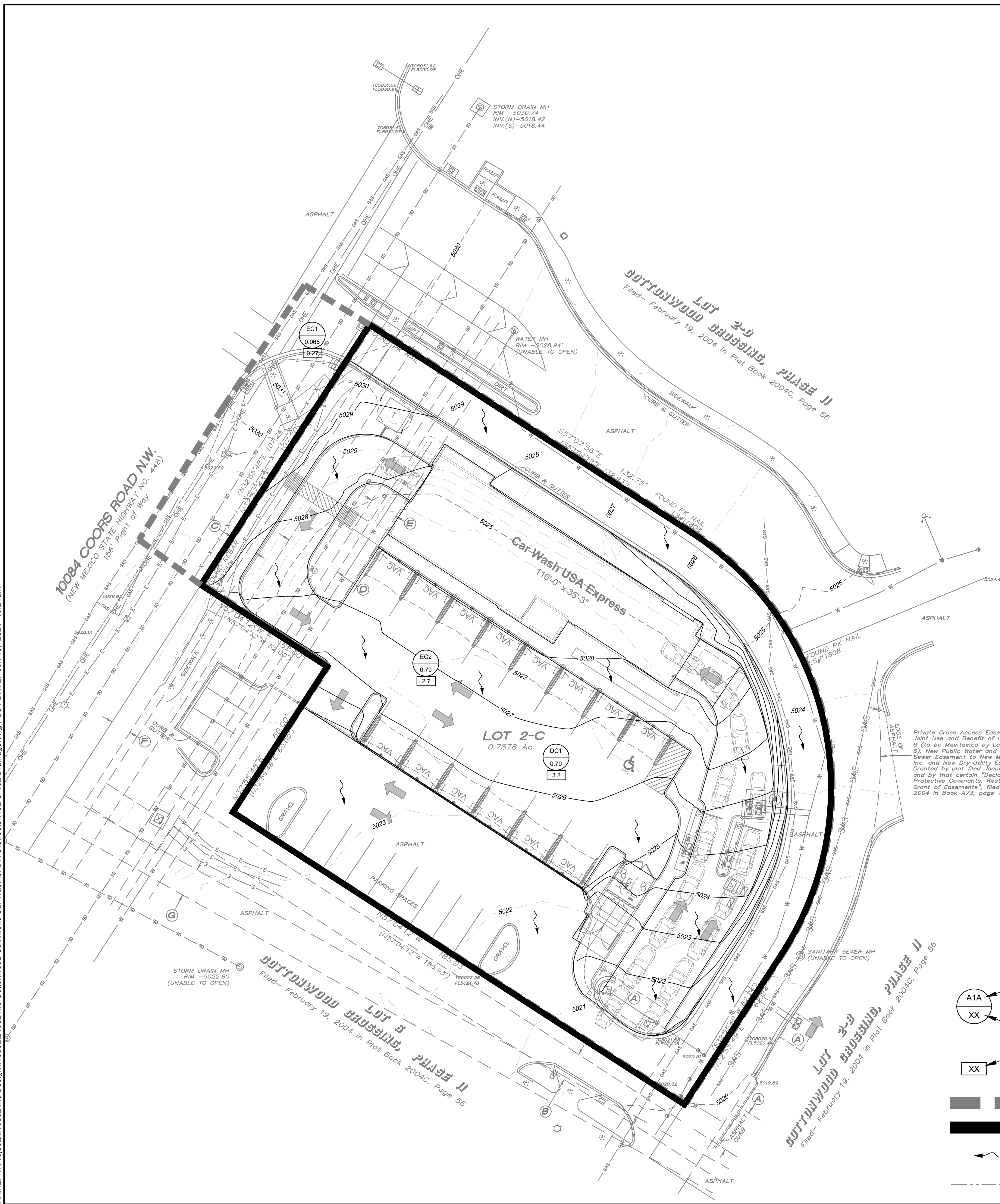
	90.25	FLOWLINE ELEVATION
	TC 90.25	TOP OF CURB ELEVATION
	BC 90.25	BOTTOM OF CURB ELEVATION
	FF = 90.25	FINISHED FLOOR ELEVATION

- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.



DESIGNED HF DRAWN AR CHECKED JL DATE 6.15.2021	REVISION
 COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM PHONE: (505) 253-9718	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
PROJECT # W0032.31002	
PROJECT NAME: COTTONWOOD CROSSING CAR WASH	
SHEET TITLE: GRADING PLAN	
SUBMITTED FOR: REVIEW	
SHEET NUMBER: C-101	

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash\3. DWG\Sheets\W32-C-102 Drainage.dwg PLOT DATE: Jun 15, 2021 10:21 am



BACKGROUND

10084 COORS BLVD NORTHWEST IS APPROXIMATELY 0.788 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS LOCATION IS AT THE SOUTHEAST CORNER OF COORS BLVD AND SEVEN BAR LOOP ROAD NORTHWEST. THE INTENT FOR THIS PROPERTY IS TO BE USED AS A CAR WASH. THERE IS NO DESIGNATED 100-YR FLOOD ZONE SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 6-2 USING THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS TO CALCULATE PEAK FLOW RATES FOR THE 100-YEAR, 24-HOUR STORM TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. WATER QUALITY IS ACCOUNTED FOR THROUGH THE PAYMENT-IN-LIEU OPTION PER SECTION 6-2(C)(1) IN THE DPM. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE EXISTING SITE IS PARTIALLY UNDEVELOPED WITH LOW VEGETATIVE COVER AND SEVERAL DISTURBED AREAS. THE SOUTH AREA OF THE SITE IS PAVED AND IN USE FOR PARKING. THE SITE, IN GENERAL, SLOPES FROM THE NORTH/NORTHWEST TO THE SOUTHEAST CORNER TOWARD AT APPROXIMATELY 1.5-3%. STORM WATER RUNOFF GENERATED IN THE EXISTING AREA FLOW GENERALLY TO THE SOUTHEAST, WITH EVENTUAL DISCHARGE INTO THE DRAINAGE POND INSTALLED IN THE "COTTONWOOD CROSSING PHASE II". THE SITE HAS BEEN DIVIDED INTO BASIN EC1 FOR ROW FLOWS AND EC2 FOR SITE FLOWS.

SUB-BASIN EC1 IS 0.788 ACRES AND SUB-BASIN EC2 IS 0.065 ACRES. THE EXISTING FLOW FOR EC2 IS 2.7 CFS. THE RUNOFF FREE DISCHARGES AT THE SOUTHEAST CORNER OF THE SITE TO THE POND LOCATED SOUTHEAST OF THE SITE VIA EXISTING SURFACE FLOWS.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN WITH FREE DISCHARGE. USING THE COTTONWOOD CROSSING PHASE II DRAINAGE REPORT AS REFERENCE, THERE IS ALLOWED FREE DISCHARGE TO THE DOWNSTREAM POND. THE NEW CAR WASH WILL BE CONSTRUCTED, PRESERVING THE EXISTING PARKING LOT ON THE SITE. DEVELOPED FLOWS INCREASE FROM 2.7 TO 3.2 CFS.

SUB-BASIN DC1 IS 0.788 ACRES AND GENERATES 3.2 CFS WHICH IS CONVEYED TO THE SOUTHEAST CORNER OF THE SITE VIA SHEET FLOW. CALCULATIONS FOR THE DEVELOPED CONDITIONS ARE SHOWN BELOW.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 6-2(A), using the 100-year, 24-hour design storm

Runoff Rate:

Treatment Type Areas

Subbasin	Area ₁ (ac)	Area ₂ (ac)	Area ₃ (ac)	Area ₄ (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.07	0.07
EC2	0.00	0.00	0.47	0.32	0.79
DC1	0.00	0.00	0.07	0.72	0.79

Peak Discharge values based on Zone 1, Table 6.2.14

$Q_A = 1.54 \text{ cfs/ac}$ $Q_B = 2.16 \text{ cfs/ac}$ $Q_C = 2.87 \text{ cfs/ac}$ $Q_D = 4.12 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
EC1	0.3
EC2	2.7
DC1	3.2

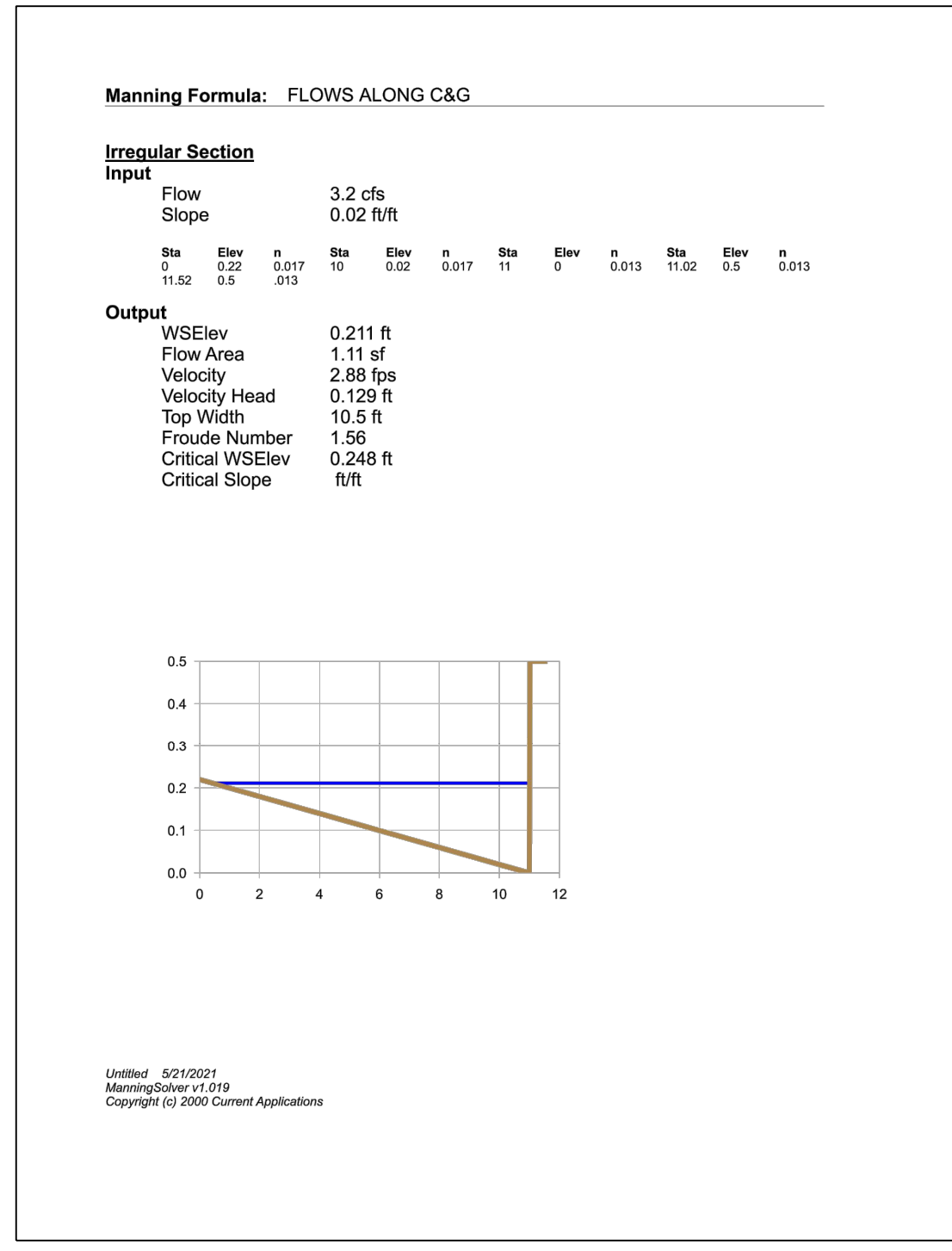
Subbasin	Volume (cu. ft.)
EC1	N/A
DC1	678

STORMWATER QUALITY CALCULATIONS

IMPERVIOUS AREA = 0.72 ACRES X 0.42" DEPTH = 1098 CF

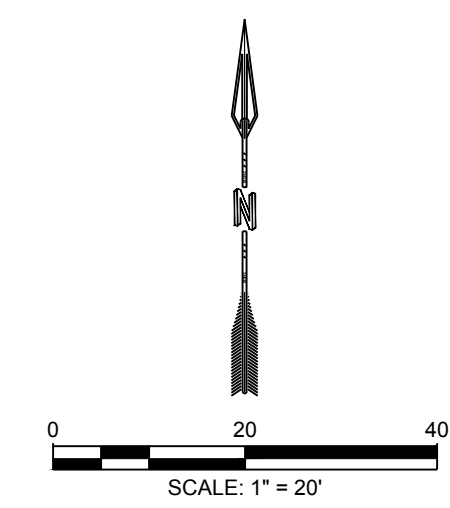
PAYMENT IN LIEU = \$8/CF X 1098 = \$8784

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/15/21
BY: *Renee C. Brantley*
HydroTrans # B14D010C
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

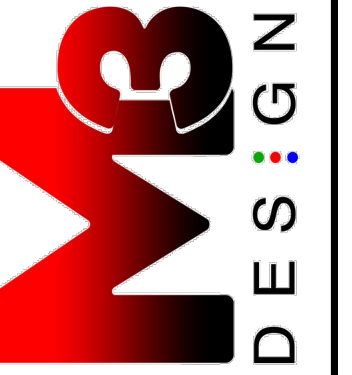


LEGEND

- A1A BASIN DESIGNATION
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS
- EXISTING SUB-BASIN BOUNDARY
- PROPOSED SUB-BASIN BOUNDARY
- DIRECTION OF DRAINAGE FLOW
- PROPERTY LINE



<p>DESIGNED HF DRAWN AR CHECKED JL DATE 6.15.2021</p>	<p>REVISION</p>
 RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM PHONE: 505.253.9718	
<p>STAMP</p>	
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>	
<p>PROJ. #: W0032.31002</p>	
<p>PROJECT NAME: COTTONWOOD CROSSING CAR WASH</p>	
<p>SHEET TITLE: DRAINAGE PLAN</p>	
<p>SUBMITTED FOR: REVIEW</p>	
<p>SHEET NUMBER: C-102</p>	

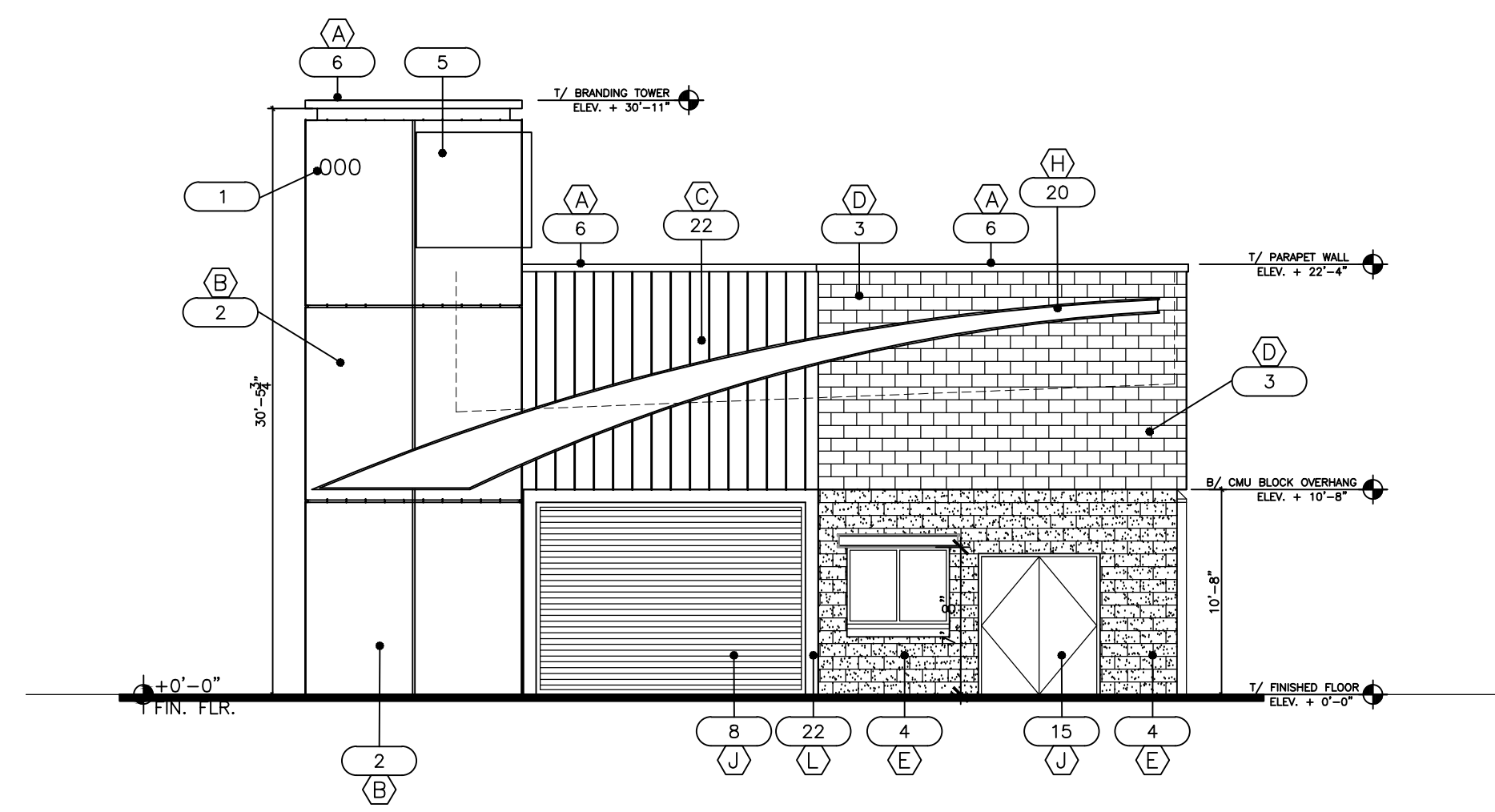


ELEVATION KEY NOTES

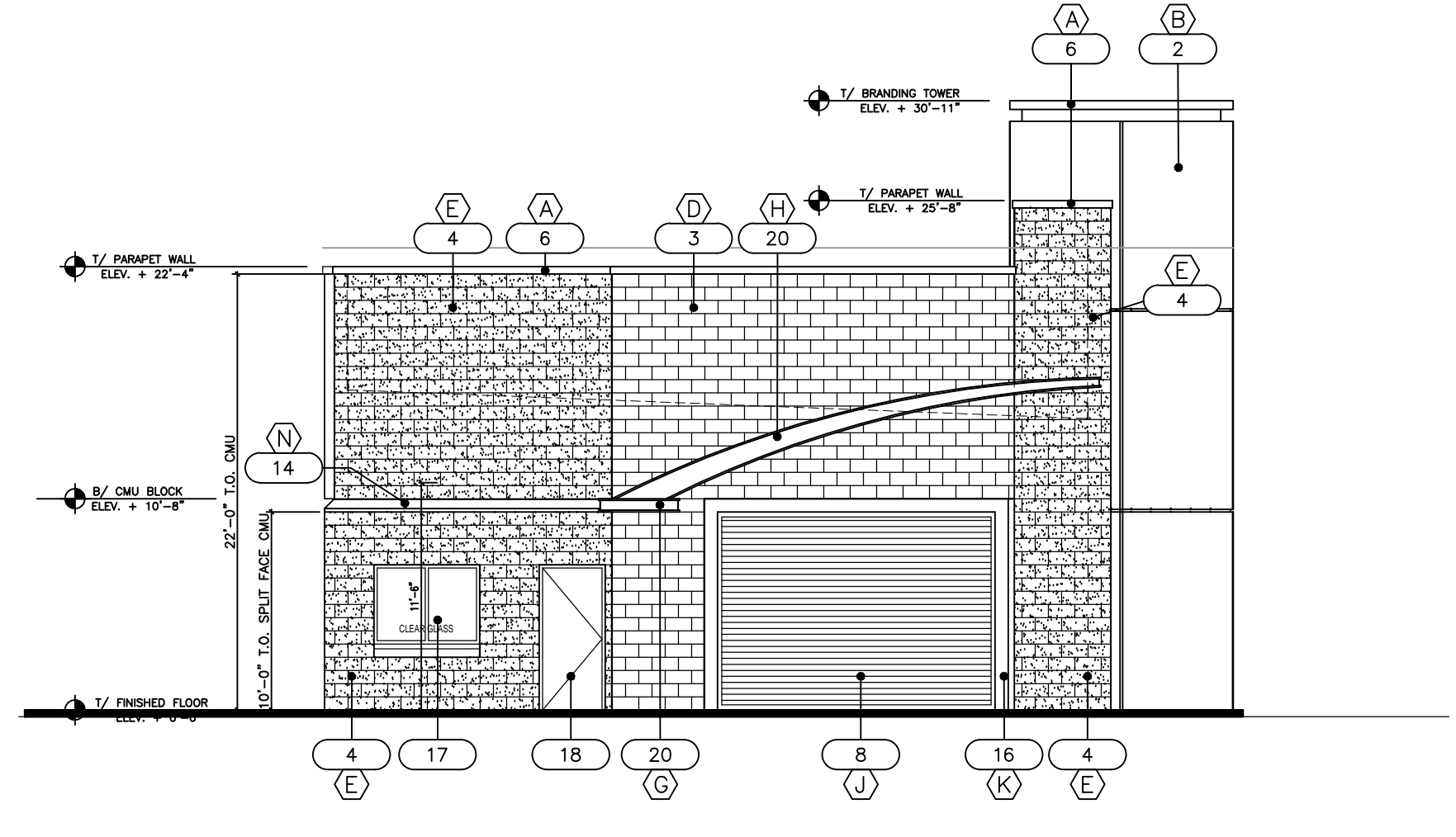
- 1 BUILDING ADDRESS - MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ACM PANELS
- 3 8X8X16 SMOOTH-FACE CMU - PAINTED
- 4 4X8X16 SPLIT-FACE CMU - PAINTED
- 5 SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES - PAINTED TO MATCH ADJACENT WALL
- 8 OVERHEAD ROLL UP DOOR PRE-FINISHED
- 9 BUILDING MOUNTED WALL SCENCE
- 10 OVERFLOW DRAIN - PAINTED
- 11 ROOF DRAIN - BRASS SHEEPS TONGUE
- 12 ROOF MTD UNITS - FULLY SCREENED
- 13 6" PIPE BOLLARD - PAINTED
- 14 PRE-CAST CONCRETE
- 15 HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- 16 STEEL TUBE FRAME AT OVHD - PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 NOT USED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 VERTICAL METAL PANELS - PRE-FINISHED

MATERIAL AND COLOR LEGEND

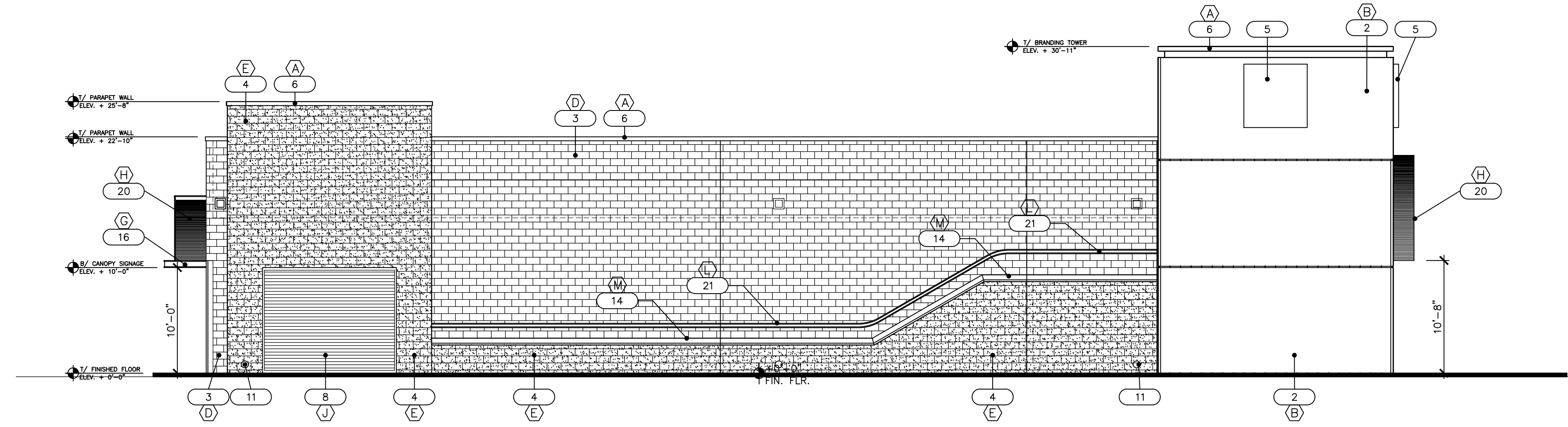
- (A) METAL COPING (PRE-FINISHED) DARK BRONZE
 - (B) PRE-FINISHED ACM PANELS @ TOWER SW#6169 "SEDATE GRAY" (60.87%)
 - (C) PRE-FINISHED METAL PANELS 1760 "LIMESTONE"
 - (D) SW#6169 "SEDATE GRAY" (LRV 60.87%)
 - (E) SW#7020 "BLACK FOX"
 - (F) BOLLARDS - "TRAFFIC YELLOW"
 - (G) PRE-FINISHED ILLUMINATED CANOPY-TAKE 5 TEAL
 - (H) PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT - TAKE 5 TEAL
 - (I) HM METAL DOORS PRE-FINISHED DARK BRONZE
 - (J) OVERHEAD DOORS PRE-FINISHED DARK BRONZE
 - (K) TUBE STEEL FRAME-DARK BRONZE
 - (L) PRE-FINISHED ILLUMINATED GRAPHIC BOX-POSITIVE RED
 - (M) PRE-CAST - TAKE 5 TEAL
 - (N) PRE-CAST - SW#7020 "BLACK FOX"
- NOTE:
GC TO VERIFY ALL COLORS WITH OWNER.



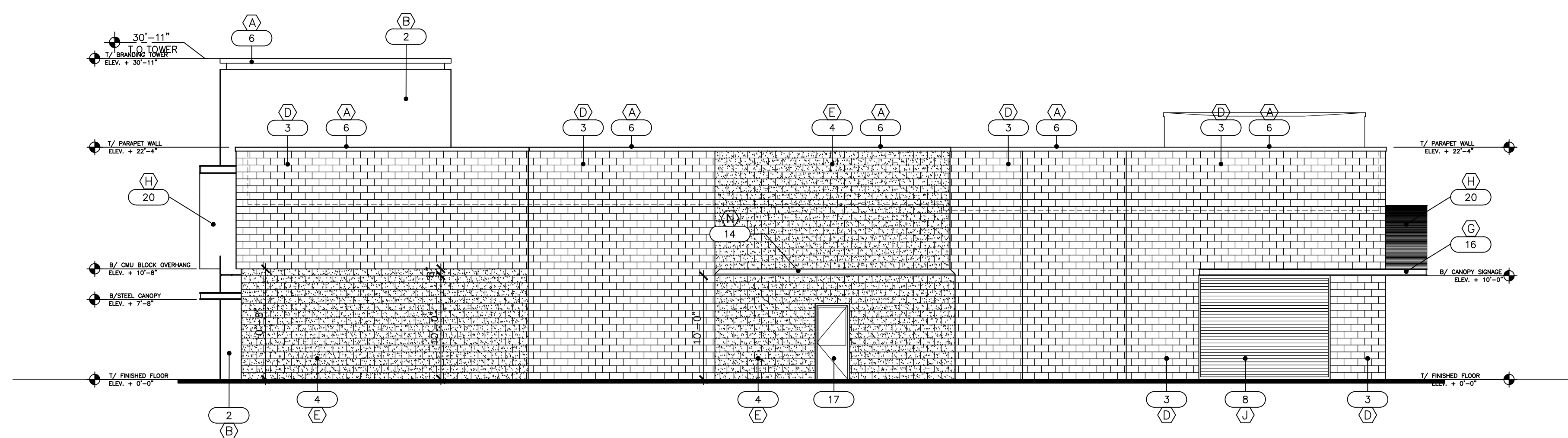
1 SOUTH ELEVATION (CAMELBACK)
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

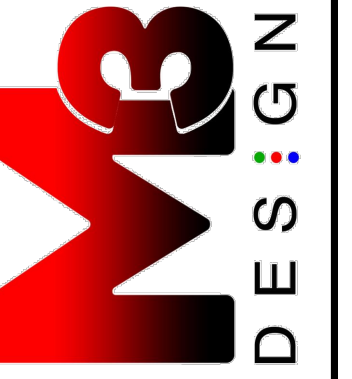


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PERSPECTIVES
SCALE: NTS

2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM

TAKE 5 CAR WASH PERSPECTIVES

DATE: 2021-05-04
SCALE: 1/4"=1'-0"
DRAWN BY: JM
PROJECT NUMBER: CWU20001.0
SHEET:
DD3.0
REV:

302 8th Street NW
Albuquerque, NM 87102

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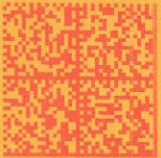
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6116 BUFFALO GRASS CT NE
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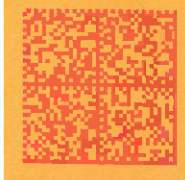


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WESTERN BANK
DIANA SEALE TAX ACCT DEPT
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BIRMINGHAM AL 35296

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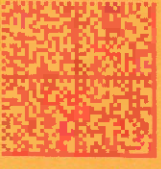


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TAYLOR GREGORY L & TAYLOR LEMAN JR
PO BOX 66408
ALBUQUERQUE NM 87193

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PRESIDIO LLC/O BURKE & NICKEL
1723 N LOOP 1604 E SUITE 209
SAN ANTONIO TX 78232-1670

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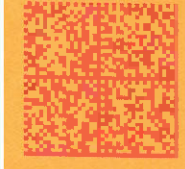
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NEW MEXICO GAS COMPANY INC
PO BOX 1025
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NEW MEXICO EDUCATORS
FEDERAL CREDIT UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530

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LCW NM LP C/O HONG KONG BUFFET
10100 COORS BLVD NW
ALBUQUERQUE NM 87114-4022

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1519 ERWIN PL NW
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KLECAN MARK J & PATRICIA A
1512 POLO PL NW
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JB HOLDING LLC C/O JOHN F BLACK
10416 MORNING STAR DR NE
ALBUQUERQUE NM 87111-7539

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Albuquerque, NM 87102

HAYCRAFT DEBORAH ANN
1511 POLO PL NW
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5415 ACADEMY RD NE
ALBUQUERQUE NM 87109

CONSISTENT & RELIABLE
302 8th Street NW
Albuquerque, NM 87102

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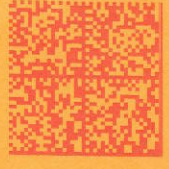


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GARDUNO DAVID
4205 BRYAN AVE NE
ALBUQUERQUE NM 87114-5475

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DOUBLE R FARM INC
PO BOX 100
CLAYTON NM 88415-0100

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DENNIS GEORGE LARRY LLC
4400 CARLISLE BLVD NE
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DECATUR EDWARD N & SHARON B
10039 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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COORS LAND LLC
201 3RD ST NW SUITE 1370
ALBUQUERQUE NM 87102-3381

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302 8th Street NW
Albuquerque, NM 87102

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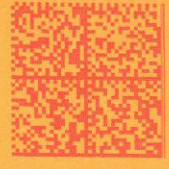
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COMMUNITY COMMON ELEMENTS
ATTN: AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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OCT 07 2021

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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BRINKER RESTAURANT CORP C/O N
TEXAS TEAM/MARVIN F POER & CO
PO BOX 802206
DALLAS TX 75380-2206

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

FIRST-CLASS

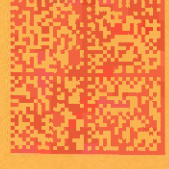


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BLACK A ROLFE & BLACK DOROTHY W
CO TRUSTEES BLACK RVT
114 FLAMINGO CIR
HIGHLAND HAVEN TX 78654-8235

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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BERNAL ALBERT B & YVONNE
10077 BOSQUE CIR NW
ALBUQUERQUE NM 87114

POST-SUBMITTAL NEIGHBORHOOD MEETING



MEETING MINUTES

Project Cottonwood Crossing Car Wash – Major Site Plan Amendment

Subject Bosque Dell Acres Neighborhood Association Meeting

Date Thursday, November 4, 2021

Summary

Consensus Planning was contacted by Sharon Decatur of the Bosque Dell Acres neighborhood, which is a Bernalillo County neighborhood association and not required to be notified. The neighborhood is located east of the subject site across the Corrales Drain to the east. An in-person meeting was held at the Bachechi Open Space Environmental Education Building on November 4, 2021.

Discussion Items

- Jackie Fishman provided an overview of the project, explaining the request is to amend a 2003 Site Development Plan to add a car wash use. Consensus Planning was hired by the architect to assist with the entitlement process. The proposed car wash is a Take 5 Car Wash.
- Neighbors requested clarification as to where the car wash would be located.
 - It was explained it was the parcel between Popeye's and Nusenda Credit Union immediately adjacent to Coors Boulevard. There are additional vacant lots between it, the ditch, and neighbors' homes.
- Neighbors asked what the hours of operation would be.
 - It was not immediately known, but a review of the Take 5 website indicated a typical schedule for other locations of approximately 7:00 AM to 7:00 PM.
- There were concerns about traffic conflicts between the Popeye's drive-thru and the car wash entry and exit.
 - It was explained that Popeye's and the car wash will share the same driveway, but patrons of the car wash will turn right once inside the site to access the car wash drive area.
- How tall will the lights be?
 - Detail provided on the site plan and the prior 2003 approval indicate a maximum height of 20 feet.
- What will the signage be like? Is any proposed facing the neighbors to the east?
 - There are no freestanding signs proposed for the car wash. The signage is building mounted and faces Coors Boulevard.
- Concerns were raised about noise (traffic and car wash machinery/vacuums). Would there be a PA system?

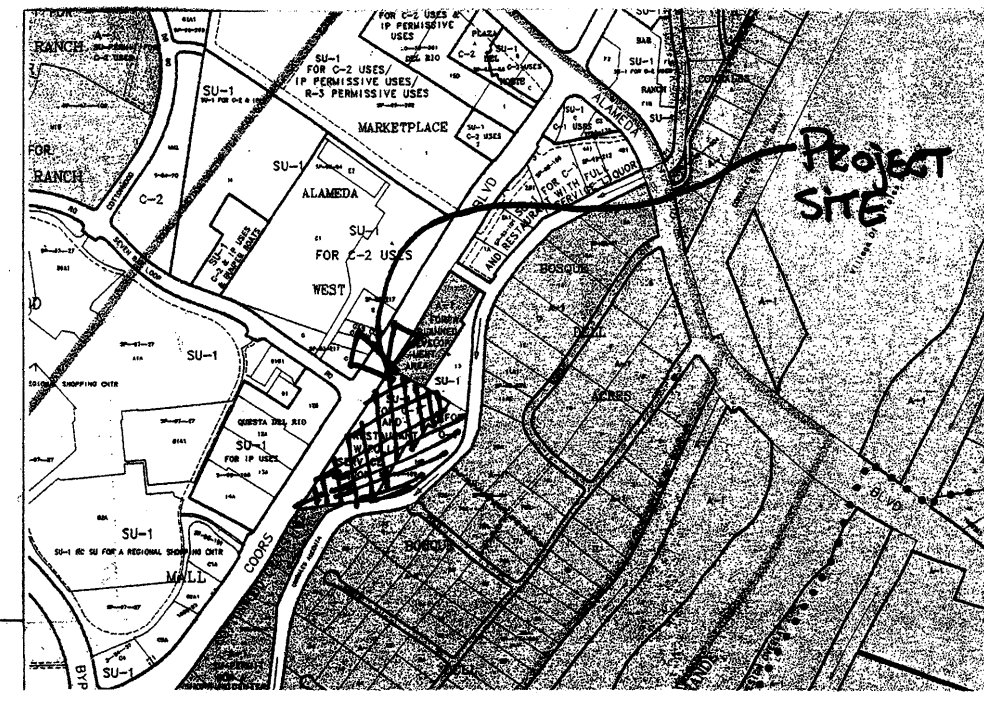
- Jackie explained there will not be a PA system and agreed to provide larger trees and some evergreen trees within the landscape strip on the east edge of the car wash site to help mitigate noise and lighting issues.
- Will the car wash be on city water/sewer? Is there a reclaimed water system or an environmental survey?
 - Yes, the car wash will use the ABCWUA utilities. Specifics on the car wash operations and reclaimed water will be followed up on and provided to Sharon Decatur.
- Does stormwater drain to the ditch or the pond? Neighbors were concerned about potential mosquito issues, contamination from soap or other runoff from the car wash, and the potential to overflow the pond during a monsoon rain event.
 - Michael Vos explained how the drainage flows from the site to the pond and informed participants that a conceptual grading and drainage plan has been approved, which indicates compliance with the original 2003 drainage study and that less water is discharged to the pond from this pad site than originally estimated. Jackie read Renee Brissette's email indicating the approval of the conceptual grading and drainage plan and the capacity of the pond to serve the car wash development.
- Neighbors had general complaints about reaching out to the City regarding past zoning issues and not feeling like they had a voice when things happen within the City limits near their homes.
 - Jackie encouraged participants to continue to contact the City about issues that matter to them, including contacting Renee Brissette, and agreed to share the Zoom information so they can attend the EPC hearing for this case and provide comments if they wished.

CONTROLLING SITE PLAN

LEGAL DESCRIPTION
 BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
CURRENT ZONING
 TRACT 14-A SU-1 FOR C-1 AND RESTAURANT W/ FULL SERVICE LIQUOR
 TRACT 14-B SU-1 FOR O-1
TOTAL ACREAGE
 TRACT 14-A/B 9.789 AC

PARKING REQUIREMENTS:
 SHOPS 1: 5,400 SF (RETAIL)
 5,400 / 200 = 27 REQUIRED SPACES
 PROVIDED SPACES= 27 REQUIRED SPACES
 ITALIAN RESTAURANT: 7,200 SF (REST.)
 300 SEATS / 3 = 100 REQUIRED SPACES
 PROVIDED SPACES= 102 SPACES
 RESTAURANT: 9,500 SF (REST.)
 225 SEATS / 3 = 75 REQUIRED SPACES
 PROVIDED SPACES= 75 SPACES
 FAST FOOD: 4,500 SF (REST.)
 90 SEATS / 3 = 30 REQUIRED SPACES
 PROVIDED SPACES= 30 SPACES

TOTAL PARKING SPACES REQUIRED
 TOTAL REQUIRED SPACES= 232 REQUIRED SPACES
 TOTAL PROVIDED SPACES= 280 PROVIDED SPACES
BICYCLE SPACE REQUIREMENT
 1 BIKE SPACE PER 20 CARS
 280 / 20 = 14 REQUIRED BIKE SPACES
 TOTAL PROVIDED BIKE SPACES PROVIDED 20 BIKE SPACES
HC PARKING REQUIREMENT
 TOTAL HC PARKING SPACES REQUIRED = 8 REQUIRED SPACES
 TOTAL HC PARKING SPACES PROVIDED = 16 PROVIDED SPACES

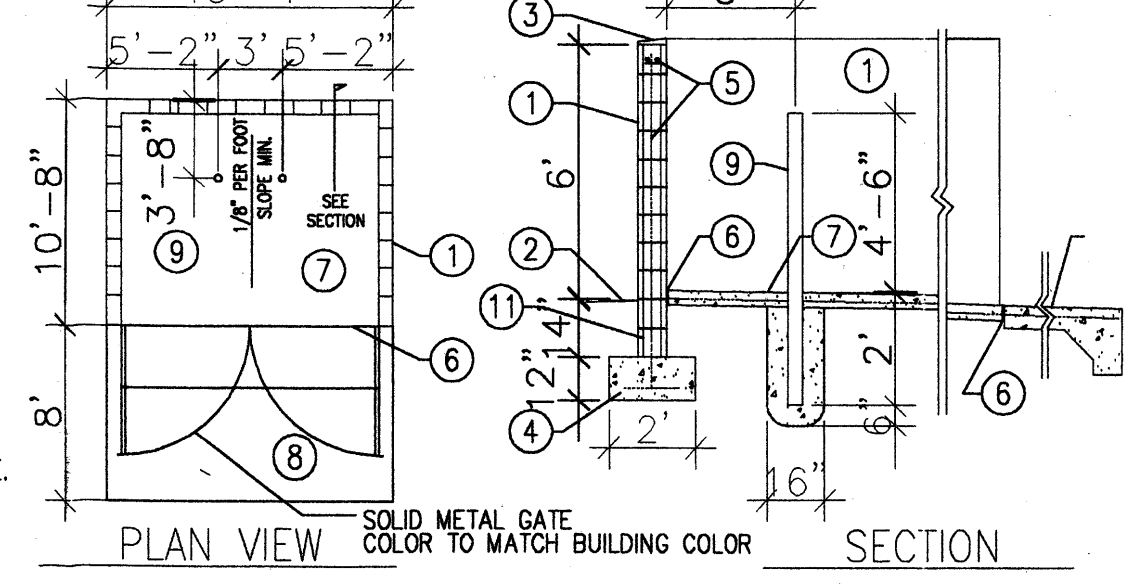
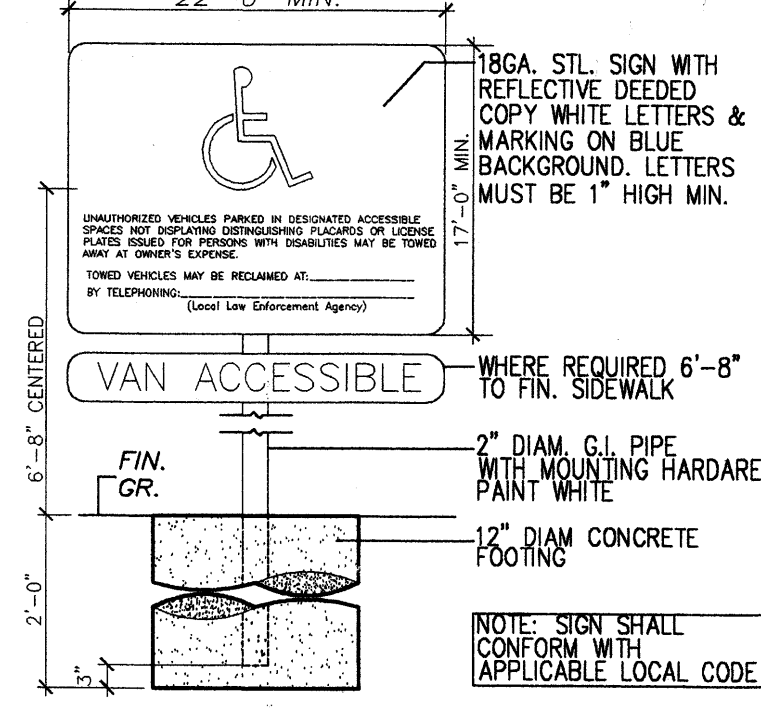
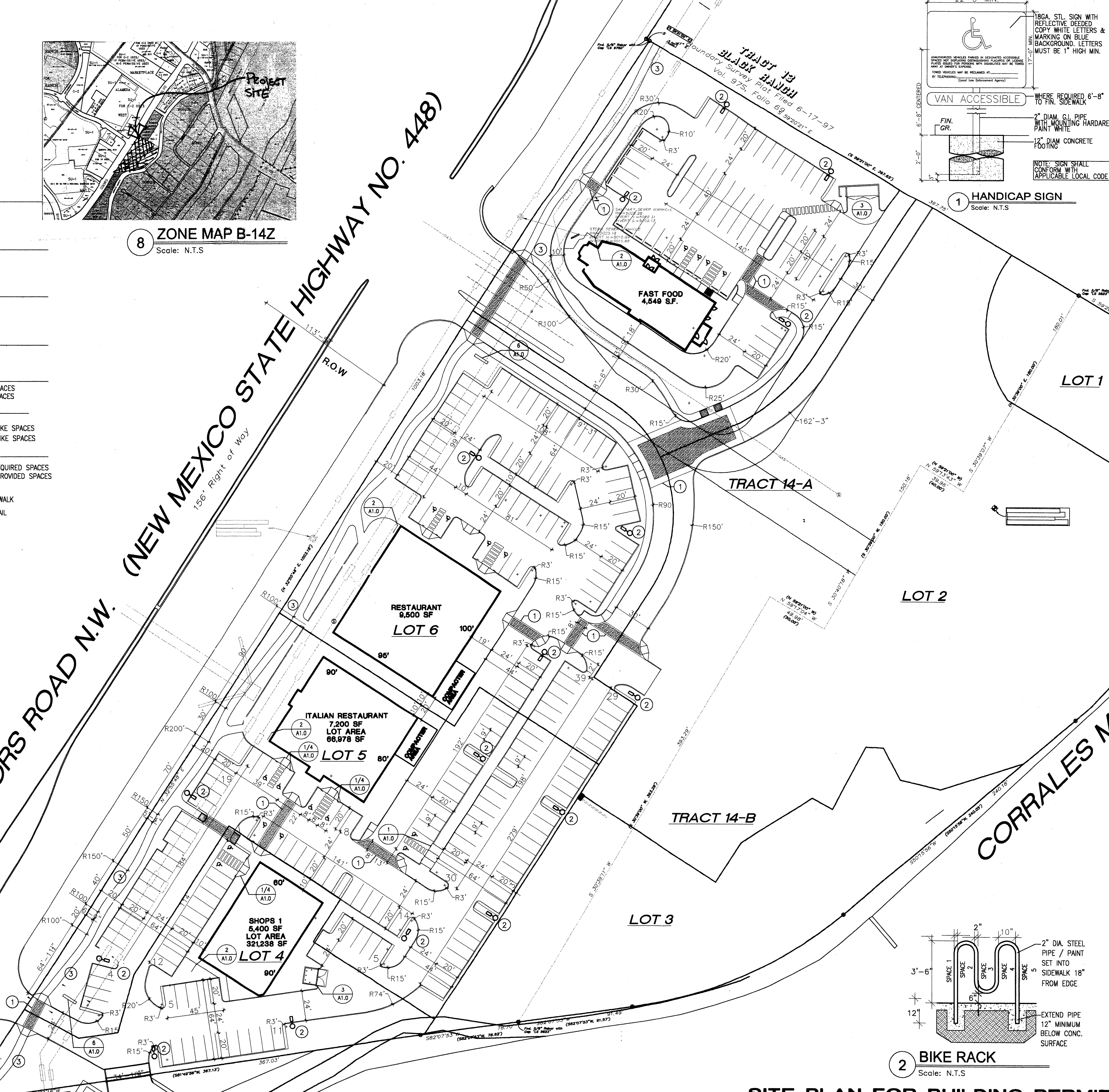


8 ZONE MAP B-14Z
 Scale: N.T.S

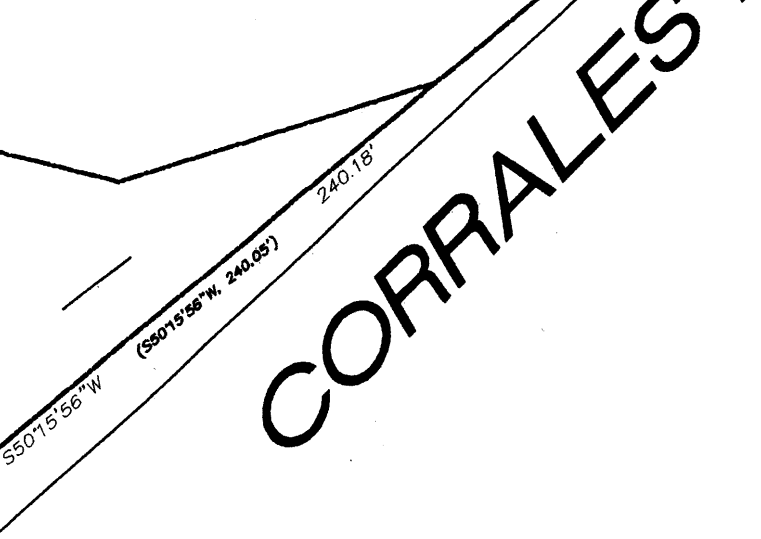
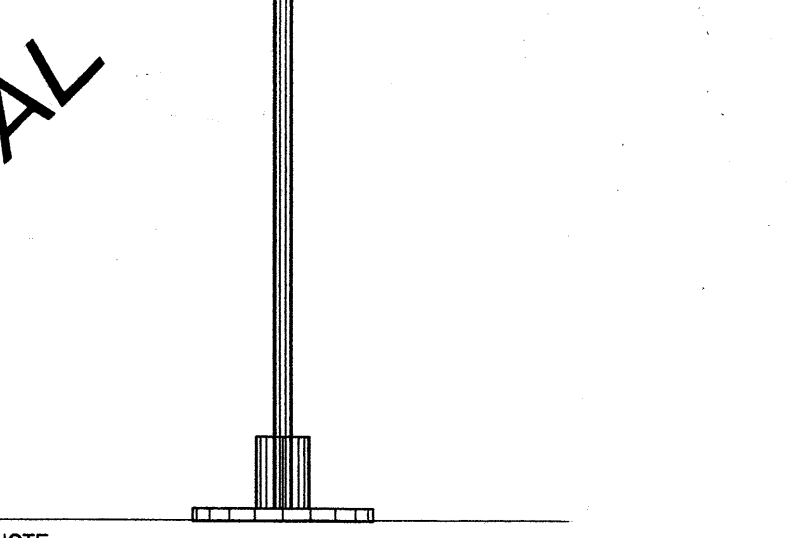
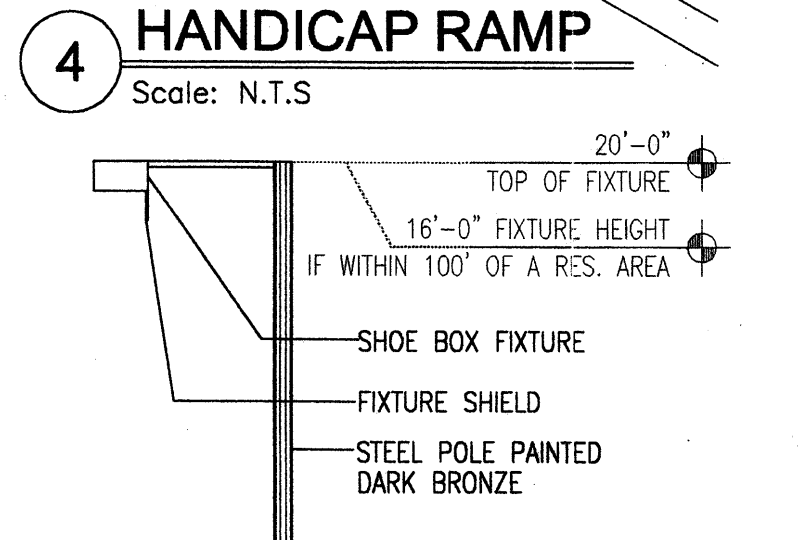
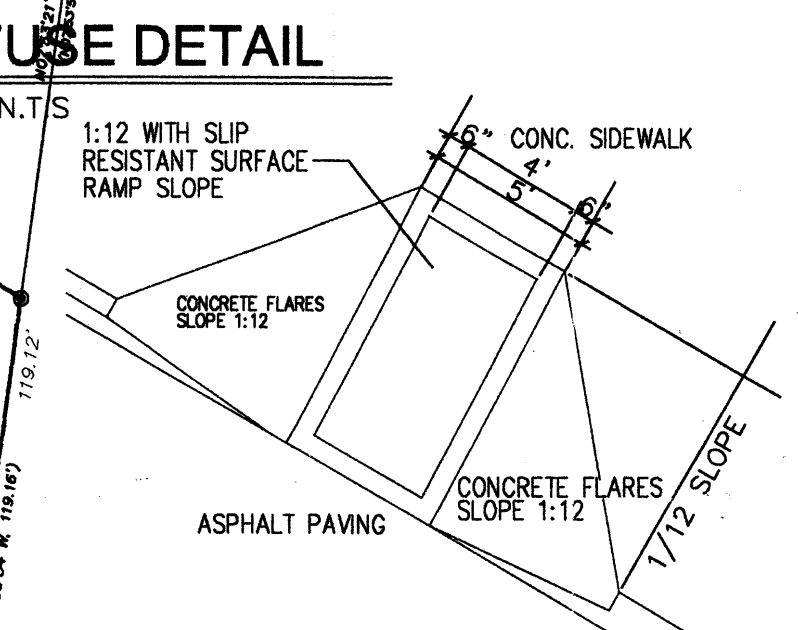
- 1 RAISED AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- 2 LIGHT POLE LOCATION RE: 5/A1.0 FOR POLE DETAIL
- 3 6' WIDE MEANDERING CONC. PEDESTRIAN WAY

7 GENERAL NOTES
 Scale: N.T.S

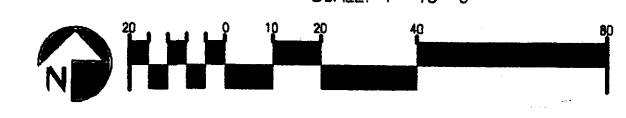
COORS ROAD N.W. (NEW MEXICO STATE HIGHWAY NO. 448)
 156' Right of Way
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
TRACT 14-A
TRACT 14-B
CORRALES MAIN CANAL
BOTTOMWOOD CROSSING



- KEYED NOTES**
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR TO MATCH BUILDING FINISH GRADE.
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
 - CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
 - CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVEMENT SHIELD GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
 - CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
 - CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVEMENT SHIELD GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.



