

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003445
Fountain Hills Plaza Tract G-
Dental Office – Building 4

AGENDA ITEM NO: 01

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Provide access easement and cross access and parking easement for tract G.
2. Parking spaces cannot cross over lot lines.
3. ADA parking on site plan and detail have different dimensions. Please clarify which dimensions should be used.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
5. The first parking aisle is labeled 58' wide but is scaled at 24'. Please review the plans for typos.
6. Site plan and grading plan do not match. For example there are 4 ADA parking spaces on the grading plan, and only 2 on the site plan.
7. The patio appears to be pretty steep. If it is expected to be accessible, the grading should be adjusted.
8. Show trail along Paseo del Norte.

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:

4/25/18

APPROVED __; DENIED __; DEFERRED ; COMMENTS PROVIDED __; WITHDRAWN __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

Planning Comments

AGENDA ITEM NO: 1

DRB Project Number: 1003445

Application Number: 18DRB-70061

Project Name: Smiles For Kids Building 3 – Fountain Hills Plaza, Tract G

Request: Site Plan for Building Permit

COMMENTS:

1. The office use to be added by Administrative Amendment was approved on 3/2/18.
2. It appears the motorcycle spaces were counted toward the total parking, so the total should be 42 with 5 compact instead of 6.
3. The Site Plan for Subdivision (SPS) Design Standards includes a maximum parking allowance of required plus 10%, so the site is over-parked.
4. Is the eastern lot line planned to be adjusted to better align with the parking stalls?
5. Add Code Enforcement as a signature line.
6. The SPS calls for a consistent lighting design through all of Fountain Hills Plaza. Is that the case?
7. Regarding the required 6-foot sidewalk around the perimeter of the site, who is responsible and what is the timing of installation?
8. The SPS only allows for 4 total monument signs for the development. The proposed monument sign is the last one allowed for Fountain Hills Plaza.
9. The proposed fire hydrant is located in different spots on A001 and C200.
10. The SPS requires 20% landscaping instead of 15, so please update the calculation on the landscape plan.
11. It appears landscaping is proposed within a public utility and bicycle facility easement. Is this allowed, what is planned to be in that easement if it's not already there, and would it be better to place more of that landscaping in the adjacent open right-of-way? Technically, moving the trees closer to the curb along Paseo del Norte would be better aligned with the Street Tree Regulations.
12. Keynote 16 is shown on what appears to be a door or window on the east elevation – should it instead be Keynote 1?
13. Where do the building-mounted sign calculations/maximums come from? I did not see anything other than the Zoning Code requirements that would typically allow a bit more, so you may not want to unnecessarily limit yourself for potential changes later on.

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 Vos/Planner
Planning Department
924-3955 mvos@cabq.gov

DATE: 3/14/18

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: 1003445 Hearing Date: 3-14-2018
 Project: Fountain Hills Plaza, Tract G Agenda Item No: 1

<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 pulled its approval of the Conceptual Grading and Drainage Plan based on the existing HGL of the existing detention pond and storm sewer system.
- Hydrology cannot sign 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 _____

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 1

DRB Project Number: 1003445

Application Number: 18DRB-70061

Project Name: _____

Request: EPC Approved Site Plan for Building Permit

COMMENTS:

Current Zoning: SU-1 PDA to include C-3 Uses

IDO Zoning: NR-C, Commercial

No objection.

(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

Code Enforcement Comments