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: 6

DRB PROJECT NUMBER:

PR-2021-005461

SI-2022-00820 – EPC FINAL SITE PLAN SIGN-OFF

PROJECT NAME:

MODULUS ARCHITECTS & LAND USE PLANNING INC. agent for **RAISING CANE'S RESTAURANTS**, LLC requests the aforementioned action(s) for all or a portion of: **PARCEL 5- A, WYOMING MALL zoned MX-M, located at 2004 WYOMING BLVD** containing approximately 2.0241 acre(s). (H-20)

PROPETY OWNER: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT

REQUEST: FINAL APPROVAL ON EPC MAJOR AMENDMENT TO SITE PLAN FOR SUBDIVISION

COMMENTS:

1. Property is Zoned MX-M (Mixed Use Moderate Intensity), and was formerly zoned SC for Shopping Center. As such, it would have a prior approved Site Plan. However, there is a note on the site plan, as follows: "Site Plan Major Amendment – April 2022. Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations).
2. Landscape Buffer required for drive-through lanes adjacent to a public right of way, as per IDO section 5-5(I)(2)(a). Will need to show either a vegetative landscape buffer or wall 3-4 feet tall shielding drive-through lanes/headlights from view of Wyoming Blvd.
3. Lighting to meet all requirements of IDO section 5-8, Outdoor and Site Lighting.
4. Site Plans state: "Signage to be approved under separate filing (deferred submittal)," and "Under separate permit." Signage must meet requirements of existing Shopping Center Site Plan or, where silent, to meet all requirements of IDO section 5-12, table 5-12-2, for IDO MX-M zone.