SITE PLAN FOR BUILDING PERMIT
 SCALE: 1"=40'-0"



PROJECT NUMBER: 1002792
 APPLICATION NUMBER: 02288-01946

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 2-10-04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Regan A. Sheen</i> Engineer, Transportation Division	2-17-03
<i>Christine Gendron</i> Planning Department	2-10-04
<i>Bill Davis</i> City Engineer	12-17-03
<i>Michael Holton</i> Environmental Health Department (conditional)	1-29-04
<i>Sharon Mahan</i> DRB Chairperson, Planning Department	2/19/04

REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	TRACT 14 COTTONWOOD CROSSING
PROJECT NUMBER	1002792
PROJECT MANAGER	STEPHEN DUNBAR
JOB NO.	SD
SHEET TITLE	SITE PLAN FOR BUILDING PERMIT
DATE	10/10/03
SCALE	1"=40'
SHEET NUMBER	A1.0

2628005001

LEGAL DESCRIPTION
 BLACK RANCH WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN PROJECTED SECTION 8, TOWNSHIP
 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
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CURRENT ZONING
 TRACT 14-A
 SU-1 FOR C-1 AND RESTAURANT W/ FULL
 SERVICE LIQUOR
 TRACT 14-B
 SU-1 FOR O-1
TOTAL ACREAGE
 TRACT 14-A/B
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 PROVIDED SPACES= 28 SPACES

ITALIAN RESTAURANT : 7,200 SF (REST.)
 300 SEATS/ 3 = 100 REQUIRED SPACES
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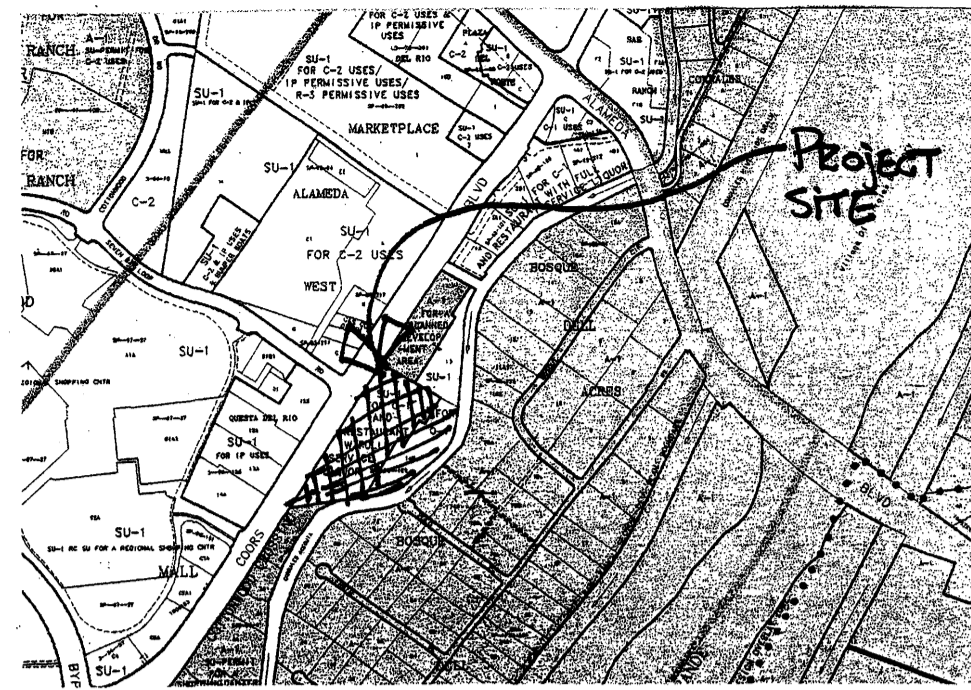
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- ① RAISED AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- ② LIGHT POLE LOCATION RE: 5/A1.0 FOR POLE DETAIL
- ③ 6' WIDE MEANDERING CONC. PEDESTRIAN WAY

1 GENERAL NOTES
 Scale: N.T.S



2 ZONE MAP B-14Z
 Scale: N.T.S

COORS ROAD N.W. (NEW MEXICO STATE HIGHWAY NO. 448)
 156' Right of Way

CORRALES MAIN CANAL



Subdivision LOT 1
 Filed 7-9-98, Vol. 98C, Folio 196

SITE PLAN FOR SUBDIVISION
 SCALE: 1"=40'-0"

PROJECT NUMBER: 202798
 APPLICATION NUMBER: 02DRB-01945

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

City Engineer, Transportation Division	12-17-03
Project Manager	2-10-04
City Engineer, Utilities Development	12/17/03
City Engineer, Parks & Recreation Department	12-12-03
City Engineer	12-12-03
City Engineer, Environmental Health Department (conditional)	
City Engineer, Public Works Management	1-29-04
City Engineer, Planning Department	2/10/04

REV	DATE	BY	REVISION
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4			
5			
6			

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
 2325 SAN PEDRO N.E., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	TRACT 14 COTTONWOOD CROSSING
PROJECT MANAGER	STEPHEN DUNBAR
JOB NO.	
DRAWN BY:	SD
SHEET TITLE	SITE PLAN FOR SUBDIVISION
DATE	10/10/03
SCALE	1"=40'
Sheet	A1.1
of	

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

PROVIDE:
CITY OF ALBUQUERQUE STANDARD DEED MIX WITH WILDFLOWERS AND NATIVE GRASSES

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	424887	square feet
TOTAL BUILDINGS AREA	47690	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	377197	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	56579	square feet
TOTAL BED PROVIDED	45379	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	34034	square feet
TOTAL GROUND COVER PROVIDED	35740	square feet

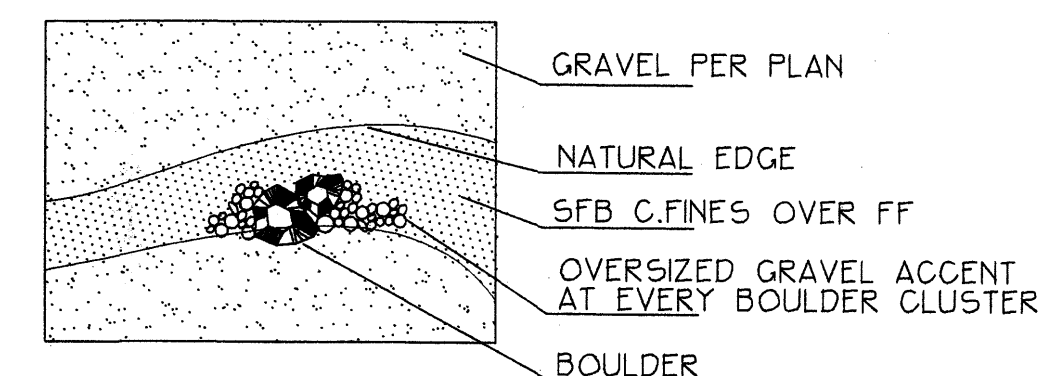
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	70353	square feet
TOTAL LANDSCAPE PROVIDED	115732	square feet

PLANT LEGEND

- COTTONWOOD (CM) 13
Populus fremontii
2' Gal.
- HONEY LOCUST (CH) 56
Gleditsia triacanthos
2' Gal.
- DESERT WILLOW (CL) 19
Chilopsis linearis
5 Gal. 225sf
- BLUE MIST SPIREA (CM) 73
Caryopteris clandonensis
5 Gal. 9sf
- APACHE PLUME (CL) 58
Fallugia paradoxa
5 Gal. 25sf
- CHINESE PISTACHE (CM) 8
Pistachia chinensis
2' Gal.
- AUSTRIAN PINE (CH) 8
Pinus nigra
6'-8'
- NEW MEXICO OLIVE (CM) 23
Forestiera neomexicana
15 Gal.
- MUGO PINE (CM) 1
Pinus mugo
5 Gal.
- PALM YUCCA (CL) 7
- RED YUCCA (CL) 15
Hesperaloe parviflora
5 Gal. 9sf
- MAIDEN GRASS (CM) 134
Miscanthus sinensis
5 Gal. 16sf
- RUSSIAN SAGE (CM) 95
Perovskia atriplicifolia
5 Gal. 25sf
- INDIAN HAWTHORN (CM) 1
Raphiolepis indica
5 Gal. 16sf
- TAM JUNIPER (CM) 75
Juniperus sabina
5 Gal. 225sf
Symbol indicates 3 plants
- AUTUMN SAGE (CM) 37
Salvia greggii
2 Gal. 9sf
- REGAL MIST (CM) 15
Muhlenbergia ridgens
1 Gal. 9sf
- THREADGRASS (CL) 19
Stipa tenuissima
1 Gal. 4sf
- HONEYSUCKLE (CM) 110
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- CHAMISA (CL) 128
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 119
1 Gal. 4sf
- NATURAL EDGE
- COMMERCIAL GRADE STEEL EDGING
- OVERSIZED GRAVEL + 17 BOULDERS

- ANNUALS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- S.F. BROWN C.FINES WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED

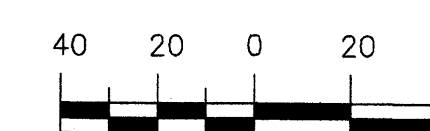
GRAVEL ACCENT DETAIL



The Hilltop
LANDSCAPE ARCHITECTS + CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

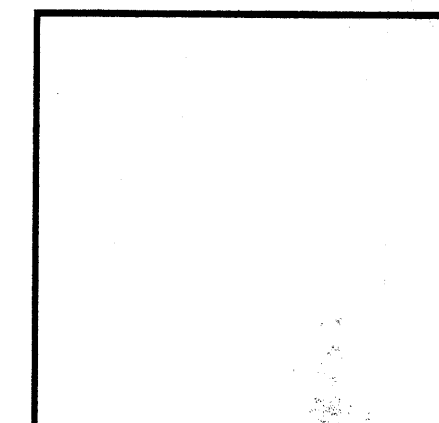
GRAPHIC SCALE



SCALE: 1"=40'

REV	DATE	BY	REVISION
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GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
TRACT 14 COTTONWOOD CROSSING
COORS BLVD. N.W.
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR

JOB NO.
JOB NO.

DRAWN BY:
SD

SHEET TITLE
LANDSCAPE PLAN

DATE:
10/10/03

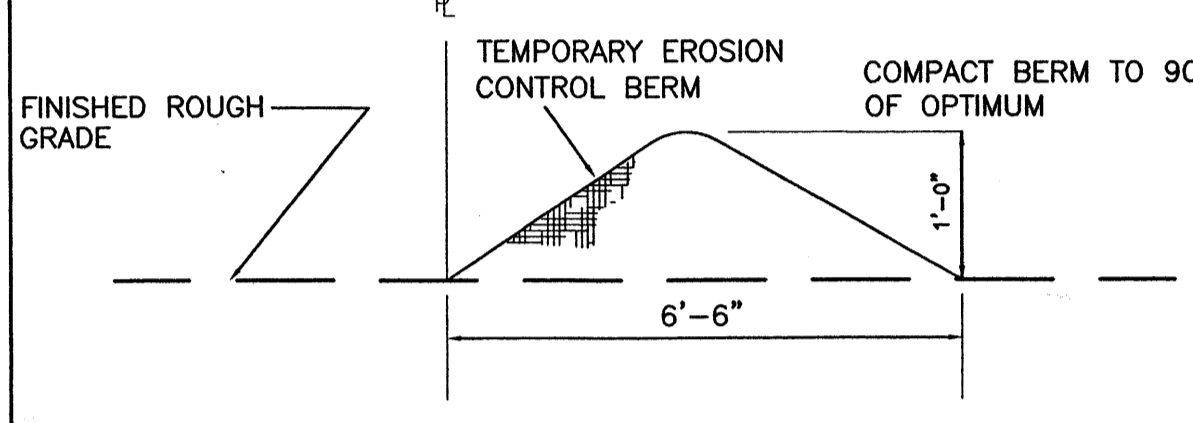
SCALE:
1"=40'

sheet:
L-1

of:
of

LEGEND

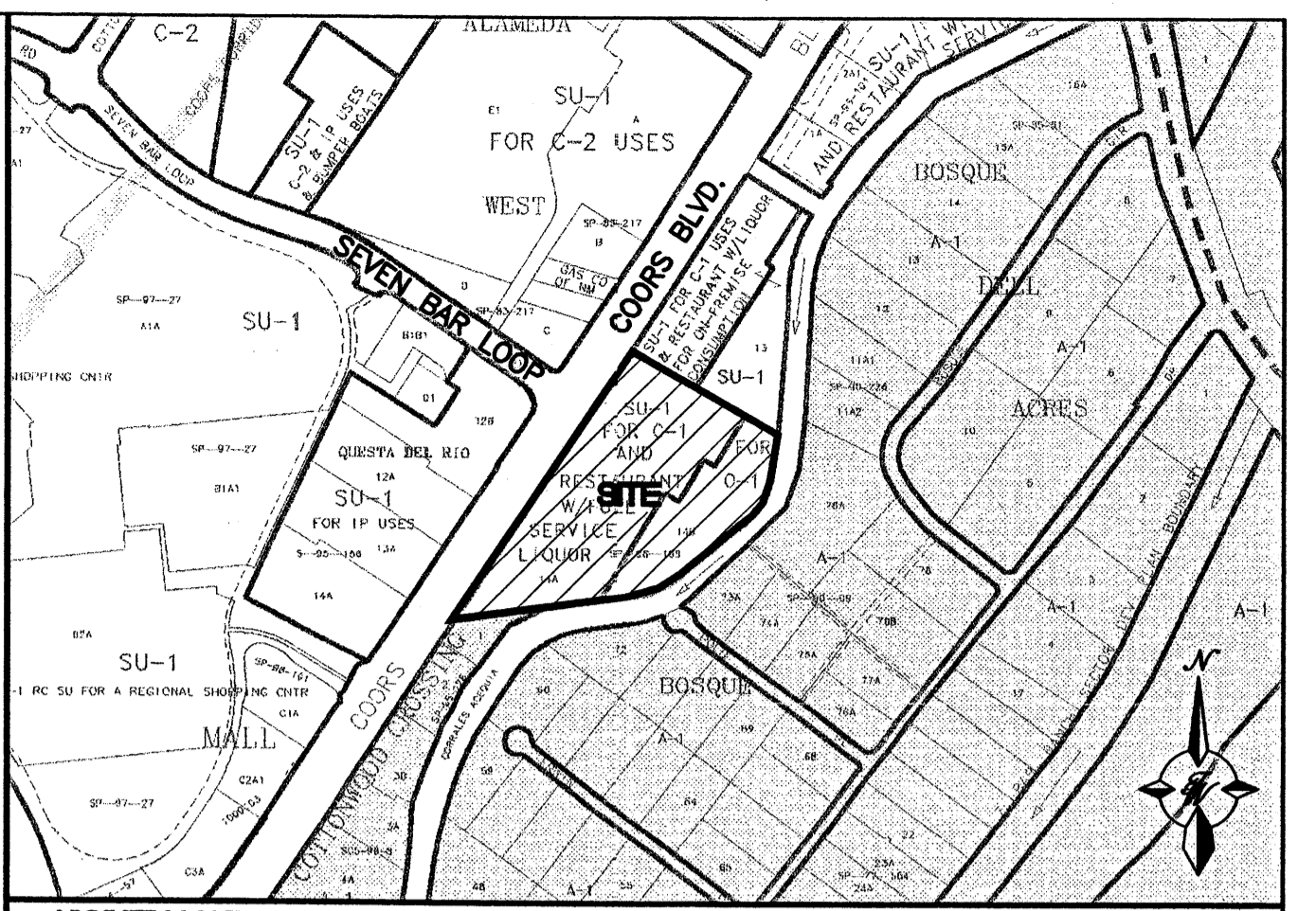
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED 12" LANDSCAPE DRAIN
- PROPOSED DOUBLE "C" WATER QUALITY INLET
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION



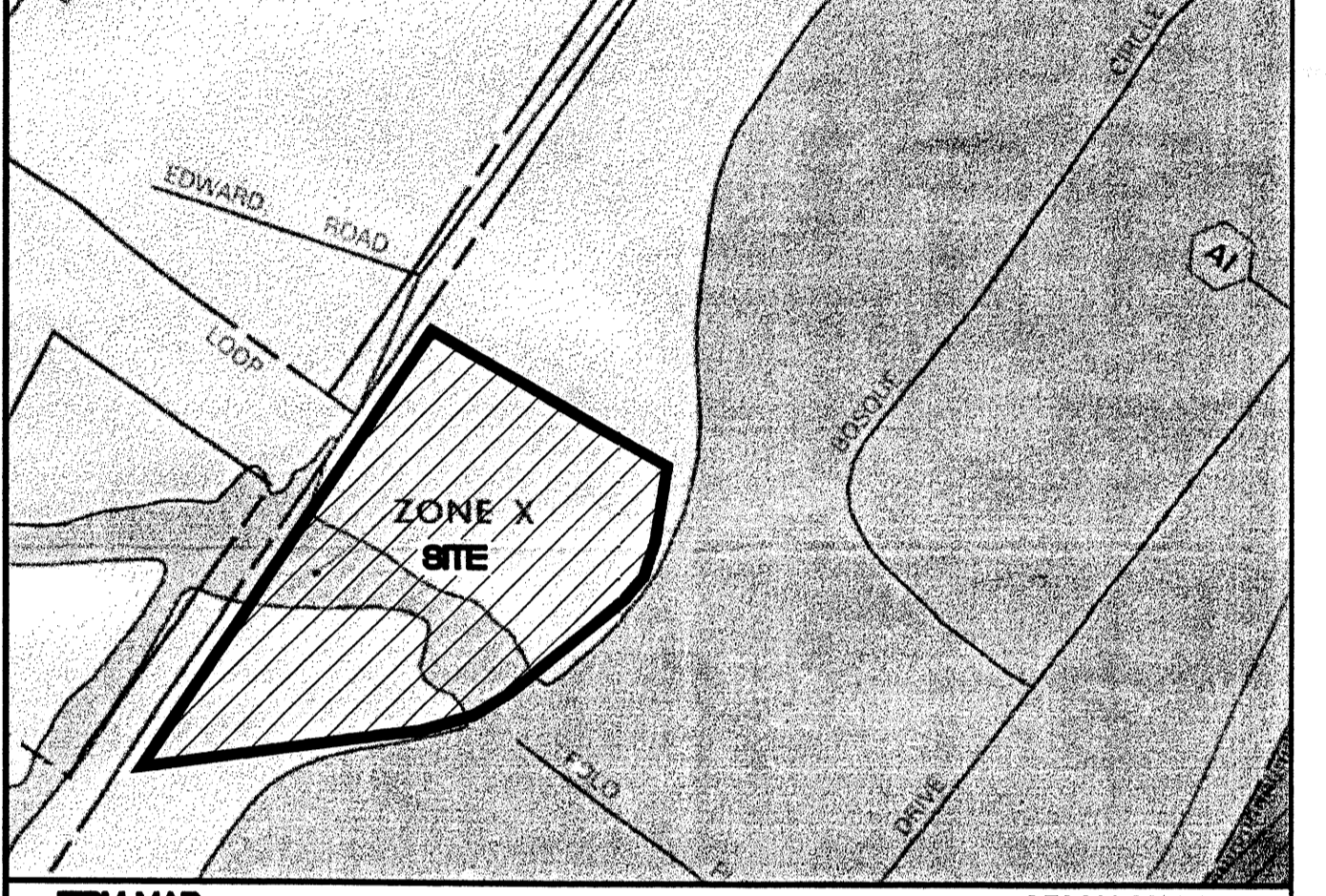
EROSION CONTROL BERM DETAIL
NTS

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION OF UTILITIES & OTHER IMPROVEMENTS.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

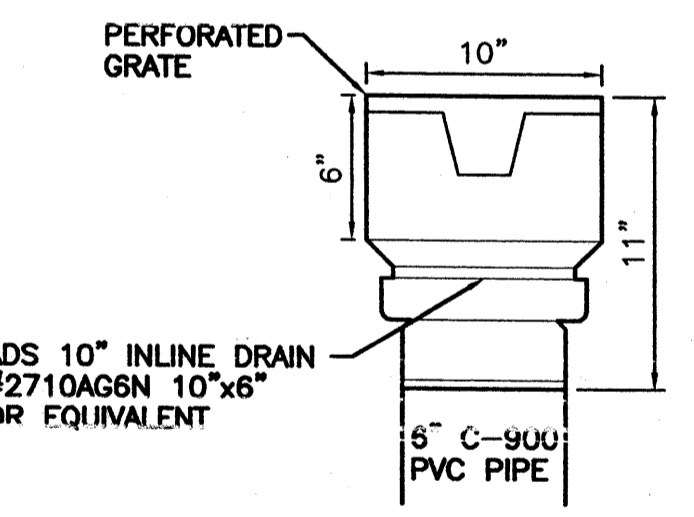


VICINITY MAP B-14-Z

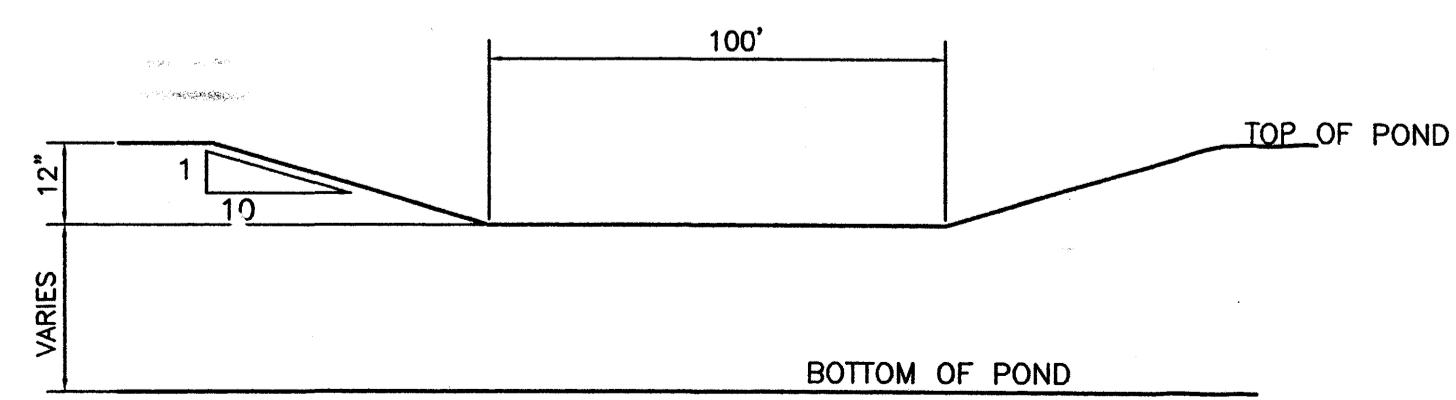


FORM MAP 3500C009 E

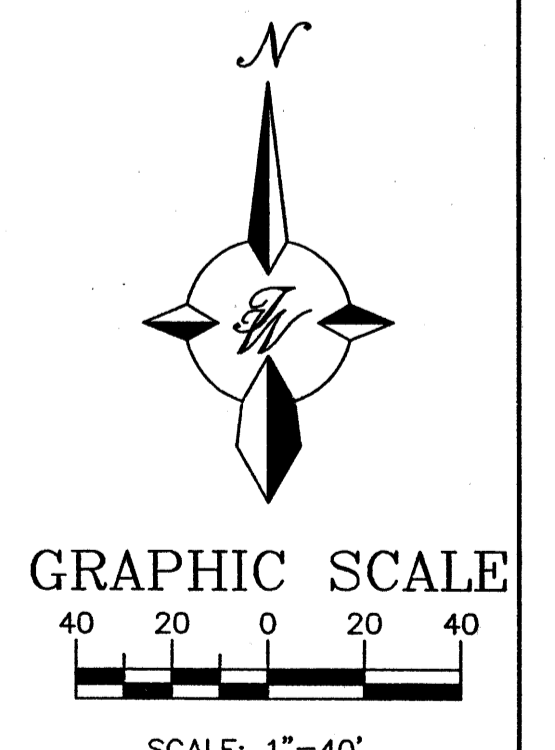
NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.



