



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: 10/19/22 -- **AGENDA ITEM:**

Project Number: PR-2022-006939

Application Number: SI-2022-01744, VA-2022-00271

Project Name: American Gypsum

Request: Amendment to Site Plan – DRB, Sidewalk Waiver

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

COMMENTS:

Amendment to Site Plan - DRB

- In lieu of meeting specific landscaping, buffering, and screening requirements of 5-6 of the IDO, the applicant submitted an Alternative Landscaping Plan which was administratively reviewed and approved.
- The project and application numbers for the Site Plan Amendment must be added to the Site Plan Amendment. **The project application numbers have been added to the attached Site Plan. See attached updated drawing 1576-CC-121_2.**
- The signature blocks for the DRB signatures must be added to the Site Plan Amendment. Those signature blocks can be obtained at:
<https://documents.cabq.gov/planning/development-review-board/development-review-board-site-development-plan-signature-block.pdf>
The signature blocks have been added to the attached Site Plan. See attached updated drawing 1576-CC-121_2.
- Please add a letter of Authorization from the Property Owner in addition to the letter you submitted from the Plant Manager.
This has been added. Please see below.
- The current IDO requirement for parking is:

Heavy manufacturing	1 space / 5,000 sq. ft. GFA
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On the Overall Plant sheet of the Site Plan Amendment, under the Parking Criteria, it

**(See additional comments on next page)*

shows that 69 parking spaces are provided while 143 parking spaces are required. Please explain how adequacy of parking is being determined. Please confirm that this modernization of the plant facility does or does not increase the employees and/or demand for parking on the site.

GFA on SDP is 233,696 SF / 5000 SF = 47 spaces. See attached updated drawing 1576-CC-121_2.

- On the Overall Plant sheet of the Site Plan Amendment, under the Parking Criteria, the motorcycle parking requirements of 5-5(D) of the IDO must be shown and be met. IDP shows 2 motorcycle spaces for required off street parking of 26-50 spaces. See attached updated drawing 1576-CC-121_2.
- Upon approval of the sidewalk waiver, a note identifying that Sidewalk Waiver and approval date by the DRB must be added to the Site Plan Amendment. This note has been updated to the attached Site Plan.
- An Infrastructure List is included with the Site Plan Amendment. A recorded IIA must be submitted prior to final sign-off from Planning.
- The application number for the Site Plan Amendment must be added to the Infrastructure List, the legal description for the site must be added to the Infrastructure List, and the Infrastructure List must be signed and dated. The application number and legal description has been added to the Infrastructure List. Please see updated List below.
- Due to the proposed use(s) in the proposed expansion, the Environmental Health Department must approve and sign the Site Plan Amendment.
- Please note that staff could have future comments and the Major Site Plan Amendment – DRB and Sidewalk Waiver applications are still under review.

Sidewalk Waiver

- Planning has reviewed the request for a sidewalk waiver for all but a small portion (along Tiburon from the Railroad Track to Headline) of the property boundary. The request appears to be justified given the existing trail that accommodates pedestrian and bicycle travel in this area. Transportation and Parks and Recreation will also weigh in on the Sidewalk Waiver request.

**(See additional comments on 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: Jay Rodenbeck
Planning Department

DATE: 10/12/22

**(See additional comments on next page)*

SITE DATA

LEGAL DESCRIPTION
 LOT 'A' LAND OF AMERICAN GYPSUM COMPANY
AREA
 1,949,631 SF / 44.5739 ACRES PER JULY 2014 BOUNDARY SURVEY
 1,890,084 SF / 43.328 ACRES PER ABC DR
 APPROX 28 ACRES REMAIN UNDEVELOPED
 EXISTING STRUCTURES ON SITE OCCUPY 218,556 SF
 TOTAL STRUCTURE AREA PROPOSED 233,696 SF
 350,504 SF OF EXISTING ASPHALT PAVING
ZONING
 ZONED "IP" PER 1987 ANNEXATION AGREEMENT
USE
 MANUFACTURING, DISTRIBUTION, AND WAREHOUSING
 OF GYPSUM PRODUCTS
PROPOSED STRUCTURES
 15,140 SF GYPSUM RECEIVING, HANDLING, AND MILL OPERATIONS

PARKING CRITERIA

GROSS FLOOR AREA = 233,696 SF
 HEAVY MANUFACTURING REQUIREMENT
 TOTAL REQUIRED = 47 SPACES
 TOTAL PROVIDED = 68 SPACES
 INCLUDES (4) ACCESSIBLE SPACES
 INCLUDES (1) VAN ACCESSIBLE SPACE
 MOTORCYCLE PARKING REQUIRED AND PROVIDED = 2 SPACES
 BICYCLE RACK RAILING @ GUARDSHACK FOR 30-30 SPACES

