

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1006697
Loop Industrial District

AGENDA ITEM NO: 02

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Please include a copy of your shared access agreement or easement with the adjacent property owner.

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.

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

DATE: May 9, 2018

ACTION:

5/16/18

APPROVED __; DENIED __; DEFERRED ; COMMENTS PROVIDED __; WITHDRAWN __

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



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Jon Ertsgaard, P.E.
Phone: 505.289.3028**

DRB Project No: 1006697	Date: 05/09/2018	Item No: #2
Zone Atlas Page: C-17	Legal Description: Tract(s) D-1A1-B, LOOP INDUSTRIAL DISTRICT Location: on WILSHIRE AVE NE west of SAN MATEO BLVD NE and east of JEFFERSON ST NE	
Request For: 18DRB-70103 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. A water and sanitary sewer availability statement (#180320) has been drafted and is currently pending review and signature. A response should be issued soon.
2. Based on the draft response, it is not anticipated that there are any requirements for public water or sanitary sewer system improvements.

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HEARING DATE/AGENDA ITEM NO: May 9, 2018 #2

DRB Project Number: 1006697

Application Number: 18DRB-70103

Project Name: Silver Star Auto Haus

Request: Preliminary/ Final Plat, Preliminary Plat, Final Plat, EPC Approved Site Plan for Building Permit, Site Plan for Subdivision, Site Development Plan for Building Permit, Sidewalk Deferral, Sidewalk Waiver, Design Variance, Vacation Of Public Easements, Vacation Of Public Right of Way, Bulk Land Variance, SIA Extension – Sidewalk, SIA Extension – 2 Year, Sketch Plat

COMMENTS:

1. C(6) States that a building shall be positioned to fit within the established setback requirements for the land use district, which in this case is C. (page 32). The side yard setback is 10 feet (see page 28). **DONE**
2. Distinguish pedestrian surfaces or key pedestrian way from driving surfaces through the use of special materials such as special pavers, bricks or scored concrete to enhance pedestrian safety (page 32). Label the material on the site plan. Currently it just looks like painted striping. **DONE**
3. Looks like there is a pedestrian connection from the parking lot to the public sidewalk but it is not labelled or dimensioned. **DONE**
4. Sidewalk is to be provided along the full length of the building along any façade featuring an entrance. It appears this has been met but there is no labelling. **DONE**
5. Floodlights must not exceed 75 watts and must be mounted between 6 and 14 feet above the grade. Add note to building elevation sheet and make sure to dimension the location of the lights shown currently on the facades. **DONE**
6. Add a note to the LSP that a minimum of 15% of the net lot area shall be landscaped. Note that the existing landscaping along Wilshire will remain but does not appear to meet the 75% live coverage and is full of weeds (per 2016 aerial). This must be cleaned up. Are the trees still alive? If not must be replaced. Add note that any existing landscaping that is not alive or are weeds, must be replaced and removed. **DONE**
7. A minimum 6 foot landscaped strip shall be maintained between parking areas and adjacent lots. Must be called out/dimension on LSP. **DONE**
8. Facades with a length of 100 feet or more shall incorporate wall plane projections or recesses having a depth of at least 3 feet and extending at least 20% of façade. **How does the eastern façade meet this requirement? (B (4) page 36) Still needs to be addressed.**
9. Location of mechanical equipment? There are screening requirements for roof mounted (C (1) page 36) **Added the locations but did not address the requirements are described on page 36**
10. Building facades require a minimum of 2 different finishes. How has this been addressed on the building facades? (D (1)) **How has this been addressed on the eastfaçade?**
11. All primary building facades shall use durable and quality material. How does metal siding meet

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this? Metal siding is prohibited in some master plans because it is not considered quality.

Discuss. **Discussed at DRB meeting on April 18th, Ok**

12. Add a note that the building mounted signage letters cannot exceed 18 inches in height or width and no more than 3 inches of relief. **DONE**

(Comments may continue onto the next page)

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FROM: Kym E. Dicome, DRB Chair/Planner
Planning Department
924-3880 kdicome@cabq.gov

DATE: 5/8/2018

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning Comments

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Code Enforcement Comments

AGENDA ITEM NO: 2

DRB Project Number: 1006697

Application Number: 18DRB-70103

Project Name: _____

Request: Site Plan for Building Permit

COMMENTS:

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: 5/9/2018
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

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

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