

01 DEVELOPMENT REVIEW APPLICATION

02 FORM P3

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

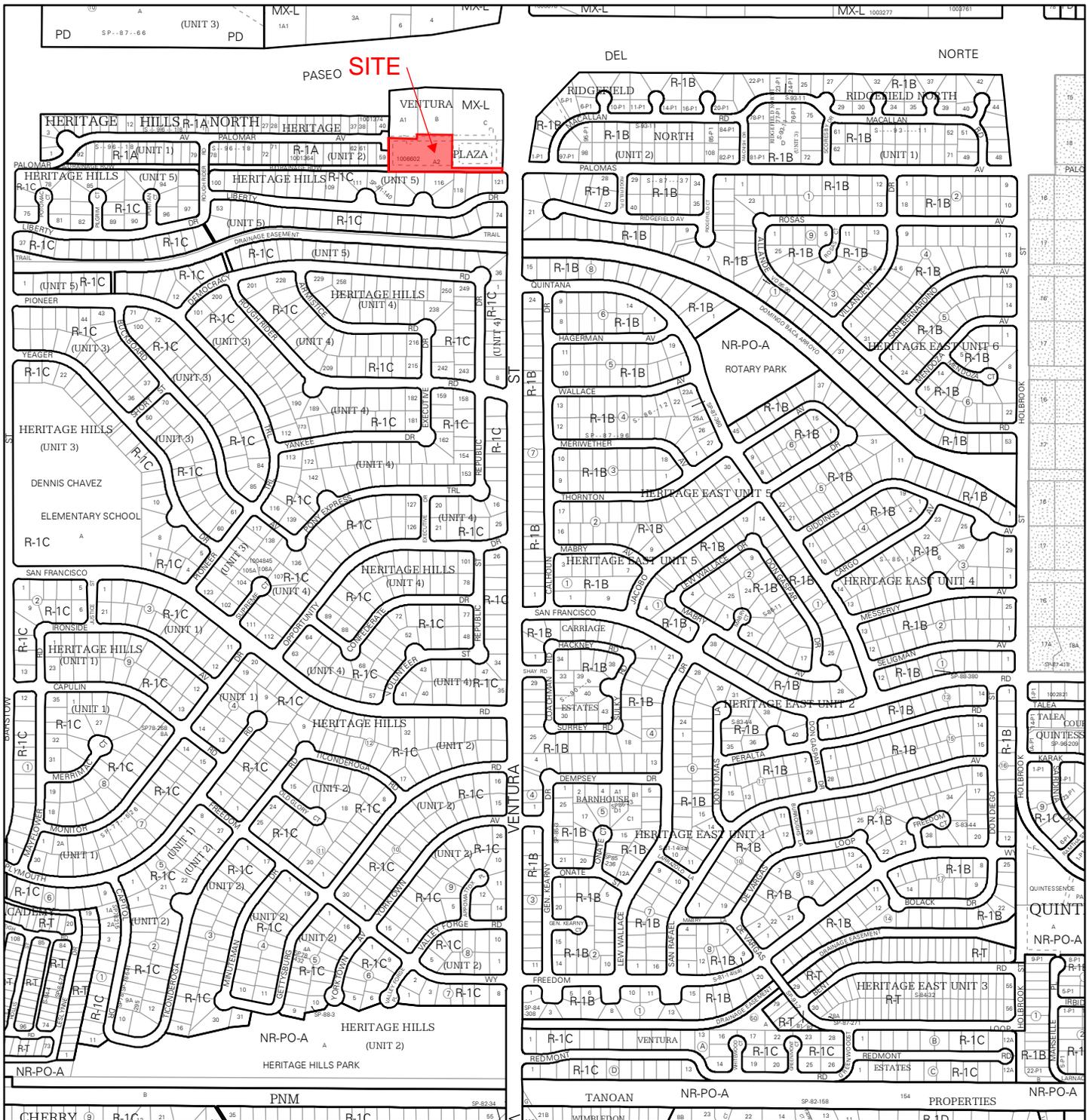
- 1) Development Review application form completed, signed, and dated
- 2) Form P3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- 7) Sign Posting Agreement
- 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - Office of Neighborhood Coordination notice inquiry response
 - Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- 1) Development Review application form completed, signed, and dated
- 2) Form P3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- 6) Landscape Plan

03 ZONE ATLAS MAP

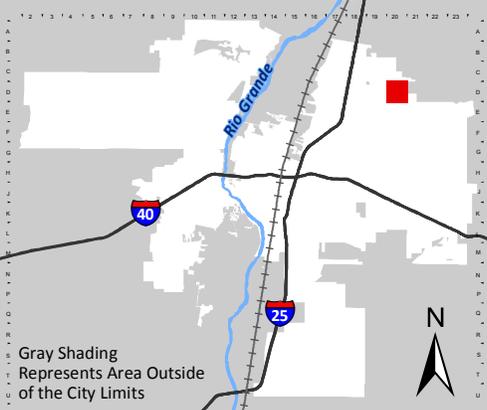


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
D-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

04 LETTER OF AUTHORIZATION

October 4, 2022

City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

Re: Ventura Self-Storage Development Applications

To Whom It May Concern,

This letter authorizes Dekker/Perich/Sabatini LLC to represent DXD Capital with regard to the amendment of the Ventura Plaza Site Development Plan. This letter authorizes Dekker/Perich/Sabatini LLC to act as DXD Capital's agent as necessary with the associated approval processes required for the proposed amendment on the property referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Dolan', written in a cursive style.