STRUCTURES

- 1 (E) MAIN BUILDING DRYWALL MANUFACTURING, OFFICES, & WAREHOUSE 175,786 SF
- 2 (E) OFFICE BUILDING 3,433 SF
- 3 (E) OFFICE BUILDING 4,343 SF
- 4 (E) WAREHOUSE 3,200 SF
- 5 (E) OPEN STORAGE SHED 675 SF
- 6 (E) OPEN STORAGE SHED 2,987 SF
- 7 (E) OPEN STORAGE SHED 1,455 SF
- 8 (E) OPEN STORAGE SHED 3,423 SF
- 9 (E) OPEN STORAGE SHED 404 SF
- 10 (E) GUARD SHACK 220 SF
- 11 (E) MAINTENANCE SHOP 3,880 SF
- 12 (E) MANUFACTURING BUILDING 5,073 SF
- 13 (E) OPEN STORAGE SHED 7,000 SF
- 14 (E) OPEN STORAGE SHED 7,000 SF
- 15 (P) GYPSUM RECEIVING EQUIPMENT & STRUC 2,860 SF
- 16 (P) GYPSUM HANDLING EQUIPMENT & STRUC 620 SF
- 17 (P) MILL OPERATIONS EQUIPMENT & STRUC 11,460 SF
- 18 (P) LOAD TAPPING AREA ROOF 6,000 SF



VICINITY MAP
 N
 NTS



PROJECT NUMBER: PR-2022-006939
Application Number: SI-2022-01744, VA-2022-00271

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary
 2/16/2018

SITE DEVELOPMENT PLAN
 1" = 100'-0"

LEGEND

(E) EXISTING	(P) PROPOSED	LD, XX" LED LIGHTING HEIGHT ABOVE GRADE
--- PROPERTY LINE	--- EASEMENT	IC, XX" INCANDESCENT LIGHTING HEIGHT ABOVE GRADE
--- FENCE	--- FENCE	MH, XX" METAL HALIDE LIGHTING HEIGHT ABOVE GRADE

FOR PERMIT ONLY
 NOT FOR CONSTRUCTION



DATE: 10/18/22
 NAME: DANA ALWINDAWNY
 DISCIPLINE: STRUCTURAL
 LICENSE NO: 26595

REV	DATE	DESCRIPTION	CHK	APP
2	10/18/22	REVISED PER CITY COMMENTS	JJB	KL
1	10/14/22	REVISED PER CITY COMMENTS	JJB	KL
0	09/12/22	ISSUED FOR PERMIT	JJB	KL



AMERICAN GYPSUM
 4600 Paseo Del Norte Blvd NE,
 Albuquerque, NM 87113

DESIGNED: MCW DATE: 06/15/22
 DRAWN: APV DATE: 06/15/22
 CHECKED: MCW DATE: 06/15/22
 SMACC APPR: WEH DATE: 08/04/21

Industrial Ally
 Engineering and Construction Services
 1422 Ebridge Payne Rd, Suite 120
 Chesterfield, MO 63017

INDUSTRIAL ALLY PROJECT NUMBER: 1576

VERTICAL GRINDING / CALCINING MILL
OVERALL PLANT
CIVIL
SITE DEVELOPMENT PLAN

IA DRAWING NUMBER	
1576-CC-121	
CLIENT DRAWING NUMBER	
REV. 2	DWG. SCALE: 1" = 100'-0"

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 9/12/2022

INFRASTRUCTURE LIST

(Rev. 2-16-18)

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

EXHIBIT "A"

DRB Project No.: PR-2022-006939

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

RB Application No.: SI-2022-01744, VA-2022-00271

American Gypsum Site Plan

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TR OF LAND IN N/2 NE/4 NW/4 SEC 23 T11N R3E EXC THOSE PORS ON THE NLY PORS & ELY PORS OUT TO R/W PASEO DEL NORTE CONT 11.4706 AC +- & TR OF LAN IN E1/E2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900 zoned NR-GM, located at 4600 PASEO DEL NORTE BETWEEN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC # <input type="text"/>	DRC # <input type="text"/>		Addition of paved trail to Headline Blvd.	4600 Paseo Del Norte	Tiburon	El Pueblo	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Kaela Louie
NAME (print)

Industrial Ally
FIRM

Kaela Louie 10/18/2022

SIGNATURE - date

_____	_____
DRB CHAIR - date	PARKS & RECREATION - date
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____
UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
_____	_____
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER