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:*** *3/9/2022*

AGENDA ITEM NO: 19

DRB PROJECT NUMBER:

PR-2022-006673
PS-2022-00033 – SKETCH PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEY'S INC. agent for GBN HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: TRACT 1-A BOCK 101, BRENTWOOD HILLS SUBDIVISION zoned MX-M, located at 2600 JUAN TABLO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE containing approximately 1.8022 acre(s). (H-22)

PROPERTY OWNERS: TAYLOR GREGORY & TAYLOR LEMAN JR

REQUEST: CREATE 2 NEW TRACTS FROM 1 EXISTING TRACT

COMMENTS:

1. Property is zoned MX-M (Mixed-use Moderate Intensity) and is located within an Area of Change.
2. Development of these properties must meet all standards and requirements of the IDO, DPM, and other City regulations.
3. Re-plat of property cannot create or expand a condition of non-conformity with IDO standards.
4. Re-plat cannot eliminate required parking for existing business, thereby creating a non-conformity. Please clarify parking requirements and how they will be met.
5. Clarify proposed use of Tract 1-A-1. Is it going to be utilized as a parking lot only? Shared parking area?
6. Please address separation of existing business sign and drive-thru area of existing business by new lot line. This may require a shared access/use agreement for use of the drive-thru and other traffic areas.
7. Existing Business Sign would become an Off-Premise Sign, which is allowed in the MX-M zone. However, it must meet requirements of Table 5-12-4, with a minimum setback of 7 ft from the public Right-of-Way (ROW). Please show distance from ROW to the freestanding existing sign. If less than 7 ft, it would be creating a non-conformity.