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: 1

DRB PROJECT NUMBER:

PR-2022-006547
SI-2022-00216 – SITE PLAN

PROJECT NAME:
ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: LOT 2A1, NORTHEAST PORTION OF BLACK RANCH zoned MX-L, located at 10126 COORS BLVD NW containing approximately 1.247 acre(s). (B-14) *[Deferred from 3/2/22]*

PROPERTY OWNERS: SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL

REQUEST: SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

COMMENTS:

1. Please indicate on the signage plans the specific size of the existing sign face on the freestanding sign. You indicate the new sign will be 61.25 sq ft, but did not indicate the existing sign size. This is important to note, in regards to justification for use of the existing non-conforming sign.
2. All other prior comments have been addressed. No further comments or objections.

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Comments from 4/6/22 (deferred):

1. ~~*Drive-through vehicle stacking space #12 is not compliant with IDO 5-5-(I)(1)(a), interfering with site access/access to parking and internal circulation aisle. Should be continuous queuing lane to pick-up window, as per IDO 5-5-(I)(1)(b), including all 12 spaces required as per Table 5-5-8.*~~
2. ~~*Parking calculations exceed what is required in IDO Table 5-5-1 for Restaurant (8 spaces per 1000 gross square ft = 2.5 x 8 = 20 spaces required. You are welcome to have more parking than needed, but should modify correct parking calculations to include what is actually required, and what is provided.*~~
3. ~~*Notes on submittal indicate "Signage design is in process." All new signage must meet all standards of CPO-2 and IDO 5-12.*~~
4. *The existing Free-standing sign is a "Nonconforming Structure" and, if utilized in new signage, it must meet all requirements of IDO 6-8, Nonconformities, and IDO 6-8(D), Nonconforming Structures.*
   - *Cannot remove existing sign structure or increase its height – you must utilize existing poles, but can modify shape of sign face, as long as you do not exceed the square foot size of the existing sign face.*
   - *If remove entire structure, then must comply with CPO-2 limits of 9 ft height and 75 sq ft size.*

View from street of current existing, non-conforming Free-standing sign: