

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1006865
Carpenters Training Center

AGENDA ITEM NO: 02

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
2. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
3. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
6. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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:

APPROVED ___; DENIED ___; DEFERRED ; COMMENTS PROVIDED ___; WITHDRAWN ___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 - HYDROLOGY SECTION
 Dana Peterson, PE Senior Engineer | 505-924-3695 dpeterson@cabq.gov

DRB Project Number: 1006865 Hearing Date: 03-14-2018
 Project: Entertainment Facility Agenda Item No: 2

<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:

- An approved conceptual grading and drainage plan is required
- If only requesting DRB approval, the grading and drainage plan should include "Conceptual, Not For Construction" or similar language, and the following need to be addressed (from the 2/27 response letter):
 - 1 and 2. Quantify first flush captured vs. first flush bypass and state on plan.
 - 4. Use of the southern drainage easement as a pond. (If justified, will require an agreement and covenant for the maintenance).

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: 2

DRB Project Number: 1006865

Application Number: 18DRB-70062

Project Name: _____

Request: EPC Approved Site Plan for Building Permit

COMMENTS:

Current Zoning: M-1(SC)

IDO Zoning: NR-LM, Light Manufacturing

Health Gymnasium is an allowed M-1 Use.

Signs shall be permitted separately, including the figures as shown on the plan.

(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

DEVELOPMENT REVIEW BOARD

Planning Comments

AGENDA ITEM NO: _____2_____

DRB Project Number: _____1006865_____

Application Number: _____18DRB-70062_____

Project Name: _____Urban Air Entertainment Center_____

Request: Preliminary/ Final Plat, Preliminary Plat, Final Plat, EPC Approved Site Plan for Building Permit/Subdivision, **Site Plan for Building Permit/Subdivision**, 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. This plan must meet the requirements/regulations of the existing Site plan for Subdivision. One of the requirements is that the color, materials and architecture are compatible or achieve a continuity of design with the existing Carpenter Unions' building. How does the striation/bands of color match or compatible with the existing tan building?
2. The SPS states that accent colors for trim shall match or be compatible with the existing building. How is the orange color, which makes up more than 50% of the north elevations and close to 50% of the west elevations, achieves a continuity of design with the Union building? The majority of the building is tan stucco with some minor rust trim and blue/green glass windows?
3. The refuse enclosure is to be "compatible with the architectural theme of the site" but neither the material nor color is called out on the detail.
4. Number 8 of the SPS state that area light shall be supplemented by pedestrian scale and or building mounted lighting. Did not see a detail or call out of either. Must be added.
5. Lighting detail dimensions to the camera which is located on the pole but does not label the light fixture to the top which cannot exceed 28 feet in height (25' pole on 3' base). Dimension on the detail sheet.
6. Signage is to provide consistency in appearance and quality and compliment the visual character of the site. The figures on the building are considered signs. How do these provide consistency when there is nothing else like it on the site (development)?
7. A difference in paving material, color or pattern must be provided for crosswalks and pedestirna links between parking areas and building must be clearly visible and highlighted with enhanced paving. The site plan calls out the location of crosswalks but does not provide a detail.
8. Patio areas are required with 25% covered. Patios areas in sf are called out but no detail of the actual area (outlined on the plan) and how much is covered. It states (#12) that this can be down with trees with grates or umbrellas.
9. There are landscaped islands and tree grates that are not shown on any of the other plans except the landscaped plan. Need to be shown on the other sheets including the actual site plan. One landscaped area removes a parking space. Need to verify parking count.

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10. Design standard #4 states that the roof mounted equipment shall be below parapet height and screened from view from property lines. Show the equipment location or call out with a note of the restriction. If ground mounted, add that note on the site plan.
11. There is a 5 foot landscaped buffer required along the rear property line. (#6)
12. The shared parking agreement must be in place (recorded) prior to the sign off by Planning (DRB Chair).

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

DATE: 3/12/2018

ACTION:

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

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

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Planning Comments