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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *8/24/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:
PR-2019-002574
PS-2022-00172– SKETCH PLAT
IDO - 2021

PROJECT NAME:
INTERPLAN LLC agent for **CHICK-FIL-A INC.** requests the aforementioned action(s) for all or a portion of: **LOT 6, COORS PAVILLION** zoned **NR-C**, located at **4001 COORS BLVD NW between COORS BLVD and ST JOSEPH'S** containing approximately **1.1** acre(s). **(G-11)**

PROPERTY OWNERS: LEVINE INVESTMENTS LIMITED PARTNERSHIP

REQUEST: PARKING LOT ADDITION, DT MODIFICATION, TRANSFORMER RELOCATION & EXISTING SINGLE LANE OMD CANOPY EXTENSION TO DUAL LANE

COMMENTS:

1. Property is zoned NR-C, within Coors Pavilion Subdivision and Site Development Plan. Must meet all guidelines of the approved Plan and, where silent, all applicable requirements of the IDO and DPM.
2. Must meet all Setback and Development standards for the Coors Blvd Protective Overlay zone, CPO-2.
3. Must meet Drive-Through Use Specific regulations in IDO 4-3(F)(4) and IDO 5-5(I) standards for Drive-through or Drive-Up Facilities.
4. Must screen Drive-Through lanes adjacent to public rights of way (along both Coors Blvd and St Joseph's Drive) as per IDO 5-5(I)(a) – cited below for reference. Please note or show on plan how this is being met.

   5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.
5. Must show location and configuration of Canopy, as well as measurements to show it is meeting setback.