DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/11/22 -- **AGENDA ITEM**: #13*

***Project Number**: PR-2022-006939*

***Application Number**: PS-2022-00091*

***Project Name**: American Gypsum Company, LLC*

Request:
Sketch Plan to construct an enclosed structure to house a new Vertical Roller Mill (equipment)

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- The proposed development will require a Major Amendment to Site Plan - DRB. Major Amendment to Site Plan – DRB applications require the submittal of all required items on Form P2 under "Major Amendment to Site Plan – DRB" and all required items from Hydrology, Transportation, and the Water Authority on Form P prior to acceptance and processing of the application and placement on a DRB agenda (the applicant must confirm with Hydrology, Transportation, and the Water Authority what submittals will be required per Form P). Blank copies of Form P2 and Form P are attached to this memo.

- The proposed new building/operations appear to replace the existing buildings/operations on the site. The uses are would generally be considered Heavy Manufacturing uses and are permitted in the NR-GM zone. Once more information is obtained from the applicant about the proposed uses vis a vis the existing uses, Planning can provide additional analysis regarding compliance with the IDO.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Any Landscape Plan sheets must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

**(See additional comments on next page)*

<u>Disclaimer</u>: 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: Jay Rodenbeck/Jolene Wolfley/Robert Webb DATE: 05/10/22
Planning Department

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: _____

_____

Job Description: _____

❑ ***Hydrology:***

- Grading and Drainage Plan ____ Approved _____ NA
- AMAFCA ____ Approved _____ NA
- Bernalillo County ____ Approved _____ NA
- NMDOT ____ Approved _____ NA
- MRGCD ____ Approved _____ NA

_____ _____

Hydrology Department Date

❑ ***Transportation:***

- Traffic Circulations Layout (TCL) ____ Approved _____ NA
- Traffic Impact Study (TIS) ____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) ____ Approved _____ NA
- Bernalillo County ____ Approved _____ NA
- MRCOG ____ Approved _____ NA
- NMDOT ____ Approved _____ NA
- MRGCD ____ Approved _____ NA

_____ _____

Transportation Department Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

- Water/Sewer Availability Statement/Serviceability Letter ____ Approved _____ NA
- ABCWUA Development Agreement ____ Approved _____ NA
- ABCWUA Service Connection Agreement ____ Approved _____ NA

_____ _____

ABCWUA Date

❑ Infrastructure Improvements Agreement (IIA*) ____ Approved _____ NA
❑ Solid Waste Department Signature on the plan ____ Approved _____ NA
❑ Fire Marshall Signature on the plan ____ Approved _____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *inthe order provided on this form.*

- ❑ **SKETCH PLAN – DRB**
- ❑ **SITE PLAN – DRB**
- ❑ **MAJOR AMENDMENT TO SITE PLAN – DRB**
- ❑ **EXTENSION OF SITE PLAN – DRB**

___ Interpreter Needed for Hearing? _____if yes, indicate language: _____
___ PDF of application as described above
___ Zone Atlas map with the entire site clearly outlined and labeled
___ Letter of authorization from the property owner if application is submitted by an agent
___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)
___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)(*not required for extension)*
___ Office of Neighborhood Coordination neighborhood meeting inquiry response
___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
___ Completed neighborhood meeting request form(s)
___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
___ Sign Posting Agreement
___ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension)*
___ Office of Neighborhood Coordination notice inquiry response
___ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
___ Proof of emailed notice to affected Neighborhood Association representatives
___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department orcreated by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
___ Completed Site Plan Checklist
___ Site Plan and related drawings
___ Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions)*
___ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
___ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamilysite plans except if the development is industrial or the multifamily is less than 25 units
___ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
___ Infrastructure List, if required

- ❑ **FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC**

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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___ Interpreter Needed for Hearing? _____if yes, indicate language: _____
___ PDF of application as described above
___ Zone Atlas map with the entire site clearly outlined and labeled
___ Letter of authorization from the property owner if application is submitted by an agent
___ Solid Waste Department signature on Site Plan
___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
___ Approved Grading and Drainage Plan
___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
___ Site Plan and related drawings
___ Infrastructure List, if require