INLINE DRAIN DETAIL
NTS



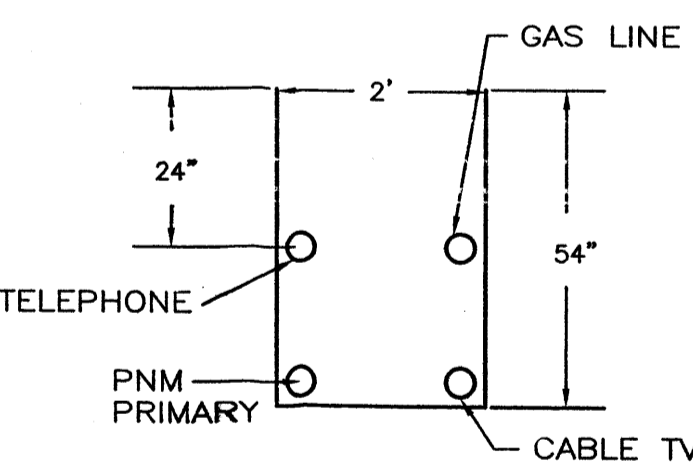
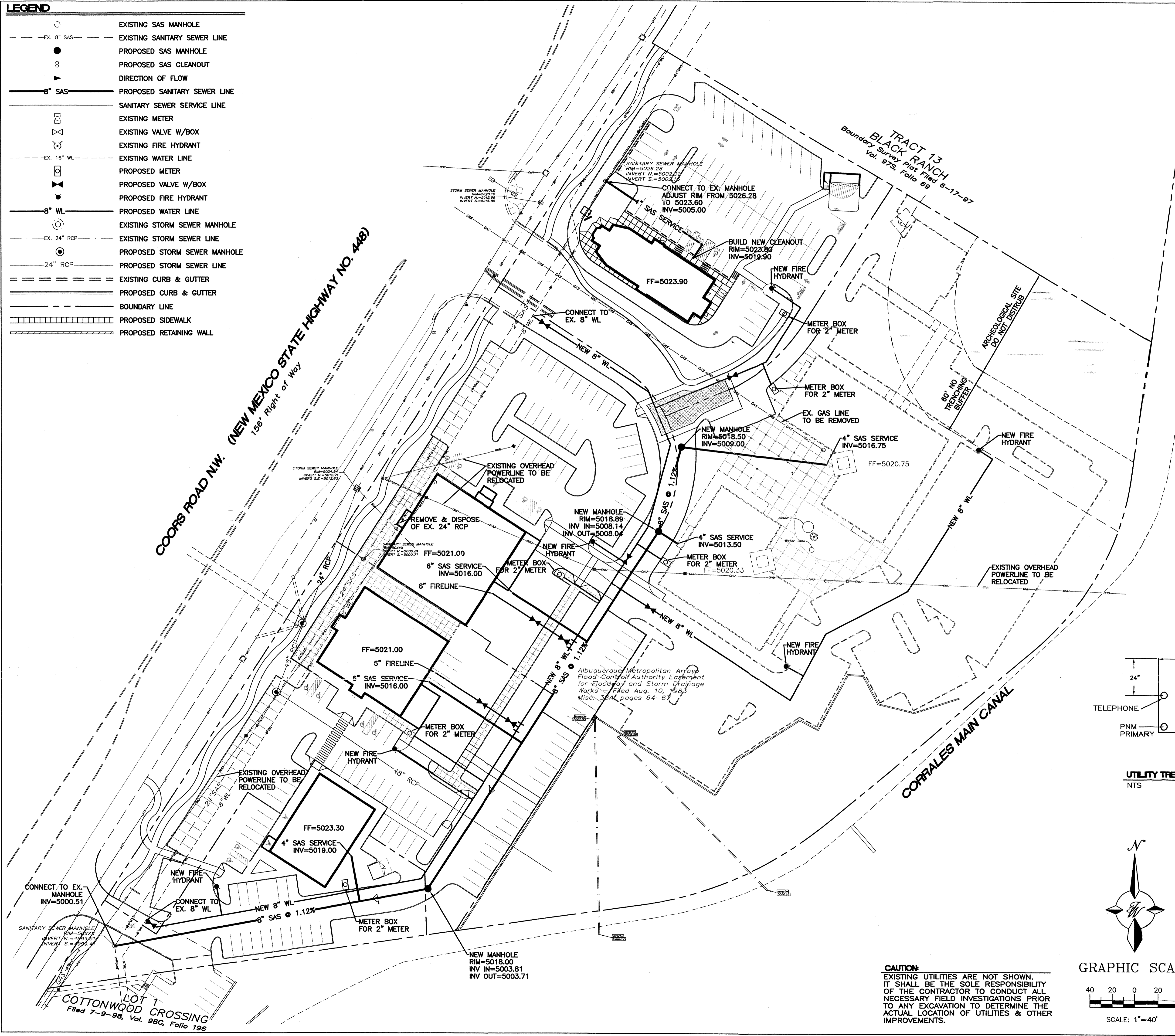
EMERGENCY SPILLWAY DETAIL
NTS



ENGINEER'S SEAL 	COTTONWOOD CROSSING PHASE 2 GRADING AND DRAINAGE PLAN	DRAWN BY JDN DATE 10-08-03 2297GRB-8-6-03
RONALD B. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C-1 JOB # 220097

LEGEND	
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL

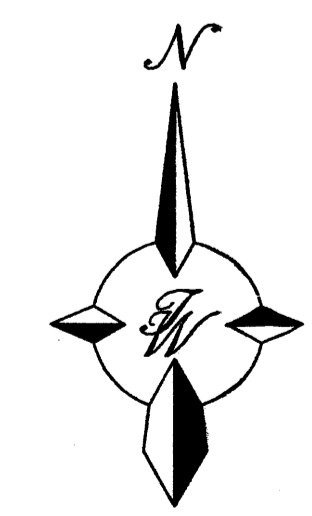
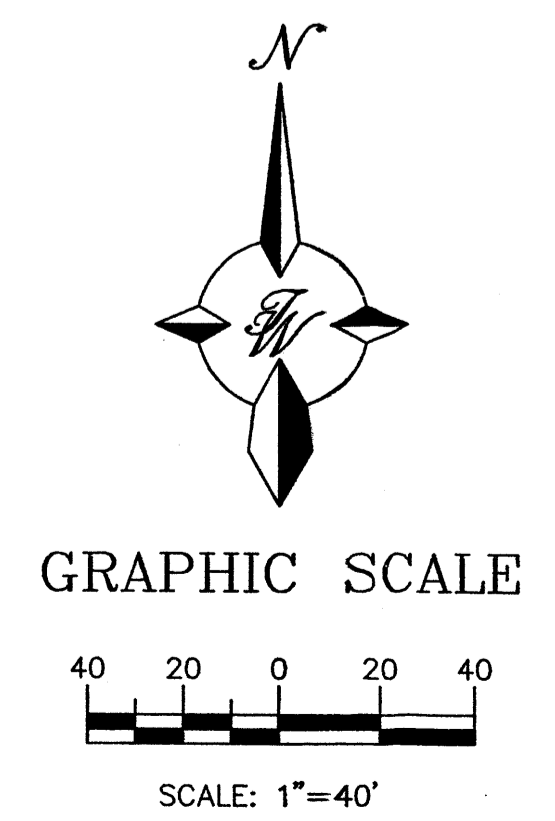
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING



UTILITY TRENCH DETAIL
NTS

- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

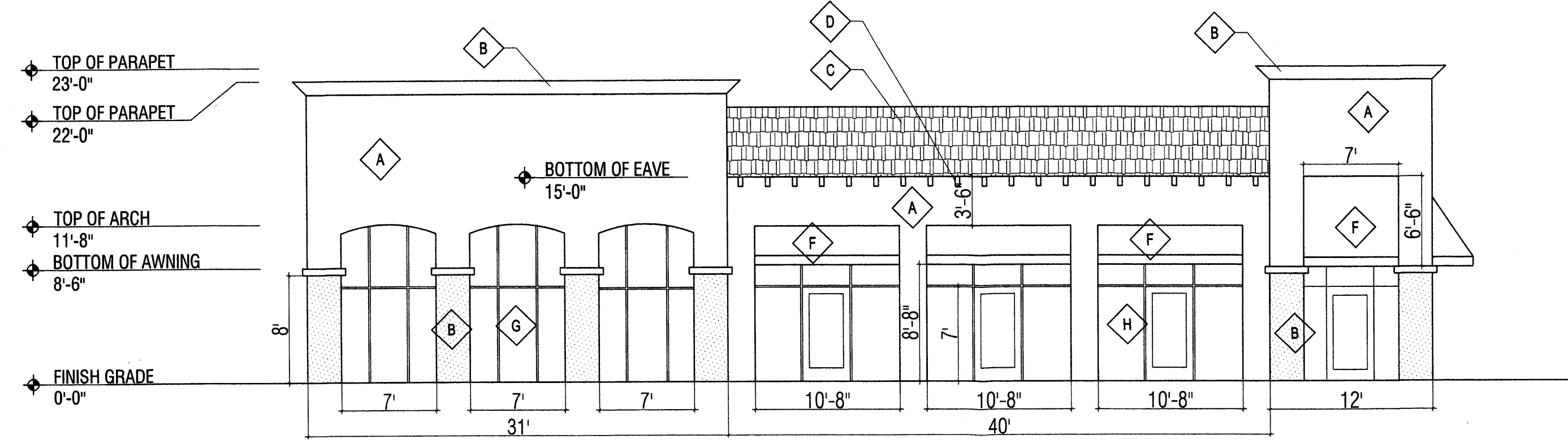


ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

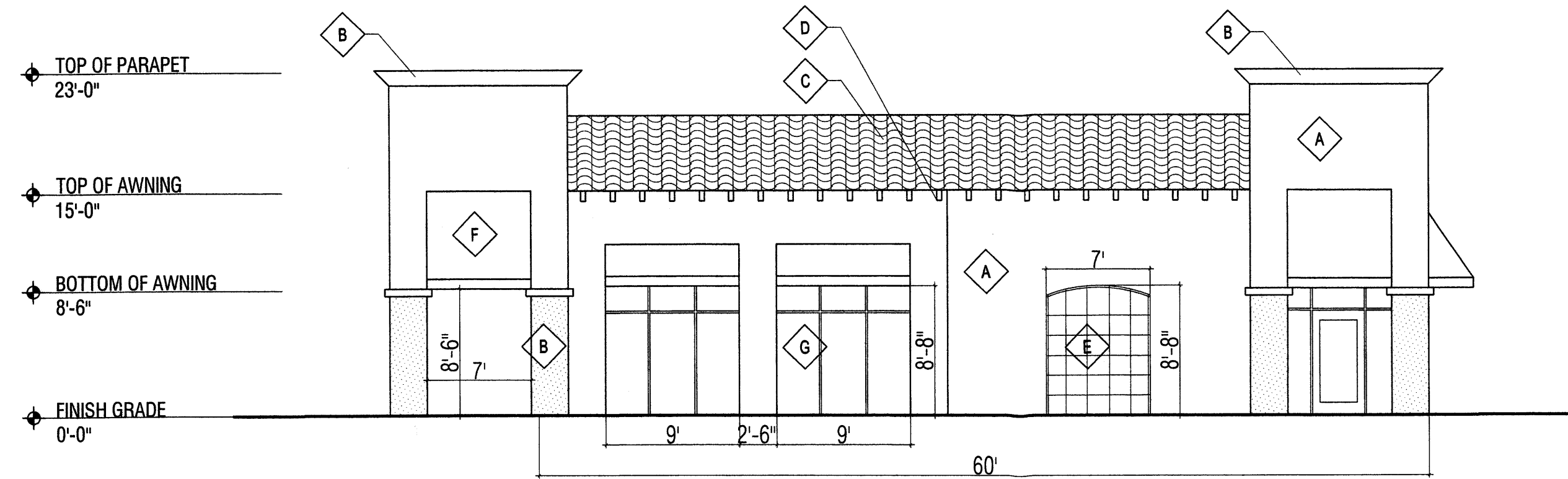
COTTONWOOD CROSSING PHASE 2 MASTER UTILITY PLAN	DRAWN BY JDN DATE 09-17-03 2297MUB-8-07-03
	SHEET # C-4 JOB # 220097

TIERRA WEST, LLC
 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100



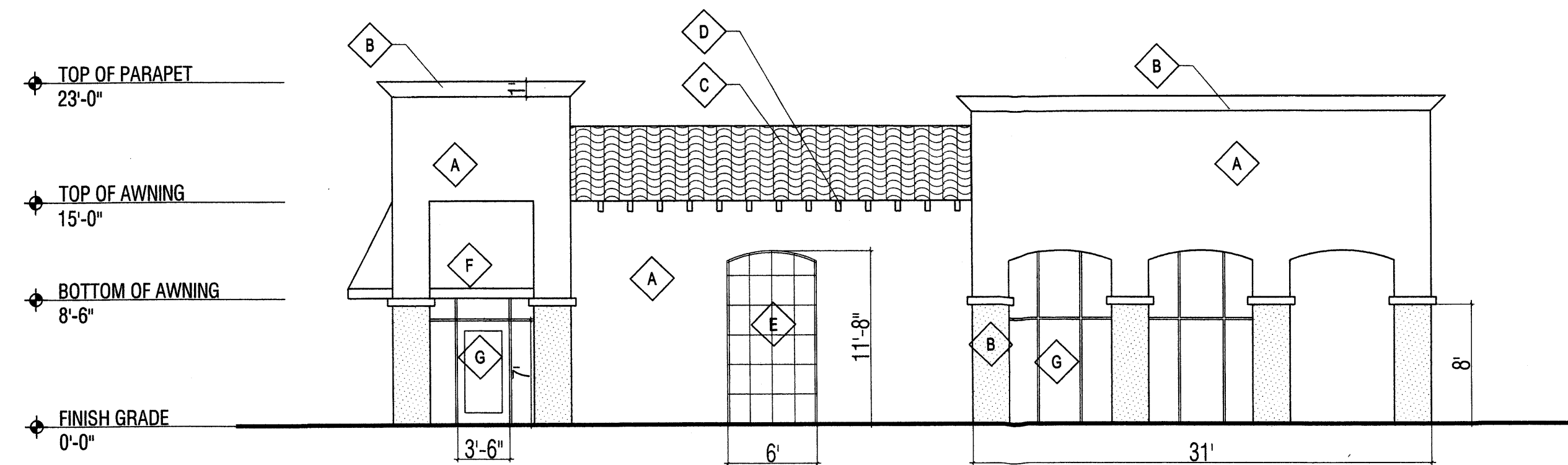
1 WEST ELEVATION

1/8"=1'-0"



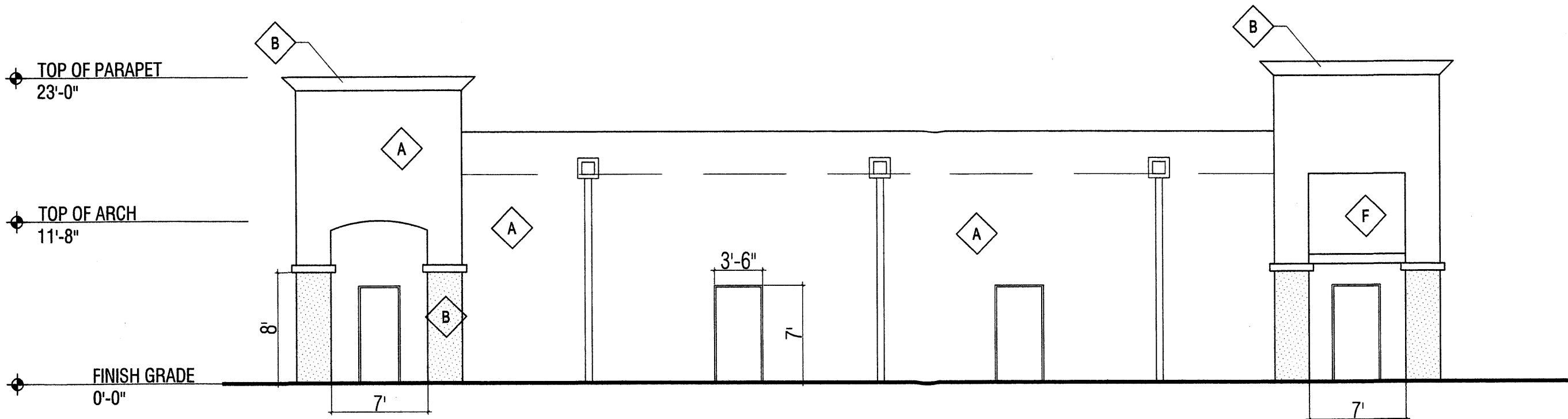
2 SOUTH ELEVATION

1/8"=1'-0"



3 NORTH ELEVATION

1/8"=1'-0"

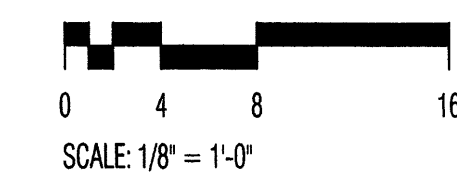


4 EAST ELEVATION

1/8"=1'-0"

LEGEND TO MATERIALS AND COLORS			
	STUCCO COCONUT GROVE SW 2428 (LIGHT TAN OR BEIGE)		FABRIC AWING COLOR TO MATCH 2048 (DARK TAN)
	STUCCO DARK COLOR WESTERN RESERVE BIEGE SW2052 (TAN)		ALUM STOREFRONT WINDOWS TINTED GLASS
	ROOF TILE - MONIER DESERT DRIFTWOOD 16650 (mixture of light browns and reds)		
	WOOD VIGAS PAINTED TO MATCH TIMBERIDGE SW 2048 (DARK TAN)		
	1"x1" METAL GRID ATTACHED TO WALL PAINTED TO MATCH SW TIMBERIDGE SW 2048 (DARK TAN)		

SHOPS BUILDING
ELEVATIONS



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

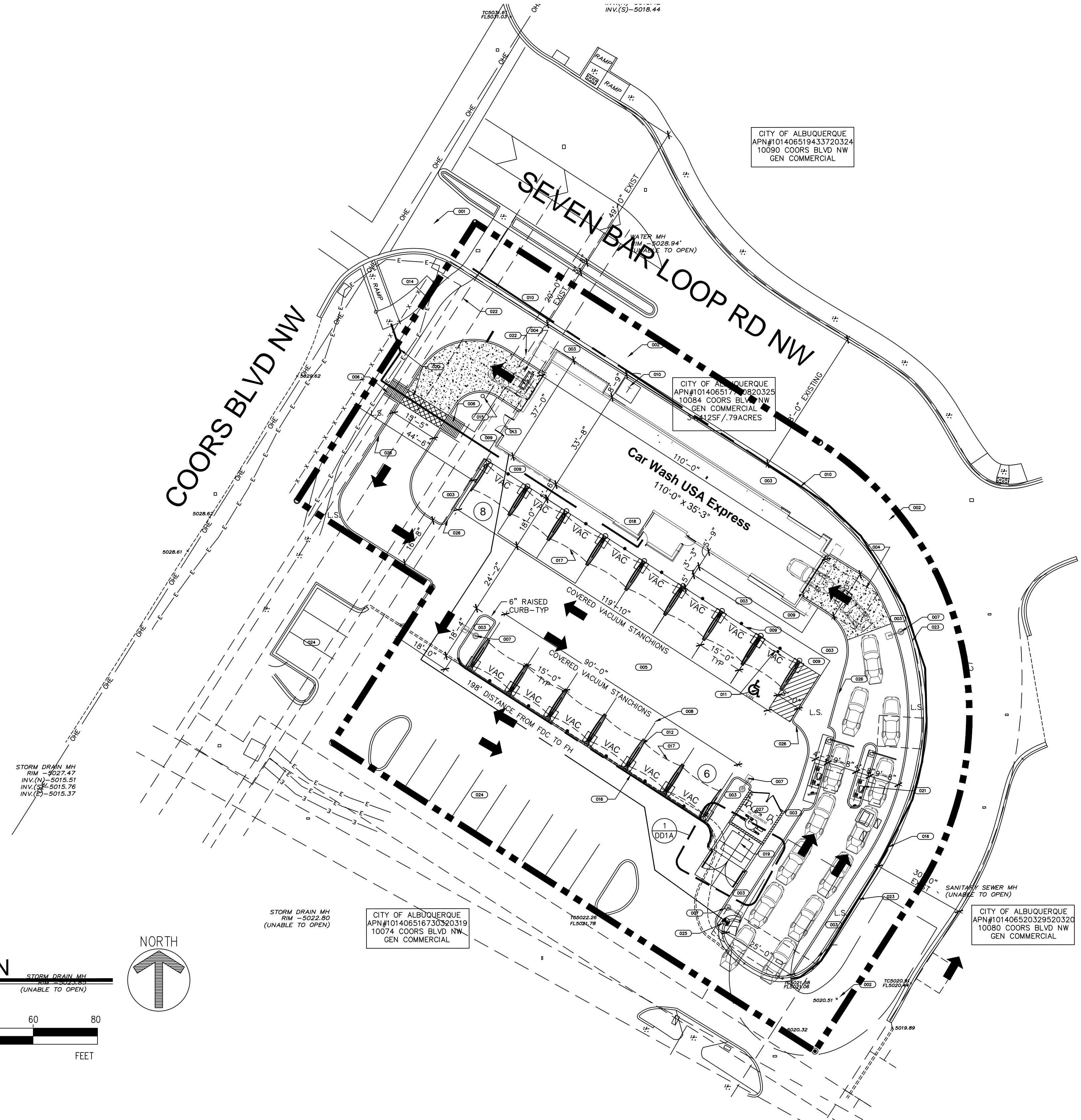
GEORGE RAINHART ARCHITECT AND ASSOCIATES P
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
COTTONWOOD CROSSING PHASE 2
 COLORS AND SECTIONS BAR LOOP
 ALBUQUERQUE NEW MEXICO

PROJECT MANAGER
 JOB NO. 0309
 DRAWN BY.
 CS
 SHEET TITLE
BUILDING ELEVATIONS

DATE
 6/30/03
 SCALE
 1/8"=1'-0"
 sheet-
A2
 of-

SITE PLAN – EPC MAJOR AMENDMENT/
VARIANCE - EPC



SHEET KEYED NOTES

001	EXISTING CURB CUT TO REMAIN
002	EXISTING ON-SITE ACCESS TO REMAIN
003	NEW PROPOSED LANDSCAPE - SEE LANDSCAPE DWGS
004	NEW CONCRETE PAVEMENT
005	NEW ASPHALT PAVEMENT
006	NEW SIDEWALK RAMP
007	NEW SITE LIGHTING - SEE DTL 10/DD1A
008	4" WIDE WHITE STRIPING AT PARKING SPACES & DRIVE LANES.
009	ZERO EDGE CONCRETE WALK/CONCRETE SIDEWALK
010	PROPOSED TRANSFORMER. FINAL LOCATION BY POWER CO
011	ACCESSIBLE PARKING SIGNS PER LOCAL CITY/DTL 8/9/DD1A
012	PROPOSED VACUUM STANCHIONS
013	S.E.S. LOCATION.
014	MONUMENT SIGN - UNDER SEPARATE PERMIT.
015	18" SQUARE CONCRETE PAD FOR "STOP & GO" SIGN.
016	RED PAINTED CURB - "NO PARKING - FIRE LANE".
017	FABRIC CANOPY AWNING DTL 13/DD1A
018	UNISEX RESTROOM.
019	REFUSE ENCLOSURE SEE DETAIL 1/DD1A
020	ACCESSIBLE PATH/PEDESTRIAN PATHWAY 11/DD1A
021	PAY-POINT CANOPIES - TYP OF 2-DTL 13/DD1A
022	EXISTING UTILITY EASEMENTS
023	EXISTING CURBING TO REMAIN
024	EXISTING PARKING TO REMAIN
025	EXISTING FIRE HYDRANT TO BE RELOCATED. SEE CIVIL
026	NEW 6" RAISED CURBING - SEE CIVIL
027	VACUUM ENCLOSURE

PROJECT DATA

PROJECT NAME:	TAKE 5 CAR WASH FACILITY 10084 COORS BLVD NW ALBUQUERQUE, NEW MEXICO
EXISTING USE:	VACANT
PROPOSED USE:	EXPRESS CAR WASH
OWNER:	JB HOLDING LLC 10416 MORNING STAR DR NE ALBUQUERQUE, NM 87111-7539
DEVELOPER:	DRIVEN BRANDS 440 S. CHURCH ST #700 CHARLOTTE, NC 28202 CONTACT: LISA WHITE (980) 259-0701
ARCHITECT:	M3 DESIGN 2308 N 7TH AVE PHOENIX, ARIZONA 85007 (480) 528-3136 CONTACT: JESSE MACIAS

SITE DATA

SITE NET AREA:	34,412.4 S.F. / 0.79 AC.															
APN #:	10140651730820325															
GENERAL PLAN DESIGNATION:	COMMERCIAL															
ZONING:	MX-L MIXED USE LOW INTENSITY															
BUILDING FOOTPRINT:	3,400 S.F.															
BUILDING COVERAGE:	3,400 S.F. / 34,412.4 S.F. = 39.9%															
BUILDING HEIGHT:	MAXIMUM: 38'-0" PROVIDED: ±32'-0"															
LANDSCAPE:	5,435 S.F. / 34,412.4 S.F. = 15.9%															
IMPERVIOUS COVERAGE:	25,577.4 S.F. / 34,412.4 S.F. = 74.3%															
SETBACKS:	<table border="1"> <tr><th>SETBACKS</th><th>REQD.</th><th>PROVIDED</th></tr> <tr><td>STREET FRONT (WEST)</td><td>35'</td><td>44'-6"</td></tr> <tr><td>STREET SIDE (EAST)</td><td>0'</td><td>60'-2"</td></tr> <tr><td>SIDE (WEST)</td><td>0'</td><td>102'-3"</td></tr> <tr><td>REAR (SOUTH)</td><td>0'</td><td>90'-4"</td></tr> </table>	SETBACKS	REQD.	PROVIDED	STREET FRONT (WEST)	35'	44'-6"	STREET SIDE (EAST)	0'	60'-2"	SIDE (WEST)	0'	102'-3"	REAR (SOUTH)	0'	90'-4"
SETBACKS	REQD.	PROVIDED														
STREET FRONT (WEST)	35'	44'-6"														
STREET SIDE (EAST)	0'	60'-2"														
SIDE (WEST)	0'	102'-3"														
REAR (SOUTH)	0'	90'-4"														
TYPE OF CONSTRUCTION:	VB															
OCCUPANCY TYPE:	B (BUSINESS)															
PARKING:	<p>REQUIRED: (2) SPACE PER 1000 GFA RETAIL/OFFICE/WAITING AREA</p> <p>TOTAL S.F. OF OFFICE SPACE/WAITING AREA: 3359F/1000X2 = 1 SPACES</p> <p>TOTAL REQUIRED: 1 SPACES</p> <p>PARKING PROVIDED: ACCESSIBLE PARKING SPACES: 1 SPACES STANDARD PARKING SPACES: 13 SPACES TOTAL PROVIDED: 14 SPACES</p>															

PROJECT DESCRIPTION

NEW 3,400SF EXPRESS CAR WASH FACILITY WITH 14 SPACES ON EXISTING COMMERCIAL ZONED VACANT PARCEL WITH EXISTING CURB CUT ACCESS POINTS. PROPOSING NEW ON-SITE CIRCULATION, LANDSCAPE

LEGAL DESCRIPTION

LOT NUMBERED TWO-C (2-C) OF COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 1, 2004 IN PLAT BOOK 2004C, PAGE 201

GENERAL SHEET NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE/ABCWUA SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS

APPROVAL STAMPS

PROJECT NUMBER: PR-2021-005816

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

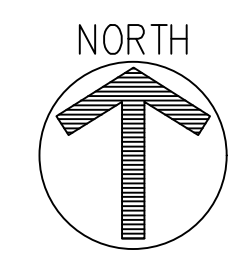
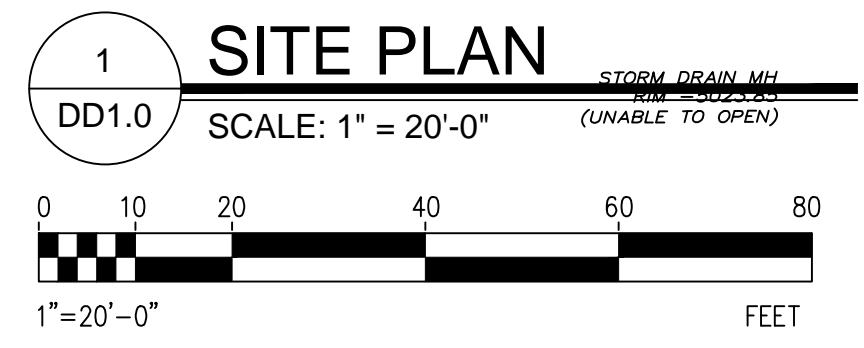
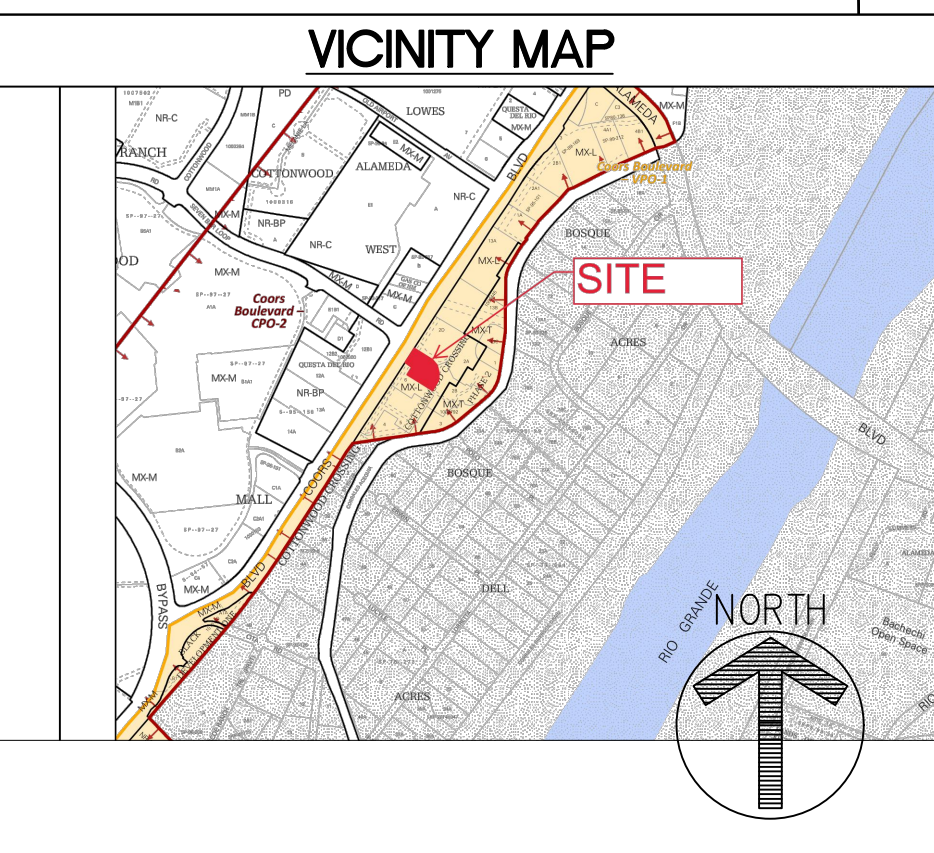
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

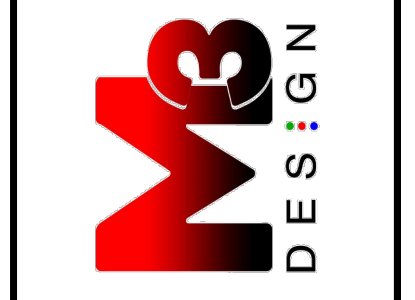
Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

*Environmental Health, if necessary

2/6/16

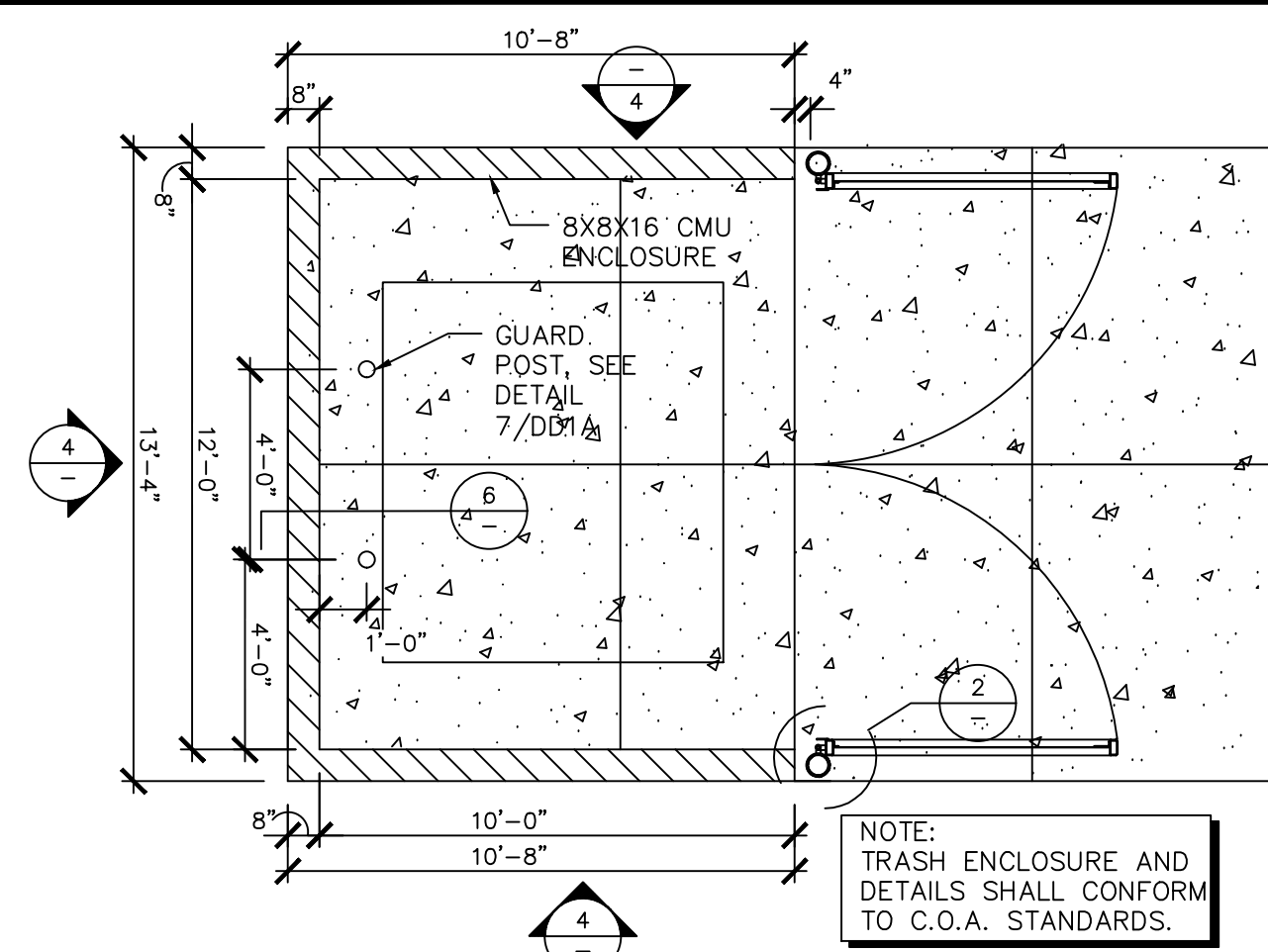


2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

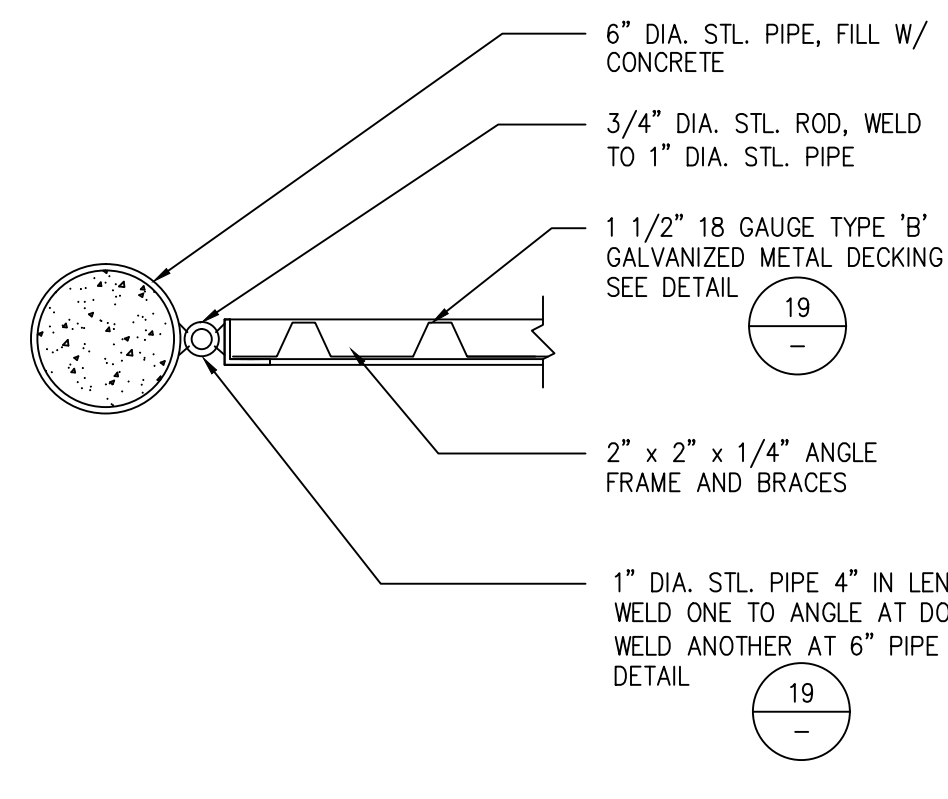


TAKE 5 CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM
SITE PLAN

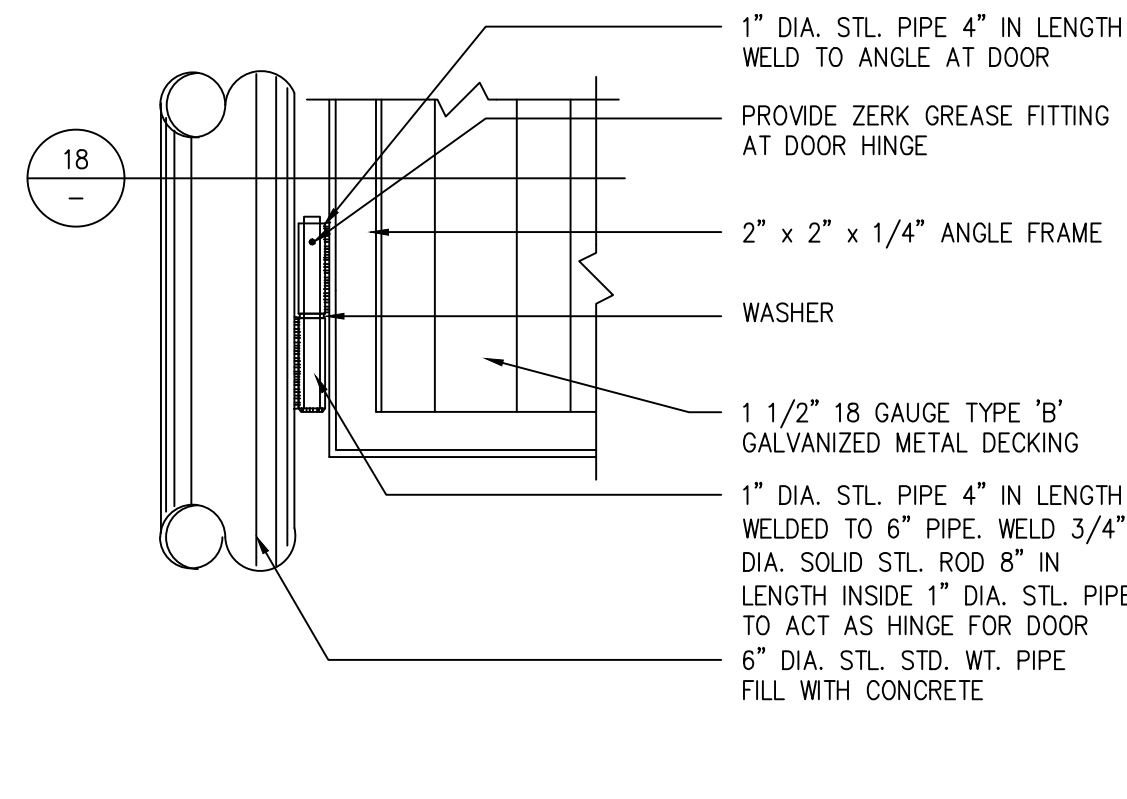
DATE: 2021-05-04
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CWU20001.0
SHEET: DD1
REV:



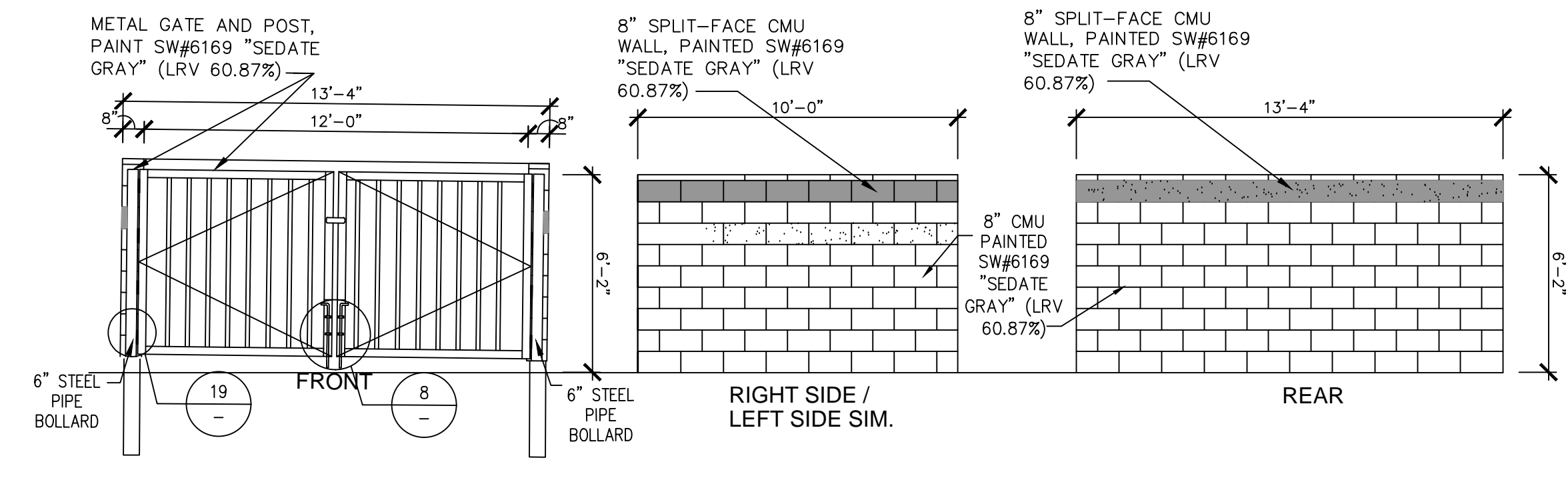
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



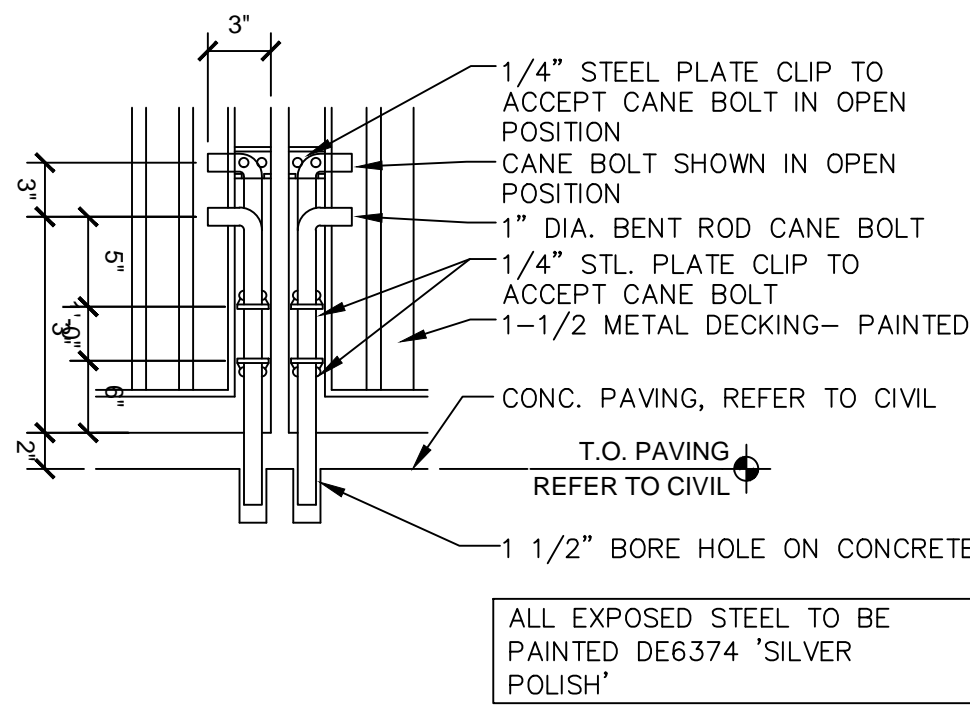
2 HINGE AT TRASH ENCLOSURE
SCALE: 1-1/2" = 1'-0"



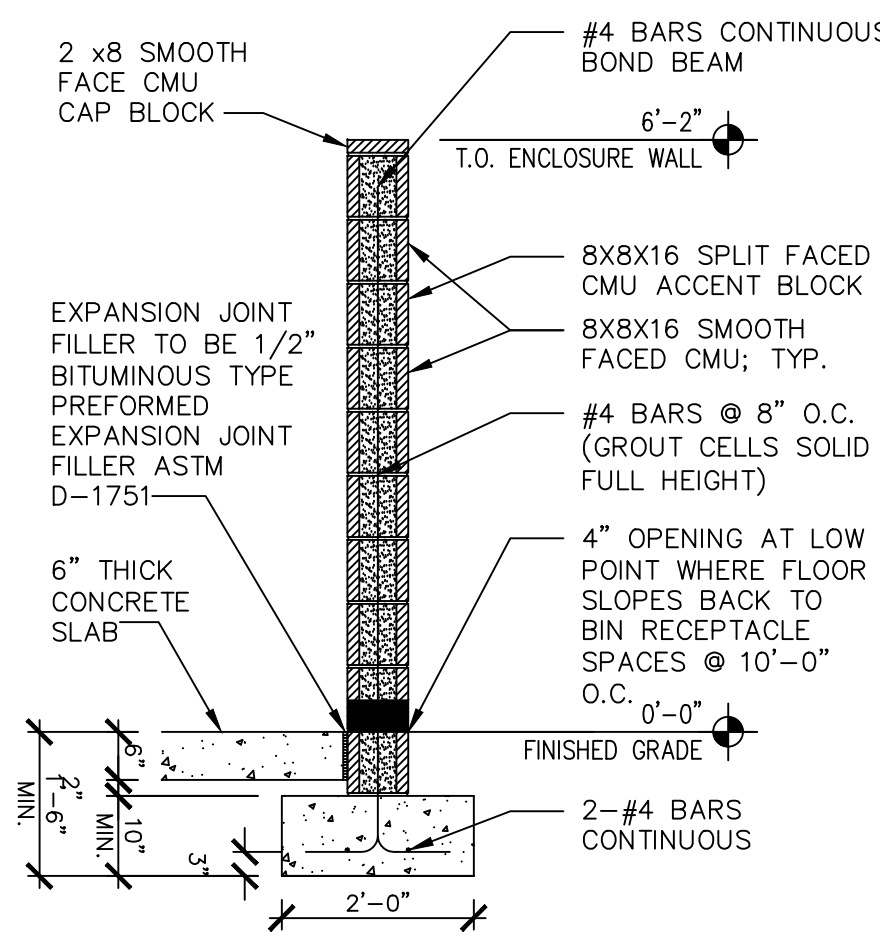
3 JAMB AT TRASH ENCLOSURE
SCALE: 1-1/2" = 1'-0"



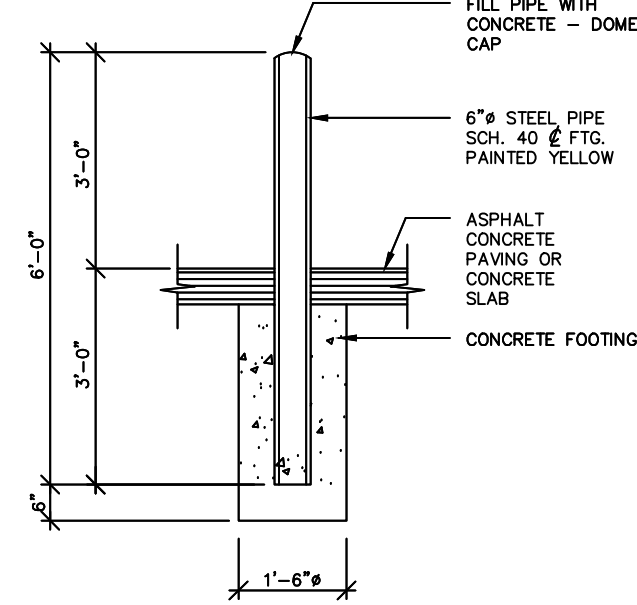
4 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



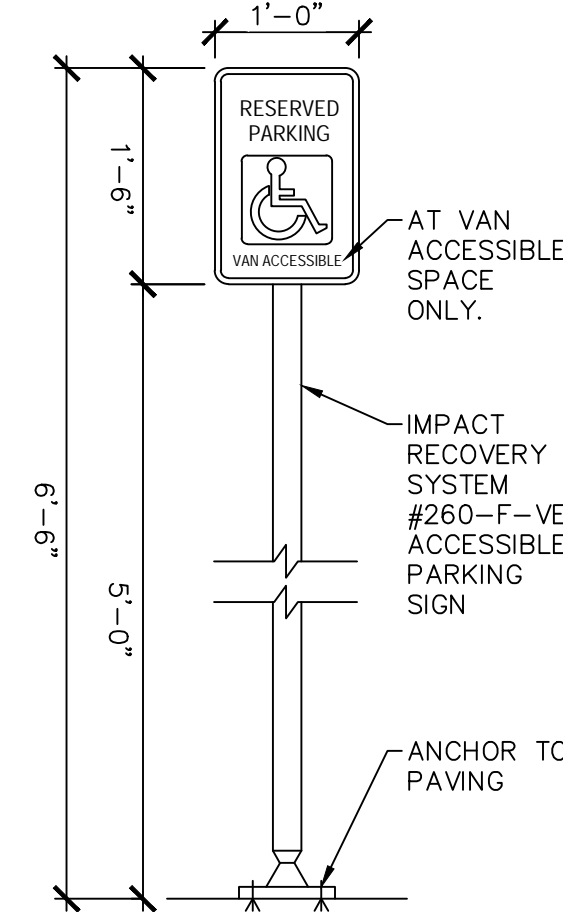
5 CANE BOLT DETAIL
SCALE: 1 1/2" = 1'-0"



