DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *5/04/2022*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

PR-2018-001346
SI-2022-00184 – SITE PLAN AMENDMENT

PROJECT NAME:

SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately 1.001 acre(s). (18) [Deferred from 2/16/22, 3/30/22, 4/6/22, 4/20/22, 4/27/22]

PROPERTY OWNERS: GREEN JEANS WEST LLC

REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT

COMMENTS:

1. All prior comments have been sufficiently addressed. No further comments at this time.

(Note: Comments prepared for 4.27.22, based on submittal – deferred prior to hearing to 5.4.22)

1. ~~Landscape vegetative screen for Drive-Through lanes should be extended the full length of the lane, to buffer the view from the public side -- not just at the corner areas as shown on revised plan. See IDO section 5-5(I)(2)(a). This buffer is required to be 3 to 4 feet tall, and composed of either a wall or vegetative screen.~~
2. ~~Sign percentage is shown on plan – thank you. However, it appears from the high percentages that it is not being calculated correctly (area of sign/area of entire façade on same side, including window & door areas).~~
3. All other prior comments have been sufficiently addressed. No further comments at this time.

Comments/Response from 4/6/22:

1. IDO section 5-5-(I)(2) indicates the Drive-Through lanes adjacent to Public ROW are required to have a Vegetative Screen or Wall. Landscape plan submitted on 2/16/22 shows ground cover plants rather than

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shrubs in that area of the LS plan on L.1.1, and no wall is evident. No new submittal showing correction.

Response:

Understory plants replaced with Evergreen shrub between Evergreen trees to screen visible direction of menu signs. Yellow Bird of Paradise utilized.

2. IDO section 5-11 (E) street-facing Façade requirements for North and West sides. Appears deficient on North street-facing façade. Please justify how these requirements are being met. No new submittal seen.

Response:

Added full awning over the pick-up window creating an arcade over the DT lane further creating sunshade for DT vehicles. Other supplemental canopy includes an orange canopy that wraps around the northwest building corner and provides an exterior feature to break apart the horizontal facade. At the Pick-up window the brick was fully raised creating a break in the roofline canopy and undulation along the horizontal facades. See updated elevations.

3. All Signage must meet requirements of IDO 5-12, Signs; must be submitted under separate Sign permit.

Response:

Signage is proposed. Sign permit to be submitted separately

4. Please clarify if Freestanding Pole Sign is going to be installed, and its location on site plan, including setback. Freestanding sign specifics are shown in 2/16/22 submittal, sheet 6 of Building Mounted Signs.

Response:

No freestanding pole sign is proposed.

5. Show Wall Sign percentage of façade with proposed signage, as per IDO 5-12(F) (2), Table 5-12-2.

Response:

Dimensions and percentage for wall signs added to elevations.

Comments from 3/30/22 – (Deferred just prior to Hearing):

Note: I did not see a new submittal, after 2/16/22, to address my comments noted at that time. Therefore, I am repeating my comments from 2/16/22, with slight modification, for review and response:

1. Property is Zoned NR-BP and occupies an area covered on previously approved Site Plan, PR-2018-001346 and SI-2018-00110.

2. IDO section 5-5-(I)(2) indicates the Drive-Through lanes adjacent to Public ROW are required to have a Vegetative Screen or Wall. Landscape plan shows ground cover plants rather than shrubs in that area of the LS plan on L.1.1, and no wall is evident.

3. IDO section 5-11 (E) street-facing Façade requirements for North and West sides. Appears deficient on North street-facing façade. Please justify how these requirements are being met.

4. IDO section 5-7 Walls/Fences must be followed for any walls/fences to be built, and permits obtained.

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5. *All Signage must meet requirements of IDO 5-12, Signs, and be submitted under separate Sign permit.*
6. *Sign Setbacks – show distance from property line to Freestanding Monument and Pole Signs.*
7. *Please clarify location of Freestanding Pole Sign – perhaps I missed it, but did not see on Site Plan.*
8. *Show Wall Sign percentage of façade with proposed signage, as per IDO 5-12(F)(2), Table 5-12-2.*