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:*** *4/27/2022*

AGENDA ITEM NO: 6

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]

PROPERTY OWNERS: GREEN JEANS WEST LLC

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

COMMENTS:

(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.