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:*** *3/2/2022*

AGENDA ITEM NO: 4

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)

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. Property is Zoned MX-L (Mixed-Use Low Intensity), and is within CPO-2 (Coors Boulevard Protective Overlay) and VPO-1 (Coors Blvd View Protection Overlay). All standards and requirements of these areas must be followed, in addition to all other sections of the IDO, DPM, and other adopted City regulations.
2. Dimensional standards and setbacks must meet all requirements of the MX-L, CPO-2, and VPO-1 sections of IDO. Please note CPO-2 requires a 35 foot setback from Coors Blvd, and indicate all setbacks to the building on the Site Plan.
3. As per VPO-1, IDO 3-6(D), sight line/view plane/view frame analysis & elevations will be needed if there is building expansion, and for street fronting landscape that may encroach into the view plane.
4. Any existing parking agreements for cross-lot access or parking must be renewed/revised as needed.
5. Drive-through stacking requirements appear to be deficient, as per IDO 5-5-(I), Table 5-5-8. Twelve spaces are required, only ten are shown.
6. Parking calculations and site plan do not show required Motorcycle or Bicycle parking, as per IDO 5-5(D) and (E), Tables 5-5-4 and 5-5-5.

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7. Landscaping along Coors must meet requirements of CPO-2, IDO 3-4(c)(5)(c), and VPO-1, IDO 3-6(D)(7). Any additional Landscape requirements of IDO 5-6 must also be met as required.
8. No walls see on plan – if added later, any walls/fences must meet requirements of IDO 5-7, and a separate permit obtained prior to construction.
9. Colors of materials for façade/structures must meet all requirements of CPO-2 and VPO-1.
10. Signage must meet all standards of CPO-2 and IDO 5-12. Need to revise notes/dimensions on page 7 for "Proposed Free Standing Sign" -- IDO 5-12 allows an 18 foot height, but CPO-2 limits the height to nine feet, as per IDO 3-4(c)(5)(2)(c).
11. Height of proposed Free Standing Sign: notes on the sign elevation for the free standing sign state that the"existing sign is less than 15 feet," and drawings show the proposed sign is to be raised to 18 feet. The existing sign is a "Nonconforming Structure," as per IDO 6-8. Expansion of the height or size of the existing non-conforming sign is prohibited without approval of the Zoning Hearing Examiner (ZHE), as per IDO 6-6-6(C). You are allowed to alter the sign/structure, as per IDO 6-8(D), as long as it does not increase the level of non-conformance. Measure the square footage of the existing sign, match that size with your proposed sign, and do not exceed the total height of the existing sign.