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:*** *2/9/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2022-006497
SI-2022-00124 – SITE PLAN

PROJECT NAME:

CONSENSUS PLANNING INC. agent for FAIZEL KASSAM requests the aforementioned action(s) for all or a portion of **LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION**, zoned **NRBP**, located on **1500 SUNPORT PL NE** containing approximately 1.2115 acre(s). (M-15) *[Deferred from 1/5/22]*

PROPERTY OWNERS: AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

REQUEST: SITE PLAN for HOTEL DEVELOPMENT

COMMENTS:

1. Property is Zoned NR-BP, and Hotel is a permissive use, as per IDO table 4-2-1, Allowable Uses.
2. This property is part of the Sunport Park Site Development Plan, Amended 7/8/99, which acts as a Master Plan for the included properties. See related case files Z-85-98-1 and DRB-97-257 for details. SDP Development Standards include but are not limited to Building Height, Setbacks, Lot dimensions, Landscaping, Signage, and various other items. Where the Sunport Park SDP is silent, the IDO NR-BP and other relevant IDO sections shall apply, as well as the DPM and other adopted city regulations.
3. Located Kirtland Air Force Base (KAFB) Military Influence Area and Airport Protection Overlay (APO).
4. As per IDO subsection 14-16-6-4(J) REFERRALS TO COMMENTING AGENCIES – All properties located in the Kirtland Air Force Base (KAFB) Military Influence Area and APO Zone shall refer the application for Site Plan-DRB to KAFB and the City Aviation Department for comment. Current contacts are:

- City Aviation contact Ms. Nyika Allen, 505-508-8909, nallen@cabq.gov
- KAFB Community Planner contact Ms. Janet Cunningham-Stephens, 505-853-2747, Janet.Cunningham-Stephens.ctr@us.af.mil

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5. Additional standards in IDO section 14-16-3-3(C), Airport Protection Overly (APO) Zone, may apply, including but not limited to the Air Space Protection and Noise Contour Sub-Areas.
6. Please add notes regarding justification of building height as per the Sunport Park SDP.
7. Access and Connectivity – On-Site Pedestrian Connections: IDO 14-16-5-3(D)(3)(b)(4) and Table 5-3-1 requires that "walkways shall be installed on any street-facing façade with a pedestrian entrance of a building." Table 5-3-1 requires buildings of this envelope size to have a minimum walkway width of 10 feet along this façade. Please modify the plan along Sunport Place to meet requirements or seek a Variance to required width. Other DPM standards may apply, as well.
8. Provide copy of Shared Parking Agreement with Homewood Suite, and related Shared Access Easements/Agreement, if applicable, as per IDO section 14-16-5-5(C)(5)(b). Please note required parking/parking available for Homewood Suites to justify this is not creating a parking use conflict.
9. Provide copy of ROW lease agreement with City of Albuquerque to allow location for Offsite parking, as per IDO section 14-16-5-5(C)(6)(e).
10. Walls/fences, including retaining walls and screen wall on plans, must meet all requirements of IDO section 5-7 and obtain separate permit(s) as needed for wall(s) prior to construction.
11. Signage must meet all Sunport Park Site Development Plan Standards, per IDO section 14-16-2-5(B)(3)(c)(3), or IDO section 5-12, Signs, N-C zone, where the SDP is silent. Deviations from the SDP standards may require an Administrative Amendment.
12. Monument Sign – clarify proposed square footage of signage area – appears larger than noted. Also mark distance from property line to monument sign.
13. Wall Signs – show size of sign area and percentage of façade for each proposed wall signage location.