

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1001523
Ladera Business Park-
Las Lomitas Plaza

AGENDA ITEM NO: 04

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

Previous Comments:

1. Adjust site to remove the one-way only access to La Morada.
2. Provide a detailed phasing plan for building permit.
3. Parking spaces cannot cross over lot lines.
4. Provide dimensions behind the ADA access ramp at ADA parking to ensure sufficient turn-around area. (Including building 1)
5. Please include a copy of your shared access and parking agreement.
6. Please specify the City Standard Drawing Number when applicable.

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

ACTION:

3/21/18

APPROVED __; DENIED __; DEFERRED ; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: March 14, 2018

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 4

DRB Project Number: 1001523

Application Number: 18DRB-70044

Project Name: _____

Request: EPC Approved Site Plan for Building Permit

COMMENTS:

No comments.

(Comments may continue onto the next page)

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: Benjamin McIntosh, Code Enforcement Supervisor DATE: 3/14/18
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (TRANS) (HYD) (WUA) (PRKS) (PLNG) (CE)

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

DEVELOPMENT REVIEW BOARD

Planning Comments

AGENDA ITEM NO: 1

DRB Project Number: 1001523

Application Number: 18DRB-70044

Project Name: Las Lomas Plaza (Ladera Business Park)

Request: Site Plan for Building Permit

COMMENTS:

1. Site lighting notes are on Sheet 1 in two locations, so one can be removed.
2. Note: the Site Plan for Subdivision (SPS) includes a very specific light fixture type to be used in this development.
3. Minor typos/inconsistencies in the lot area and allowed FAR in the FAR calculation.
4. Clear sight triangle keynotes are in multiple locations but the triangle is only visibly shown in one. Defer to Transportation for requirements.
5. Keynote #23 indicates shading for Phase I work, but no shading is apparent.
6. The signature block used includes language for EPC cases that can be removed.
7. Is the site being replatted to combine the two tracts or is an easement in place to cover parking and access between the buildings?
8. Per the SPS standards, parking lot trees are 1 per 10 spaces except beneath the existing power lines. In those locations parking islands shall be planted with shrubs and groundcover for every 10 spaces.
9. The street tree calculations were done in accordance with the zoning code, but the SPS specifically requires one for every 25 linear feet of roadway instead of spacing by canopy size. No more than 50-foot gap to groupings and 60/40 mix of deciduous to evergreen.
10. The zoning code requires street trees to be planted within 20 feet of the back of curb. Many of the trees that appear to be used in the calculations are farther back than that.
11. The SPS calls for pedestrian paths to be lined by trees in planters for shading. Is it possible to add some trees along the pathways in front of the proposed buildings?
12. Does painted asphalt = "enhanced paving" for pedestrian crossings as required by the SPS?
13. Please label which building is which on the elevation sheets. For building 1, the north and south elevations appear to be mislabeled as the opposite.
14. If possible, please add a note on the plans that future building elevations for building 2 will be required to be approved via Administrative Amendment and comply with the design regulations and aesthetic created by the two buildings in this submittal.
15. For the drive-up service windows please show compliance with Zoning Code Section 14-16-3-18(D)(5). How are the proposed windows being screened?

(Comments continue on the next page)

DEVELOPMENT REVIEW BOARD

Planning Comments

16. The ARC has reviewed and approved the proposed designs and the site appears to be in generally in compliance with the overall architectural guidelines of the SPS, but the SPS also includes additional guidelines for the Commercial Center, which this project is a part of. It is unclear how the proposed project meets some of those additional guidelines, including minimization of the size of parking fields between buildings, raised crosswalks or speed tables, and pitched Spanish tile roofs, etc. Please explain and perhaps a meeting would be appropriate to go over the plans once revised for other comments.

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: Michael J. Vos, Planner
Planning Department
924-3955 mvos@cabq.gov

DATE: 2/28/2018

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (TRANS) (HYD) (WUA) (PRKS) (PLNG) (CE)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 1001523 Hearing Date: 03-14-2018
 Project: Ladera Business Park, Lots 15 & 16, Unit 1 – Las Lomitas Plaza Agenda Item No: 4

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading and Drainage Plan with engineer's stamp 09/19/17.
- Hydrology can sign Infrastructure List.
- A recorded SIA is required prior to Hydrology sign-off of the SPBP.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____