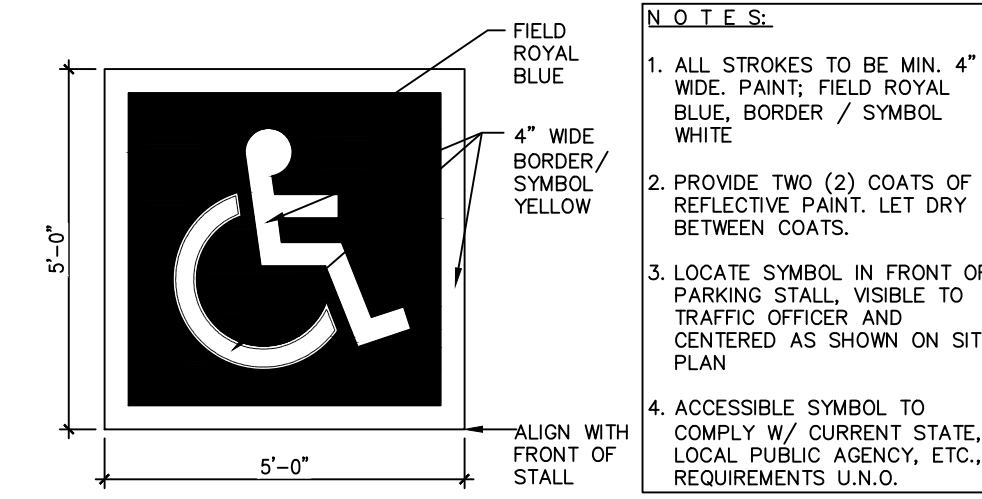
6 TRASH ENCL SECTION
SCALE: 1/2" = 1'-0"



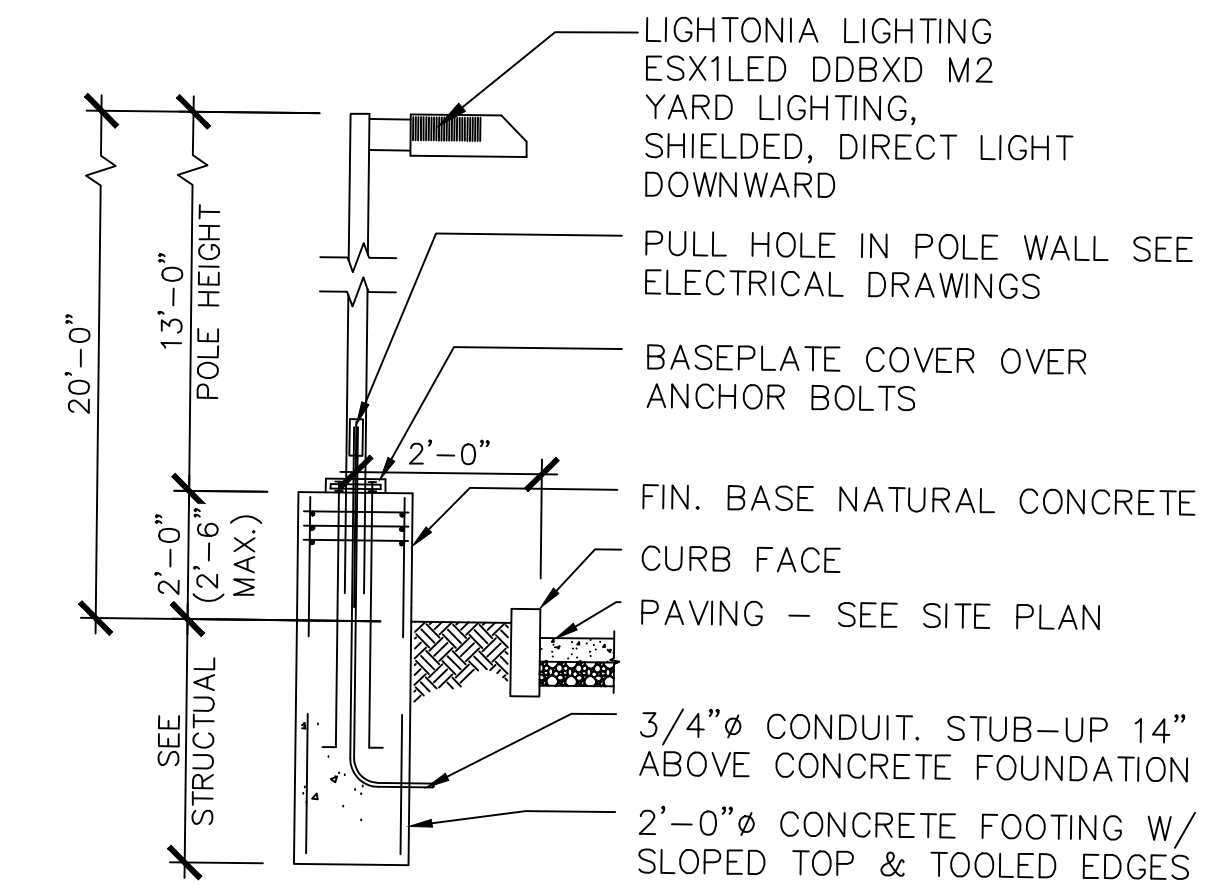
7 GUARD POST DETAIL
SCALE: 1/2" = 1'-0"



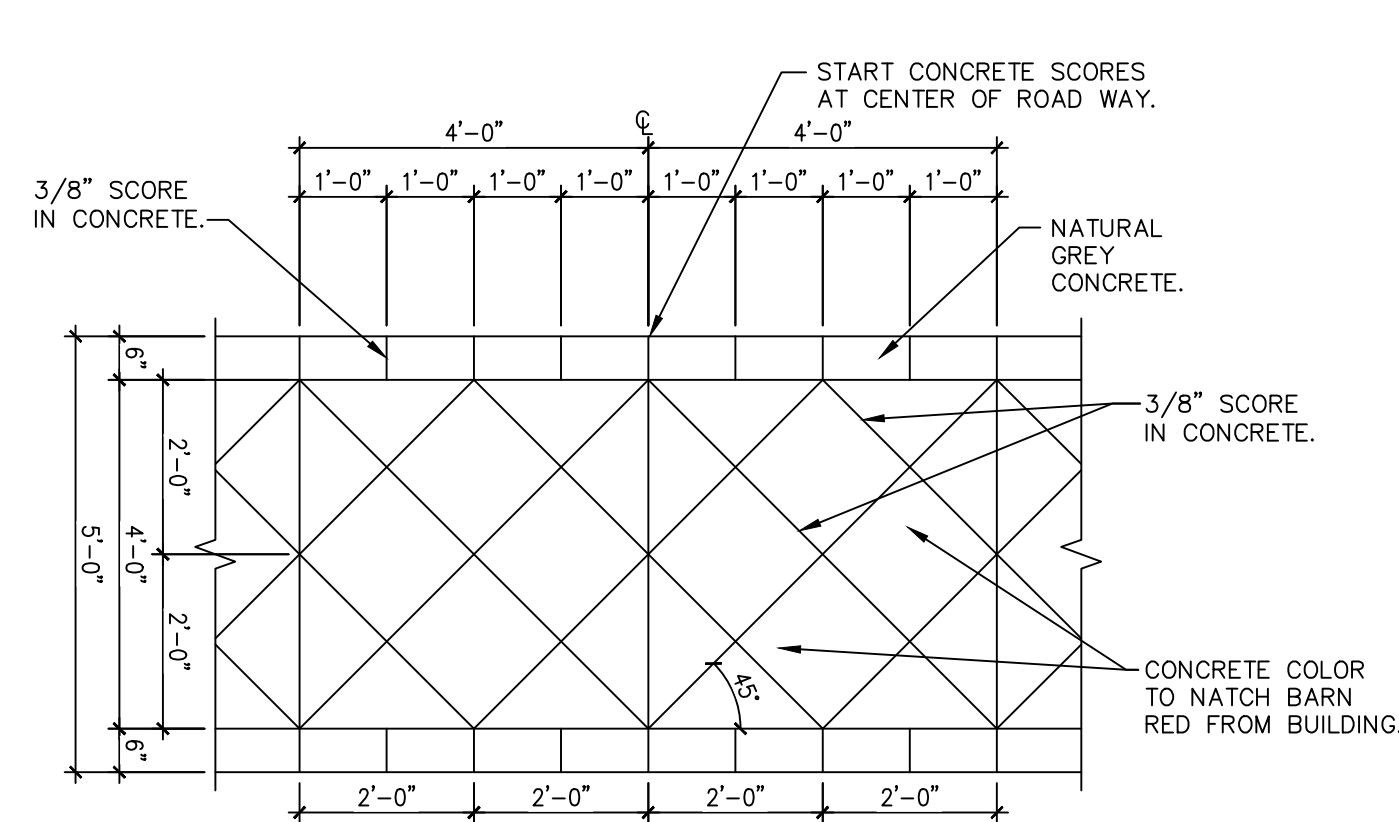
8 ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



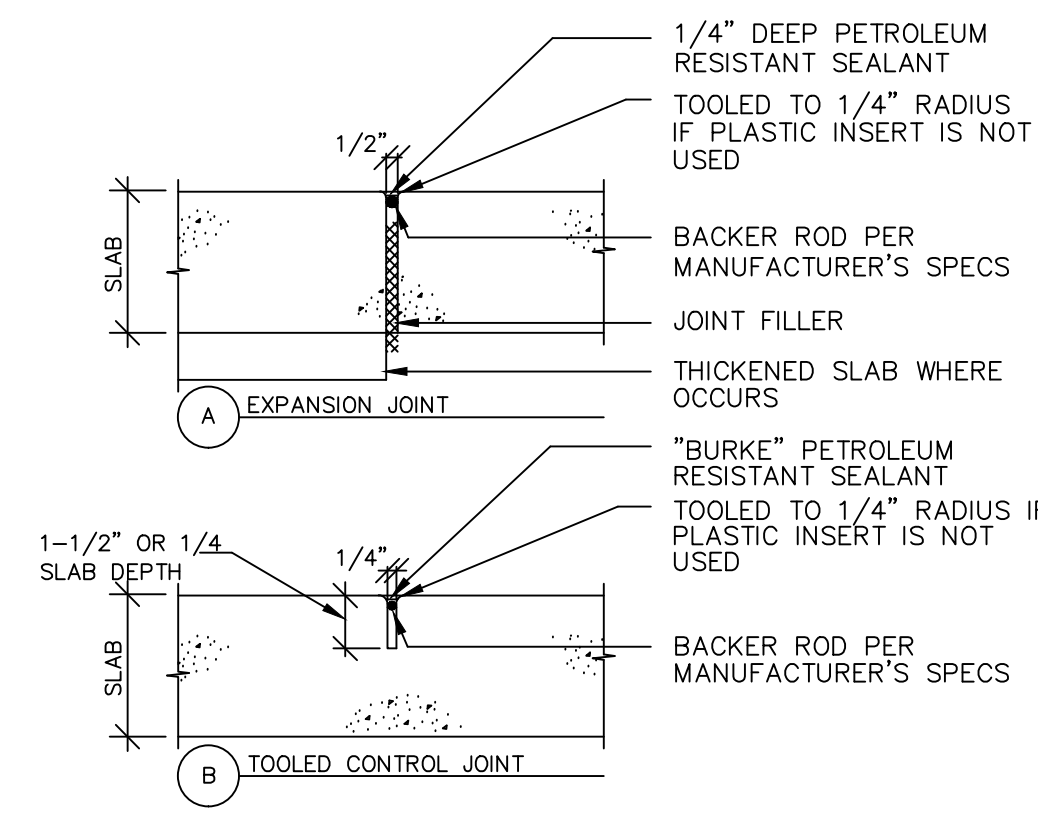
9 ACCESSIBLE PARKING SYMBOL
SCALE: 1/2" = 1'-0"



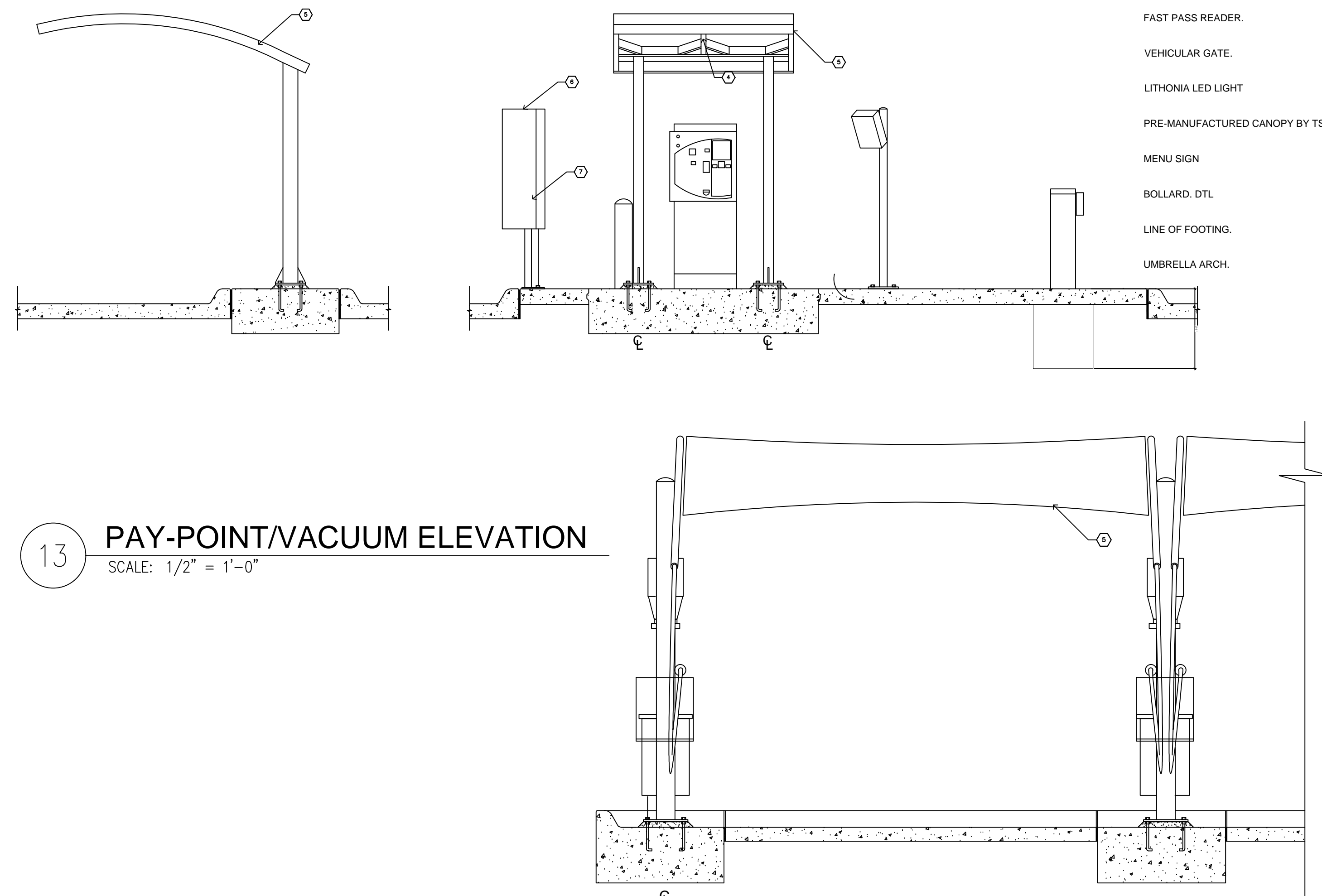
10 SITE LIGHT
SCALE: 3/8" = 1'-0"



11 PEDESTRIAN CROSSING
SCALE: 3/4" = 1'-0"



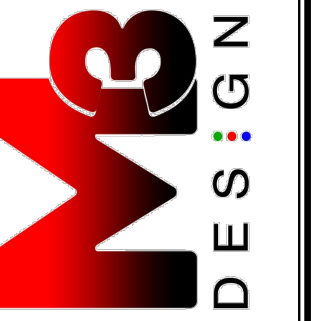
12 CONCRETE DETAILS
SCALE: 1/2" = 1'-0"



13 PAY-POINT/VACUUM ELEVATION
SCALE: 1/2" = 1'-0"

KEYNOTES

- XPT PAY KIOSK, ON 6" CURB
- FAST PASS READER.
- VEHICULAR GATE.
- LITHONIA LED LIGHT
- PRE-MANUFACTURED CANOPY BY TSS
- MENU SIGN
- BOLLARD, DTL.
- LINE OF FOOTING.
- UMBRELLA ARCH.



11-7-21
NOT FOR CONSTRUCTION

PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
3	(Symbol)	CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
3	(Symbol)	FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
3	(Symbol)	FRAXINUS OXYCARPA 'RAYWOOD' (M) RAYWOOD ASH	2" CAL. B&B	12' MIN HT. 30' HT X 25' SPR.
8	(Symbol)	JUNIPERUS SCOP. 'SKYROCKET' (M) SKYROCKET JUNIPER	15 GAL	6' MIN HT. 12' HT X 6' SPR.

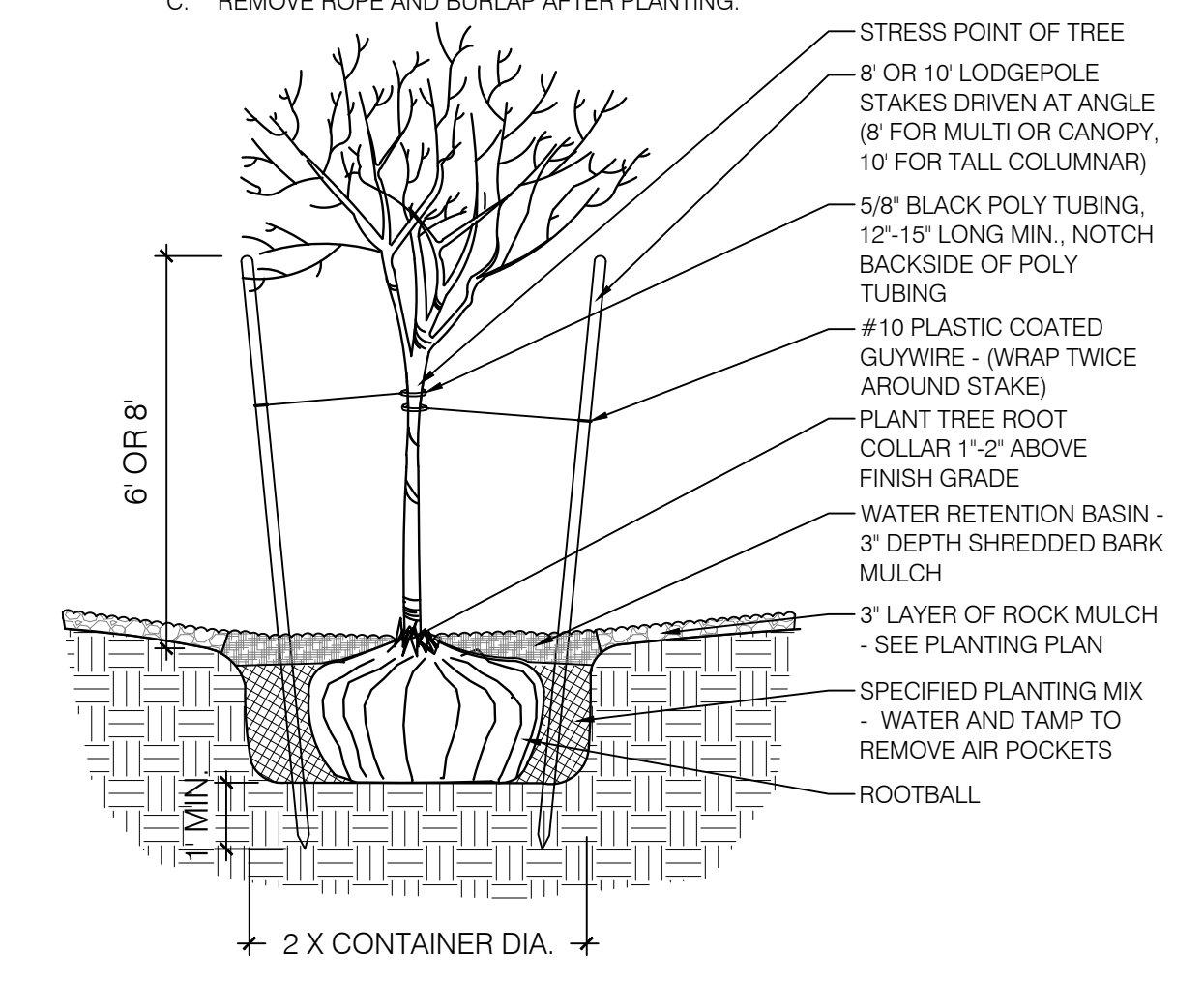
SHRUBS/GROUNDCOVERS				
37	(Symbol)	CALAMOGROSTIS A. 'KARL FOERSTER' (RW) KARL FOERSTER FEATHER REED GRASS	5-GAL.	3 HT. X 3' SPR.
1	(Symbol)	BUDDLEIA DAVIDI (M) COMMON BUTTERFLY BUSH	5-GAL.	5 HT. X 5' SPR.
5	(Symbol)	DASYLIRION WHEELERI (L) BLUE SOTOL	5-GAL.	3 HT. X 3' SPR.
1	(Symbol)	OPUNTIA ENGLERMANNI (RW) ENGELMANN'S PRICKLY PEAR	5-GAL.	3 HT. X 6' SPR.
9	(Symbol)	FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL.	4 HT. X 4' SPR.
22	(Symbol)	JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL.	9' HT. X 6' SPR.
14	(Symbol)	PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL.	2 HT. X 2' SPR.
6	(Symbol)	PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL.	2 HT. X 2' SPR.
4	(Symbol)	PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	8 HT. X 8' SPR.
9	(Symbol)	RHAPHIOLEPIS INDICA 'PINKIE' (M) INDIAN HAWTHORN	5-GAL.	3 HT. X 4' SPR.
4	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL.	18' HT. X 7' SPR.
8	(Symbol)	SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL.	3 HT. X 4' SPR.

LANDSCAPE BOULDERS AND GRAVEL MULCH	
13	(Symbol) MOSS ROCK BOULDERS (MIN. 27CF)
1,821 SF	(Symbol) 1" MOUNTAINAIR BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNERS REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTORS CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNERS REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNERS REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- MAINTENANCE OF ALL PLANTING, INCLUDING THOSE WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY VEGETATION THAT DIES SHALL BE REPLACED BY THE PROPERTY OWNER.

- NOTES:
- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 - THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 - REMOVE ROPE AND BURLAP AFTER PLANTING.



GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (79 AC.):	34,412 SF
BUILDING AREA:	- 3,400 SF
NET AREA:	31,012 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,652 SF
PROVIDED LANDSCAPE AREA: 5,435 SF (16%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	4,076 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	7,520 SF (84%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	1,019 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE	1,588 SF (55%)

LANDSCAPE TURF
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

NO TURF IS PROVIDED ON THIS SITE

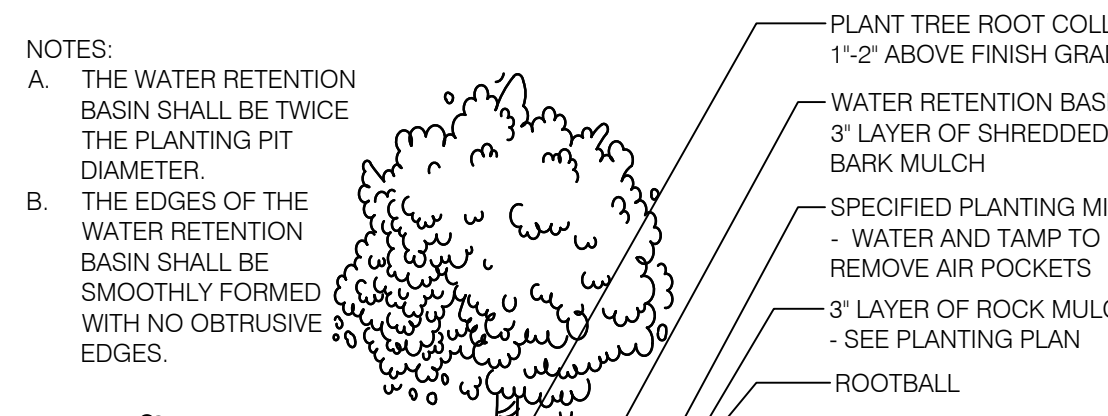
PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

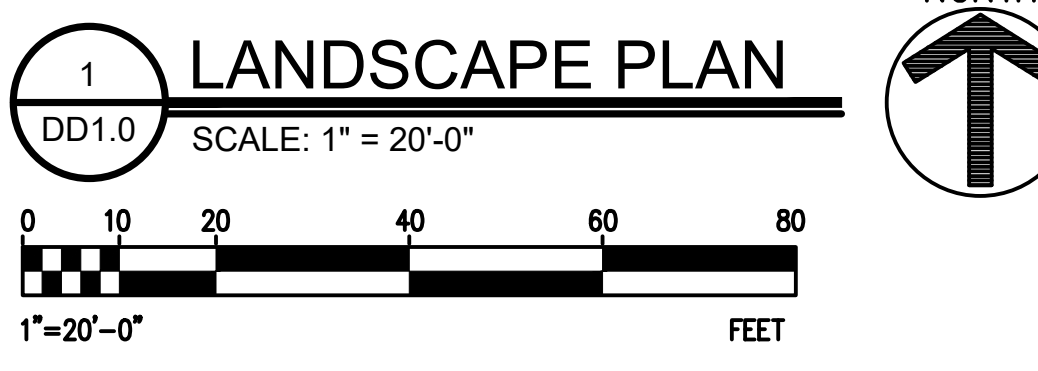
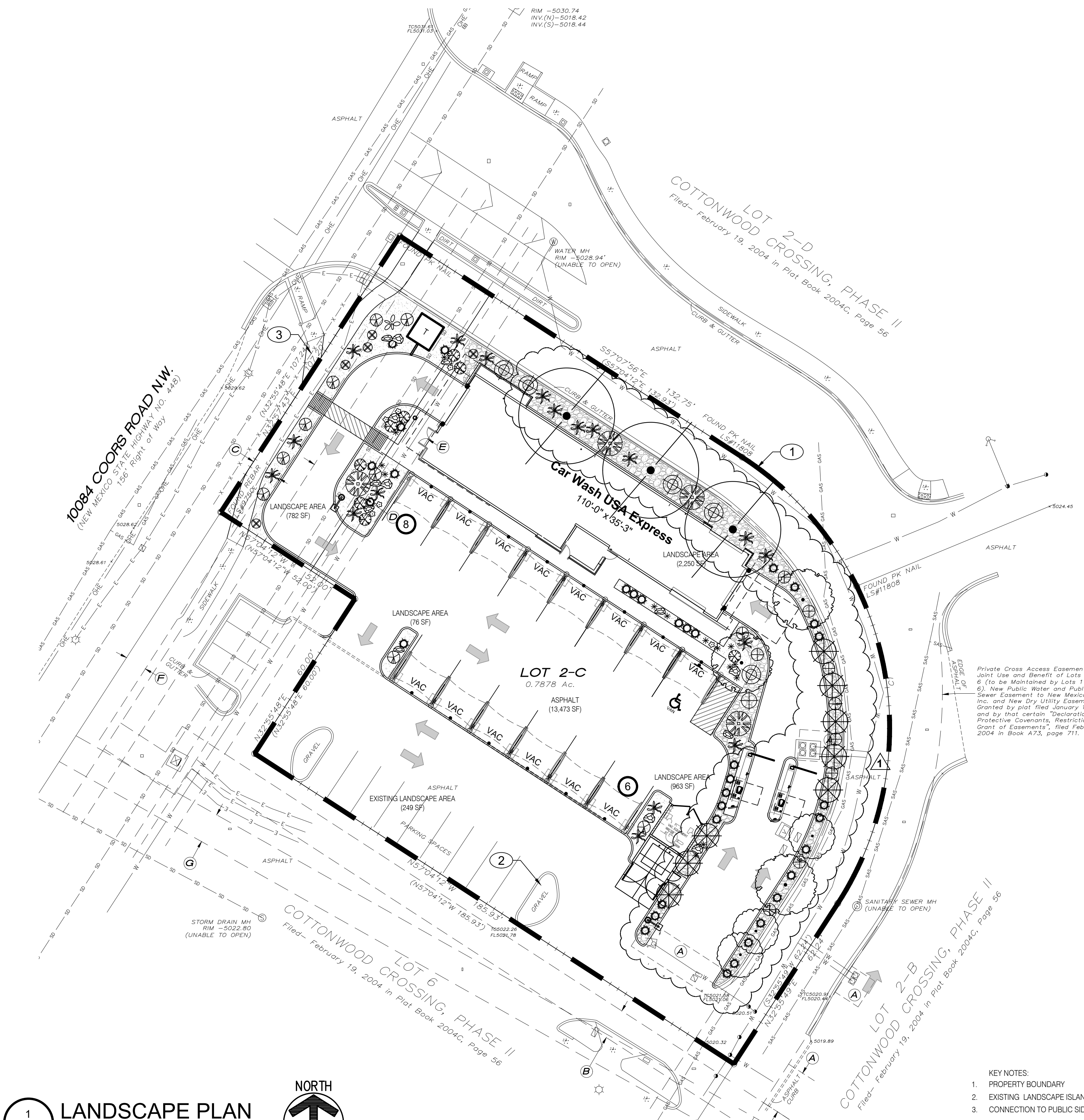
THE PROJECT IS PROVIDING 14 PARKING SPACES.
PARKING LOT TREES REQUIRED: 1
PARKING LOT TREES PROVIDED: 1



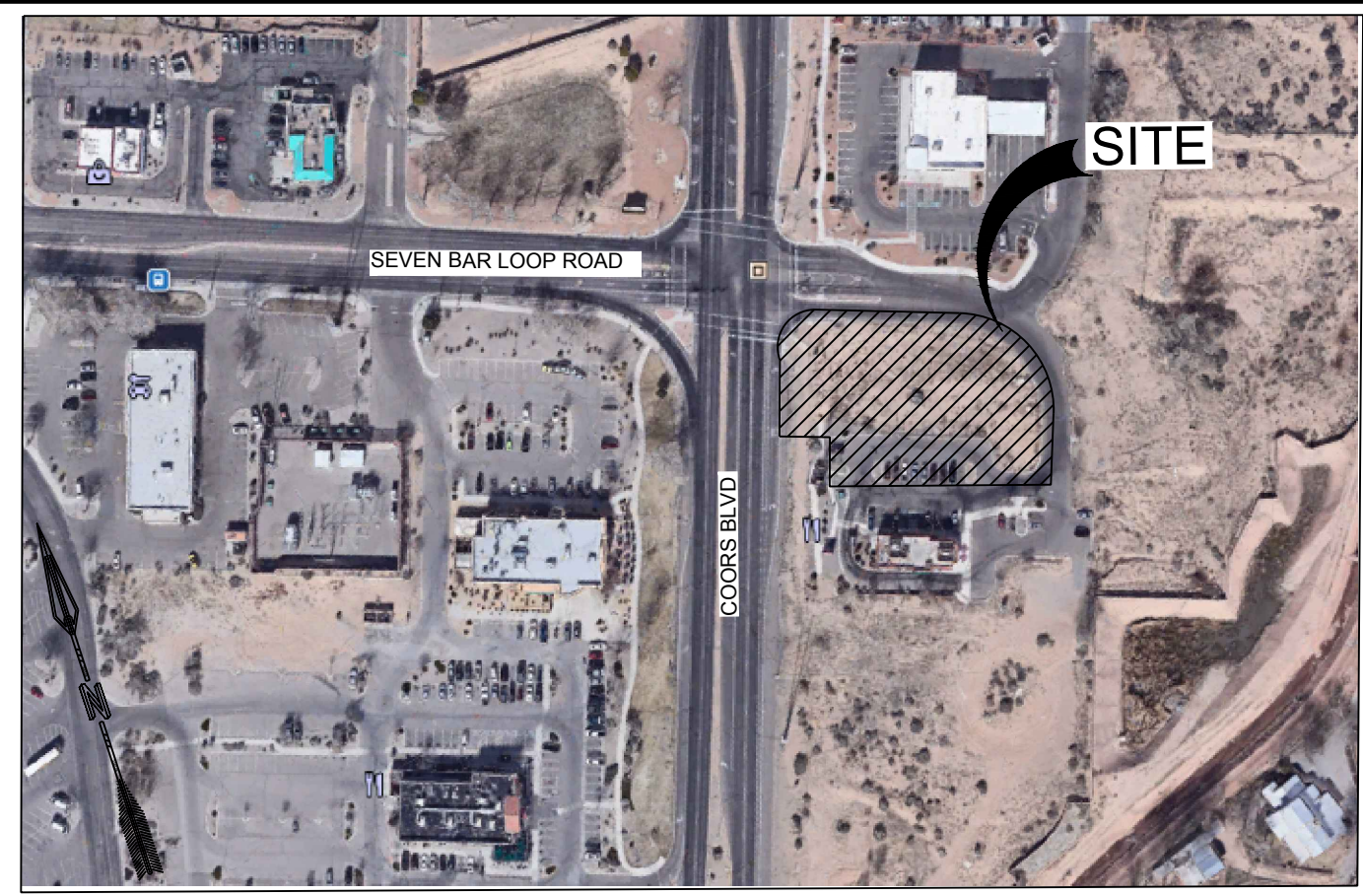
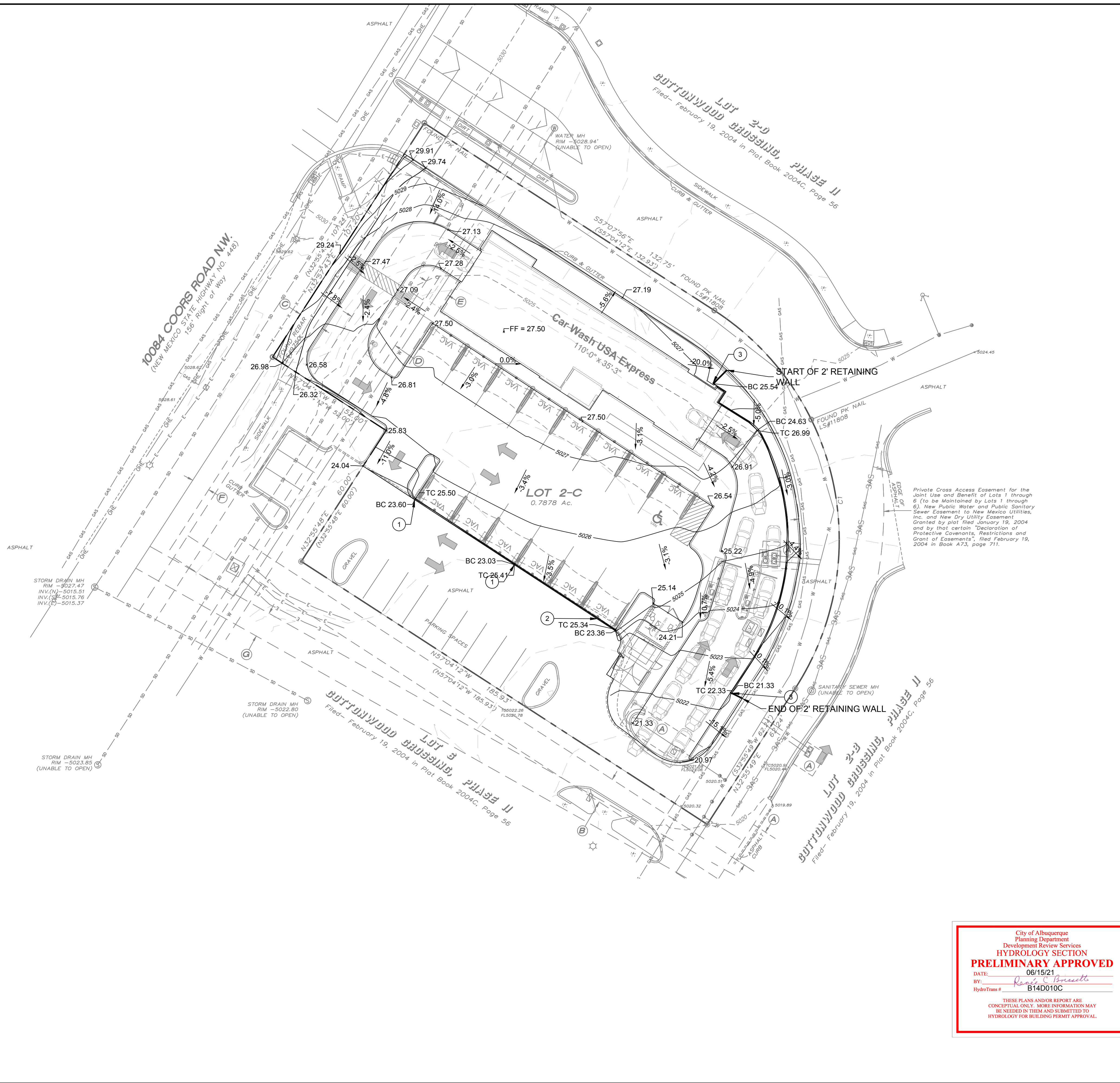
NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

KEY NOTES:
1. PROPERTY BOUNDARY
2. EXISTING LANDSCAPE ISLANDS, 2
3. CONNECTION TO PUBLIC SIDEWALK

A SHRUB PLANTING DETAIL
SCALE: N.T.S.



NAME: N:\Projects\W0032 M3 Design\W0032-21002 M3 Cottonwood Commons Car Wash.dwg PLOT DATE: Jun 15, 2021 10:17am



SYMBOL LEGEND

	7290	PROPOSED MAJOR CONTOUR
	7291	PROPOSED MINOR CONTOUR
	7290	EXISTING MAJOR CONTOUR
	7291	EXISTING MINOR CONTOUR
	1.0%	PROPOSED SLOPE ARROW
		PROPERTY LINE
		RETAINING WALL

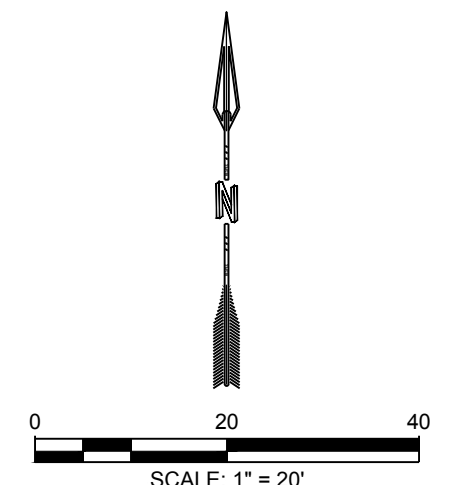
SPOT ELEVATION SYMBOLS

	90.25	FLOWLINE ELEVATION
	TC 90.25	TOP OF CURB ELEVATION
	BC 90.25	BOTTOM OF CURB ELEVATION
	FF = 90.25	FINISHED FLOOR ELEVATION

- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.

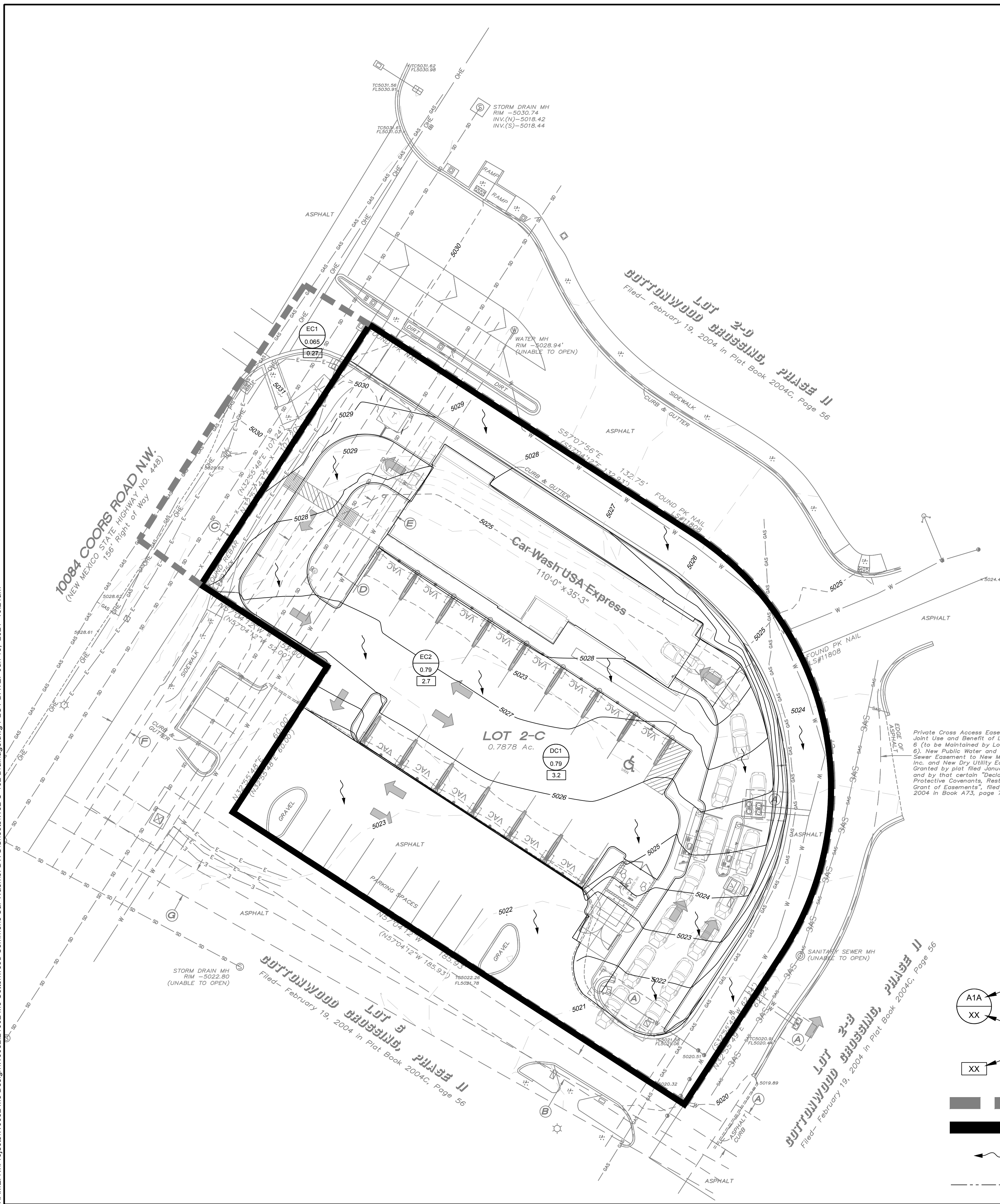
City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 08/15/21
 BY: *Randy C. Branstetter*
 HydroTrans # B14D010C

THESE PLANS AND/OR REPORT ARE
 CONCEPTUAL ONLY. MORE INFORMATION MAY
 BE NEEDED IN THEM AND SUBMITTED TO
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.



DESIGNED HF DRAWN AR CHECKED JL DATE 6.15.2021	REVISION
 COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM PHONE: (505) 253-9718	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
PROJECT # W0032.31002	
PROJECT NAME: COTTONWOOD CROSSING CAR WASH	
SHEET TITLE: GRADING PLAN	
SUBMITTED FOR: REVIEW	
SHEET NUMBER: C-101	

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash\3. DWG\Sheets\W32-C-102 Drainage.dwg PLOT DATE: Jun 15, 2021 10:21 am



BACKGROUND

10084 COORS BLVD NORTHWEST IS APPROXIMATELY 0.788 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS LOCATION IS AT THE SOUTHEAST CORNER OF COORS BLVD AND SEVEN BAR LOOP ROAD NORTHWEST. THE INTENT FOR THIS PROPERTY IS TO BE USED AS A CAR WASH. THERE IS NO DESIGNATED 100-YR FLOOD ZONE SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 6-2 USING THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS TO CALCULATE PEAK FLOW RATES FOR THE 100-YEAR, 24-HOUR STORM TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. WATER QUALITY IS ACCOUNTED FOR THROUGH THE PAYMENT-IN-LIEU OPTION PER SECTION 6-2(C)(1) IN THE DPM. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE EXISTING SITE IS PARTIALLY UNDEVELOPED WITH LOW VEGETATIVE COVER AND SEVERAL DISTURBED AREAS. THE SOUTH AREA OF THE SITE IS PAVED AND IN USE FOR PARKING. THE SITE, IN GENERAL, SLOPES FROM THE NORTH/NORTHWEST TO THE SOUTHEAST CORNER TOWARD AT APPROXIMATELY 1.5-3%. STORM WATER RUNOFF GENERATED IN THE EXISTING AREA FLOW GENERALLY TO THE SOUTHEAST, WITH EVENTUAL DISCHARGE INTO THE DRAINAGE POND INSTALLED IN THE "COTTONWOOD CROSSING PHASE II". THE SITE HAS BEEN DIVIDED INTO BASIN EC1 FOR ROW FLOWS AND EC2 FOR SITE FLOWS.

SUB-BASIN EC1 IS 0.788 ACRES AND SUB-BASIN EC2 IS 0.065 ACRES. THE EXISTING FLOW FOR EC2 IS 2.7 CFS. THE RUNOFF FREE DISCHARGES AT THE SOUTHEAST CORNER OF THE SITE TO THE POND LOCATED SOUTHEAST OF THE SITE VIA EXISTING SURFACE FLOWS.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN WITH FREE DISCHARGE. USING THE COTTONWOOD CROSSING PHASE II DRAINAGE REPORT AS REFERENCE, THERE IS ALLOWED FREE DISCHARGE TO THE DOWNSTREAM POND. THE NEW CAR WASH WILL BE CONSTRUCTED, PRESERVING THE EXISTING PARKING LOT ON THE SITE. DEVELOPED FLOWS INCREASE FROM 2.7 TO 3.2 CFS.

SUB-BASIN DC1 IS 0.788 ACRES AND GENERATES 3.2 CFS WHICH IS CONVEYED TO THE SOUTHEAST CORNER OF THE SITE VIA SHEET FLOW. CALCULATIONS FOR THE DEVELOPED CONDITIONS ARE SHOWN BELOW.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 6-2(A), using the 100-year, 24-hour design storm

Runoff Rate:

Treatment Type Areas

Subbasin	Area ₁ (ac)	Area ₂ (ac)	Area ₃ (ac)	Area ₄ (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.07	0.07
EC2	0.00	0.00	0.47	0.32	0.79
DC1	0.00	0.00	0.07	0.72	0.79

Peak Discharge values based on Zone 1, Table 6.2.14

$Q_A = 1.54 \text{ cfs/ac}$ $Q_B = 2.16 \text{ cfs/ac}$ $Q_C = 2.87 \text{ cfs/ac}$ $Q_D = 4.12 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
EC1	0.3
EC2	2.7
DC1	3.2

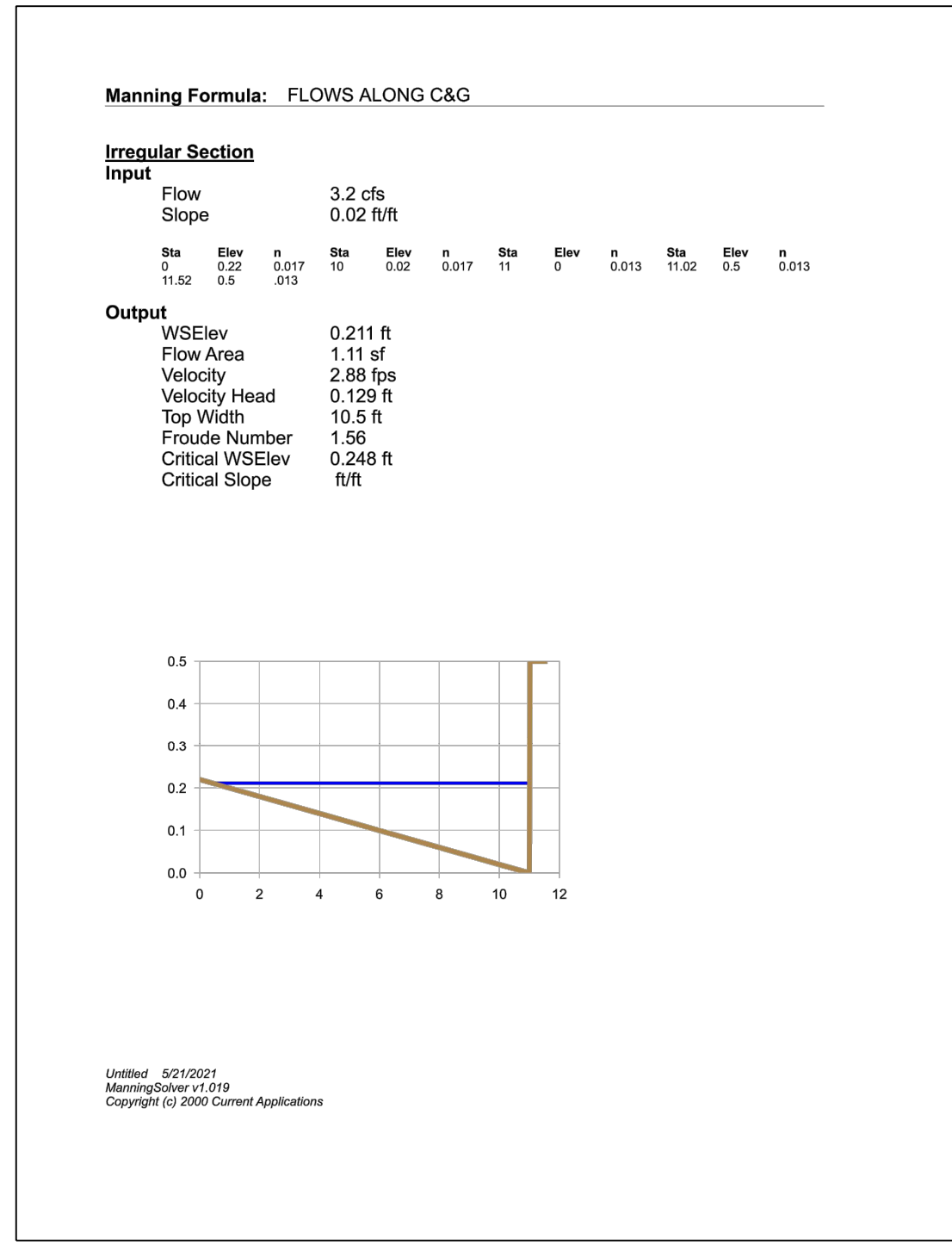
Subbasin	Volume (cu. ft.)
EC1	N/A
DC1	678

