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.

Robert Webb – Planner, CE
Planning Department
rwebb@cabq.gov ***DATE:*** *1/5/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:

PR-2019-002402 – SITE PLAN
SI-2021-002080

PROJECT NAME:

BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: **LOT 12, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, **located on 98TH** containing approximately 1.46 acre(s). (**K-9)**

PROPERTY OWNERS:
KEVIN MATTSON-RS BLUEWATER LLC

Request:
DRB SITE PLAN FOR DRIVE THRU RESTAURANT

COMMENTS:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
- No address or Final Plat as of yet. Preliminary Plat per PR-2021-005864.
- Use Specific Standards for Restaurant and Drive Through per IDO section 4-3-D-8 and 4-3-F-4.

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- Notice of public hearing letter has the wrong date. Shows January 6th.
- Provide building coverage calculation per replat. Maximum 50% per IDO section 5-1 Dimensional Standards.
- Provide Building Design Consideration detail/justification/explanation. IDO section 5-2-D. Along with the Design requirements of IDO section 5-11-E-2.
- Provide clarification of property line to the east and proposed access easement.
- Provide detail and/or clarification for meeting the requirements of IDO section 5-5-I-2-B and 5-5-I-2-F. Parking & Loading/Vehicle Stacking & Drive-Through.
- Provide detail and/or clarification for meeting the requirements for IDO section 5-6-E-1 & E-2 and 5-6-F. Landscaping, Buffering and Screening.
- Is site lighting part of the site plan proposal? Per IDO section 5-8.
- Provide detail and/or clarification for meeting the requirements of IDO section 5-9-D. Neighborhood edges.
- Are sign standards being proposed or will they be meeting the NR-C requirements?
  Provide façade percentage for each wall sign. Freestanding sign must be at least 3ft from any property line.
- Property owner to be aware of IDO section 5-13 Maintenance.