DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 2

Project Number: PR-2022-006547

Application Number: SI-2022-00216
Project Name: Panda Express

Request: Site Plan - DRB

COMMENTS:

- ~~Signature blocks for DRB and Solid Waste signatures must be added to the Site Plan.~~

- ~~The project and application numbers for the Site Plan must be added to the Site Plan.~~

Update 9/27/22:

- **Solid Waste has provided their approval of the Site Plan via email confirmation, but has not yet signed the Site Plan. <u>Solid Waste must sign the Site Plan prior to final sign-off of the Site Plan by Planning.</u>**
- ~~The Solid Waste signature must be obtained on the Site Plan.~~

- ~~All Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.~~

- The subject property is located within the CPO-2 and VPO-1 overlay districts. All requirements of the CPO-2 and VPO-1 overlay districts must be met, including color and signage requirements.

- ~~The Vehicle Stacking and Drive-Through requirements of 5-5(I) of the IDO must be met.~~

- ~~The freestanding sign must be at least 3 feet away from the property line. The square footage of the sign must be noted.~~

- ~~Sunshade Analysis per 5-2(D)(1) of the IDO must be provided.~~

**(See additional comments on next page)*

Update 9/27/22:

- ~~**A justification letter was submitted with the September 28, 2022 supplemental submittal for the Deviation request requirement to provide ground-floor transparent windows along at least 30% of the length of the facade. However, the Deviation request was not justified per 6-4(P)(3) of the IDO. A revised justification letter justifying the Deviation request per 6-4(P)(3) of the IDO must be submitted.**~~

~~**Update 4/4/22:**~~

- ~~**The Building Design requirements of 5-11(E) are met with the exception of the requirement to provide ground-floor transparent windows along at least 30% of the length of the facade. A 10% Deviation from that requirement has been applied for to Code Enforcement.**~~
- ~~The Building Design requirements of 5-11(E) of the IDO must be met, with confirmation provided on the elevation sheets and/or in a comment response letter.~~

(See comments on the next sheet)

- ~~The % of the façade taken up by wall signage must be included.~~

Update 9/27/22:

- **The applicant asserted on September 27 that AMAFCA has indicated that they we will issue a final approval once the MRGCD grants theirs. In addition, AMAFCA is requiring a maintenance covenant which Panda Express Inc. is currently working on and will be submitted once is ready. Planning staff defer to Hydrology to confirm the status of AMAFCA's approval and the applicant's response to AMAFCA.**
- AMAFCA has identified the drainage system in this application has and continues to damage the downstream drainage facility maintained by AMAFCA and the Middle Rio Grande Conservancy District. **AMAFCA recommends that this case be deferred until such issues are addressed and additional information is provided to AMAFCA for review.**

Update 9/27/22:

- **The September 27, 2022 supplemental submittal has revised the height of the proposed building to 20-feet, meeting the requirements of the Coors Boulevard View Protection Overlay. ~~However, on Sheet A-202 the old height of 22.6 feet is depicted on the Southwest Elevation. That elevation figure must be corrected.~~ On Sheet A-100b, the citation of 3-6(D)(5)(b) of the IDO needs to remove "above grade of east side of Coors Blvd."**

Update 5/3/22:

- ~~**Review of the View Protection Analysis analysis performed in the May 4 supplemental submittal by Planning staff is ongoing and has not been completed.**~~

**(See additional comments on next page)*

Update 4/4/22:

- **The parcel lies within the Coors Boulevard View Protection Overlay. The construction of a new building in a new location triggers the View Protection Analysis requirements of 3-6(D)(5)(b) Building Structure Height, Bulk and Massing (View Plane) wherein no more than 1/3 of the height of buildings and structures may penetrate the view plan.**

  The second test is 5-6(D)(5)(c) Building and Structure Bulk (View Frame). No more than 50% of the area in the view frame can be obscured by the bulk of the building and no portion of the building shall extend above the ridgeline of the Sandia mountains. (Full detail in the IDO is given for this analysis.)

- An Infrastructure List has been submitted with the application submittal. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off from Planning if/when the Site Plan is approved by the DRB.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck DATE: 9/27/22
Planning Department