STORMWATER QUALITY CALCULATIONS

IMPERVIOUS AREA = 0.72 ACRES X 0.42" DEPTH = 1098 CF

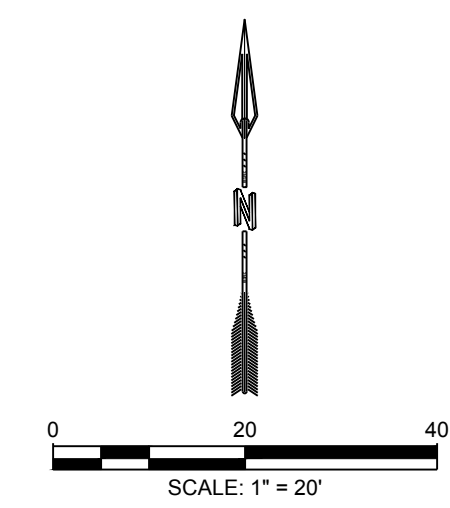
PAYMENT IN LIEU = \$8/CF X 1098 = \$8784

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/15/21
BY: *Renee C. Brantlett*
HydroTrans # B14D010C
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

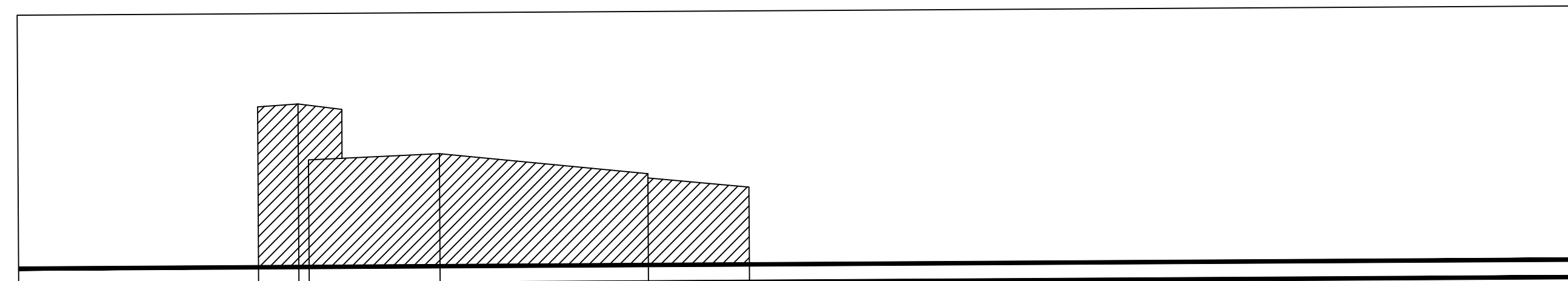
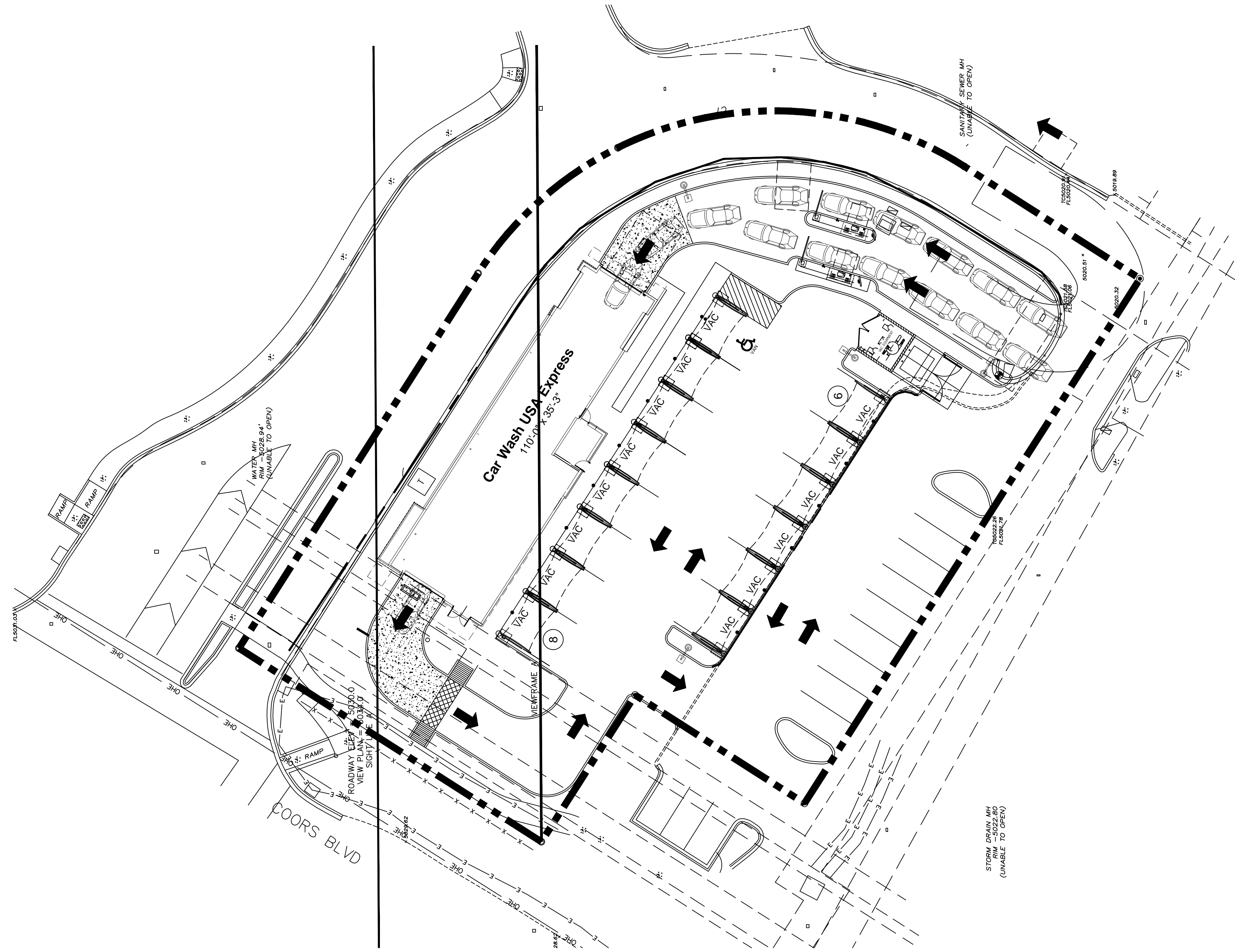


LEGEND

- A1A BASIN DESIGNATION
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS
- EXISTING SUB-BASIN BOUNDARY
- PROPOSED SUB-BASIN BOUNDARY
- DIRECTION OF DRAINAGE FLOW
- PROPERTY LINE



<p>DESIGNED HF DRAWN AR CHECKED JL DATE 6.15.2021</p>	<p>REVISION</p>
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM PHONE: (505) 253-9718</p>	<p>RESPEC</p>
<p>STAMP</p> <p>06/15/2021</p>	
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>	
<p>Know what's below. Call before you dig.</p> <p>PROJ. #: W0032.31002</p>	
<p>PROJECT NAME: COTTONWOOD CROSSING CAR WASH</p>	
<p>SHEET TITLE: DRAINAGE PLAN</p>	
<p>SUBMITTED FOR: REVIEW</p>	
<p>SHEET NUMBER: C-102</p>	



1 VIEW ANALYSIS
DD1.0 SCALE: 1" = 20'-0"

NORTH ↑

PROJECT DATA

PROJECT NAME: TAKE 5 CAR WASH FACILITY
10084 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO

EXISTING USE: VACANT

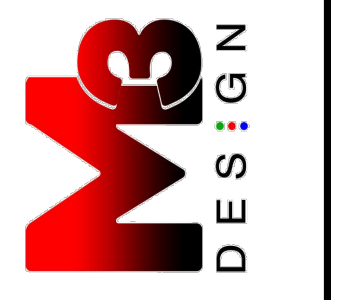
PROPOSED USE: EXPRESS CAR WASH

OWNER: JB HOLDING LLC
10416 MORNING STAR DR NE
ALBUQUERQUE, NM 87111-7539

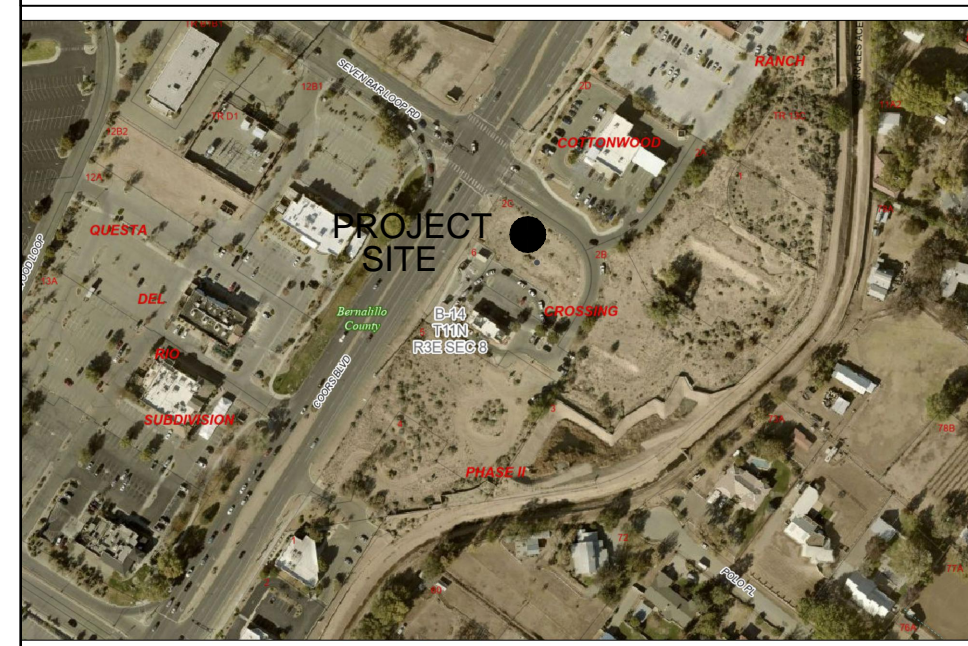
DEVELOPER: DRIVEN BRANDS
440 S. CHURCH ST #700
CHARLOTTE, NC 28202
CONTACT: LISA WHITE
(980) 259-0701

ARCHITECT: M3 DESIGN
2008 N 7TH AVE
PHOENIX, ARIZONA 85007
(480)528-3136
CONTACT: JESSE MACIAS

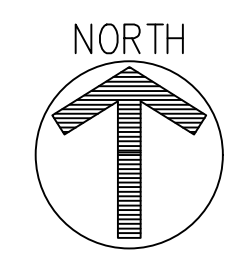
2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



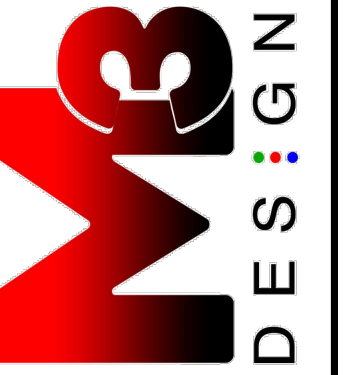
VICINITY MAP



TAKE 5 CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM
VIEW ANALYSIS



DATE: 2021-05-04
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CWU20001.0
SHEET:
DD4
REV:

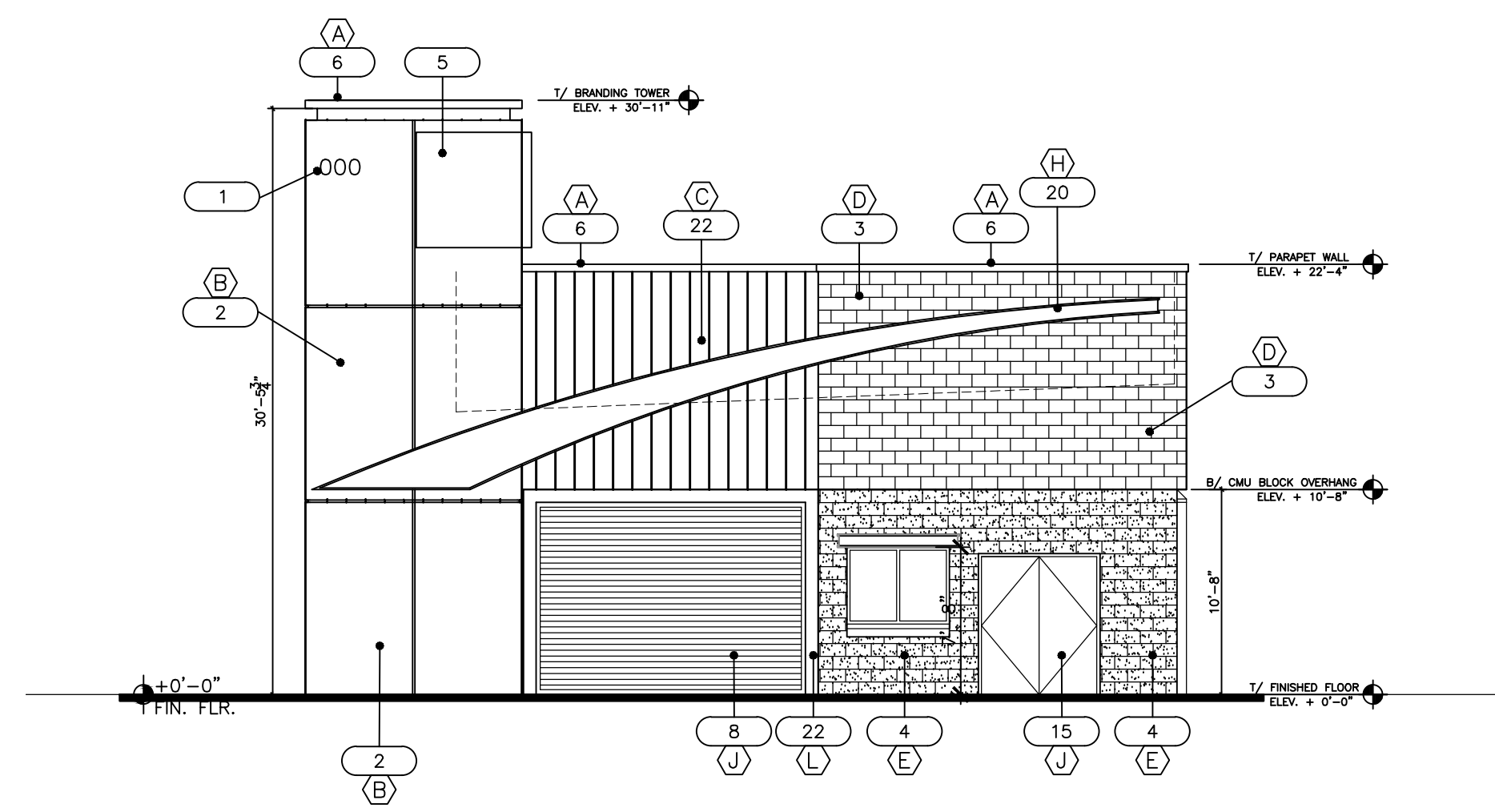


ELEVATION KEY NOTES

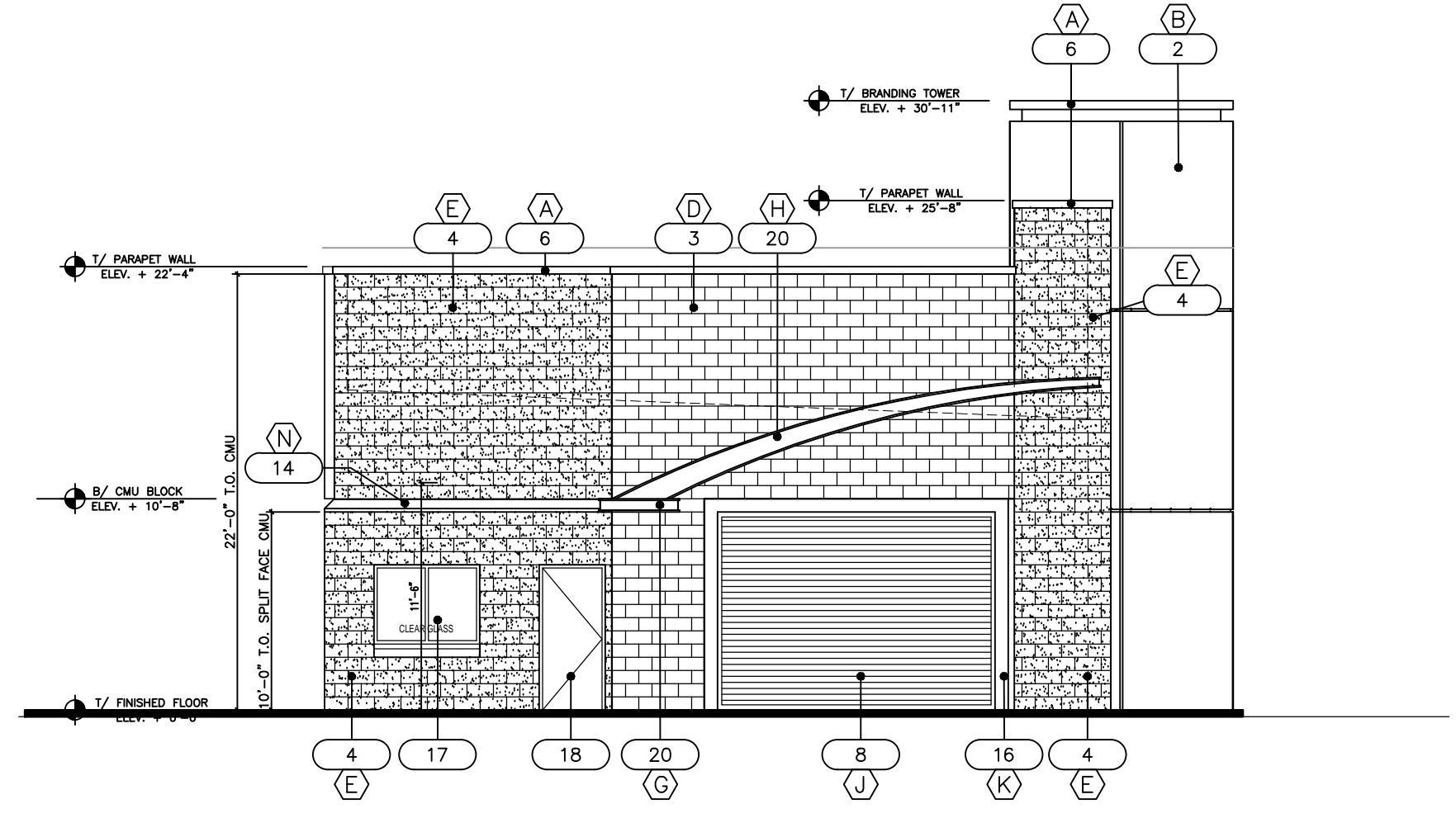
- 1 BUILDING ADDRESS - MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ACM PANELS
- 3 8X8X16 SMOOTH-FACE CMU - PAINTED
- 4 4X8X16 SPLIT-FACE CMU - PAINTED
- 5 SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES - PAINTED TO MATCH ADJACENT WALL
- 8 OVERHEAD ROLL UP DOOR PRE-FINISHED
- 9 BUILDING MOUNTED WALL SCONCE
- 10 OVERFLOW DRAIN - PAINTED
- 11 ROOF DRAIN - BRASS SHEEPS TONGUE
- 12 ROOF MTD UNITS - FULLY SCREENED
- 13 6" PIPE BOLLARD - PAINTED
- 14 PRE-CAST CONCRETE
- 15 HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- 16 STEEL TUBE FRAME AT OVHD - PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 NOT USED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 VERTICAL METAL PANELS - PRE-FINISHED

MATERIAL AND COLOR LEGEND

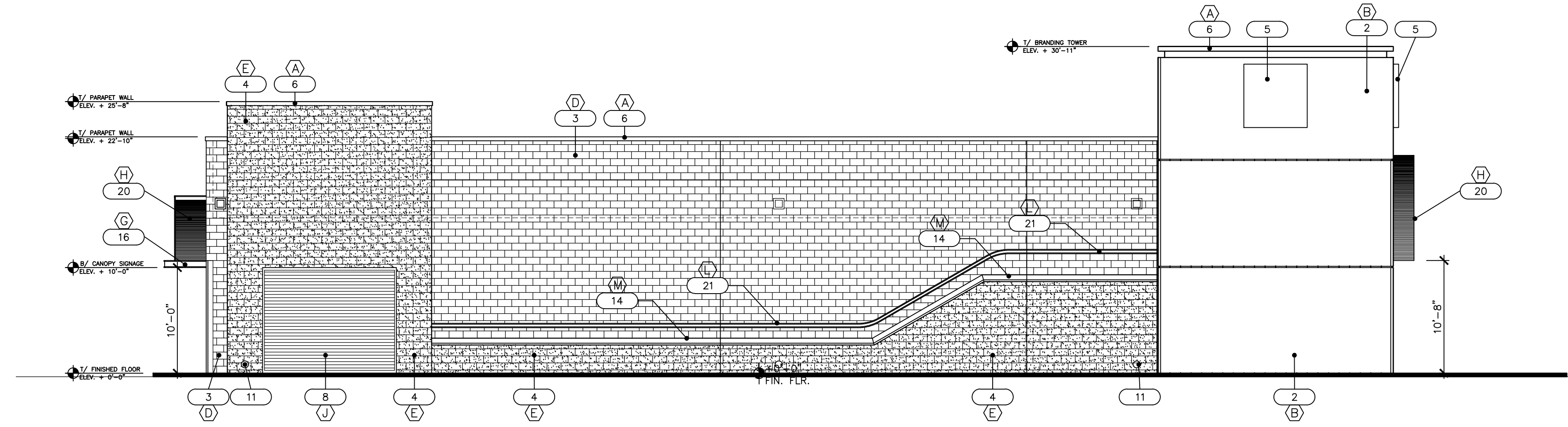
- (A) METAL COPING (PRE-FINISHED) DARK BRONZE
 - (B) PRE-FINISHED ACM PANELS @ TOWER SW#6169 "SEDATE GRAY" (60.87%)
 - (C) PRE-FINISHED METAL PANELS 1760 "LIMESTONE"
 - (D) SW#6169 "SEDATE GRAY" (LRV 60.87%)
 - (E) SW#7020 "BLACK FOX"
 - (F) BOLLARDS - "TRAFFIC YELLOW"
 - (G) PRE-FINISHED ILLUMINATED CANOPY-TAKE 5 TEAL
 - (H) PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT - TAKE 5 TEAL
 - (I) HM METAL DOORS PRE-FINISHED DARK BRONZE
 - (J) OVERHEAD DOORS PRE-FINISHED DARK BRONZE
 - (K) TUBE STEEL FRAME-DARK BRONZE
 - (L) PRE-FINISHED ILLUMINATED GRAPHIC BOX-POSITIVE RED
 - (M) PRE-CAST - TAKE 5 TEAL
 - (N) PRE-CAST - SW#7020 "BLACK FOX"
- NOTE:
GC TO VERIFY ALL COLORS WITH OWNER.



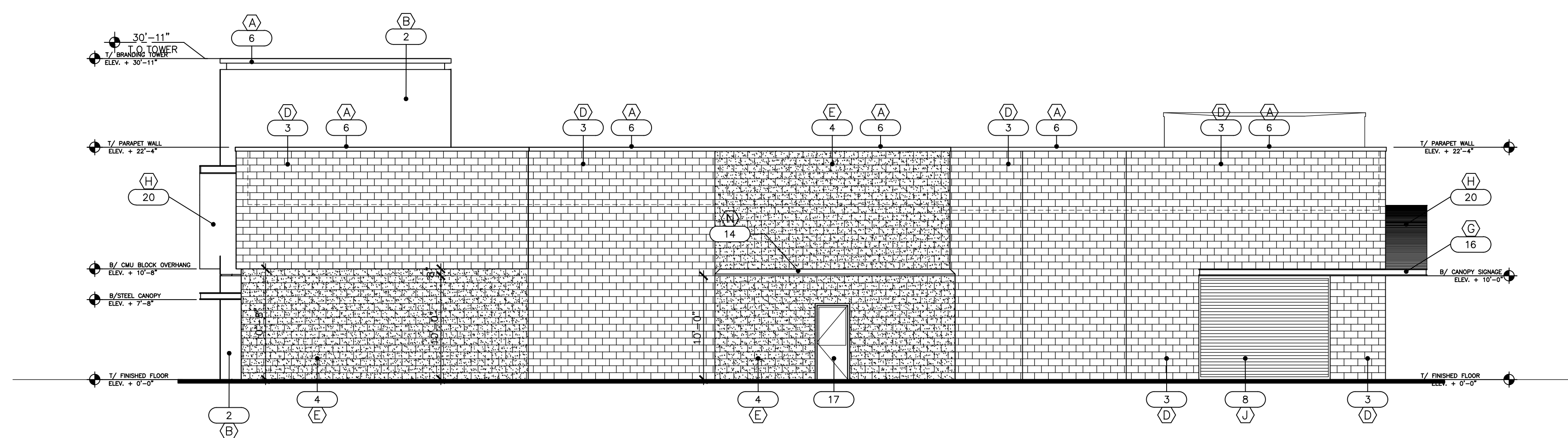
1 SOUTH ELEVATION (CAMELBACK)
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

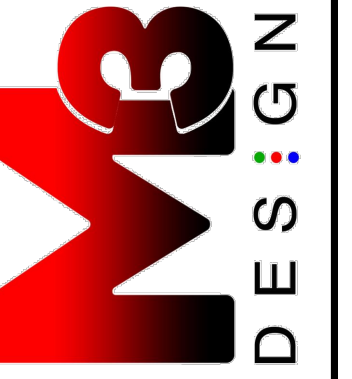


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PERSPECTIVES
SCALE: NTS

2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM

TAKE 5 CAR WASH PERSPECTIVES

DATE:	2021-05-04
SCALE:	1/4"=1'-0"
DRAWN BY:	JM
PROJECT NUMBER:	CWU20001.0
SHEET:	DD3.0
REV:	