Drew Dolan

05 JUSTIFICATION LETTER

January 4th, 2023

James Aranda, Deputy Director
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

RE: 8041 Ventura St NE Alternative Landscape Plan Approval

Dear Mr. Aranda,

Dekker Perich Sabatini, as the agent for DXD Capital, is seeking approval of an Alternative Landscape Plan for a new self-storage facility on the southwest parcel of Ventura Plaza, located at 8041 Ventura St NE. This request accompanies a concurrent request for a Major Site Plan Amendment before EPC.

The proposed development triggers compliance with the Landscaping, Buffering, and Screening standards of the Integrated Development Ordinance (IDO) Section 5-6 per Section 5-6(B)(1). This request seeks approval of an Alternative Landscape Plan per IDO Section 5-6(C)(16) Alternative Landscaping.

Per IDO Section 5-6(E)(2) Development Next to Low-density Residential Zone Districts, a landscape edge buffer at least 15 ft wide must be provided on the subject MX-L zoned property along property lines that abut Low-density Residential Zone Districts. The subject property abuts R-1A zoned lots to the south and west.

A wall that varies in height but has a minimum height of 6 ft is located on the southern and western property line. Section 5-6(E)(2)(a)1 states "If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property."

A buffer meeting the standards of Section 5-6(E)(2)(a)(1) is provided along the eastern property line of the subject property and for approximately 181 linear feet on the southern property line. The remaining 144 linear feet of length of the southern property line would not meet the tree planting spacing requirements of Section 5-6(E)(2)(a)(1) because that portion of the site includes a proposed fire access lane and an existing public utility easement. The proposed fire access lane would be composed of a code compliant permeable surface of grass pavers, planted with low maintenance low water-use grasses.

The proposed alternative landscape plan would plant the ten trees required within 144 linear feet of the buffer along the southern property line in other locations on the site. A total of 51 trees are required in the edge buffers on the south and west property lines and an equivalent of 68 trees would be provided on the site, as described below.

The following addresses the criteria of IDO Section 14-16-4-6(C)(16) "The Planning Director may approve alternate landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:"

A. Are consistent with the purposes of this Section 14-16-5-6.

The Alternative Landscape Plan is consistent with the Purpose in the IDO Section 14-16-5-6(A), by ensuring a visually attractive, sustainable desert landscape that aids in the creation of a quality public realm. The proposed landscaping would use native and adapted, low water-use, regionally appropriate elements, and design to conserve water resources. The proposed

plantings and design would improve the aesthetic appear of the proposed commercial development.

B. Do not include invasive vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

The Alternative Landscape Plan does not include vegetation included in a city or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

C. Do not include a reduction of tree planting requirements.

The Alternative Landscape Plan does not include a reduction of tree planting requirements. Tree locations deviate from the placement required in Section 5-6(E)(2)(a)(1) edge buffering for development next to low-density residential zone districts. 51 trees are required in the edge buffers on the south and west property lines. Two trees are required in the parking lot per Section 5-6. The total number of trees required on site is 53.

27 existing trees would be preserved on the site. 14 of those existing trees have a diameter at breast height less than 4 inches, 11 existing trees have a diameter at breast height of 4-8 inches, and two have a diameter at breast height of 8-13 inches. These existing trees are credited as 44 trees per IDO Table: Credits for Preserving Trees for a total of 68 trees provided and preserved on the site.

D. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

The proposed Alternative Landscape Plan would provide equal buffer of adjacent properties from the anticipated impacts of the proposed development. On the south and west property line there are two existing CMU wall that vary in height with a minimum height of 6 ft which provide significant visual and noise buffering. The design and siting of the building is intended to buffer adjacent residential properties from the impacts of the self-storage use. The site plan locates the primary two-lane drive aisle for the site along the primary front façade facing Paseo del Norte to the north, a location that uses the building as a buffer. The proposed site plan provides a 15-20' landscape buffer along the south and west property line and proposes security gates at the east, north and west to limit trespassing between the building and the existing wall abutting the residences. More impactful uses such as parking, loading, lighting, and signage are placed along the northern front façade to reduce their impact on adjacent residences. Loading and trash are proposed to be located within the building itself to further mitigate potential adverse impacts on adjacent residences. The proposed design also utilizes the existing 4% slope of the site as an opportunity to decrease the impact of the building mass by sinking the building into the grade; 1.5 levels below grade on the low side to the east, 0.5 level into the grade on the west. Per discussions with the applicable neighborhood associations and adjacent property owners, the applicant has agreed to not exceed the currently approved maximum building height of 26 feet.

E. Provide equal or superior visual appearance of the property when viewed from the street.

The subject property is on the southwest corner of Ventura Plaza with limited visibility from Paseo del Norte and Ventura St NE. The proposed Alternative Landscape Plan would provide visually attractive plantings that would improve the appearance of the existing drive aisle on the south side of the site and provide visual consistency throughout the site. The existing trees near the southern property line would be maintained more consistently, attractively, and in a safer condition with the development of the subject property.

F. Provide equal or superior carbon dioxide absorption and heat island reductions.

To mitigate the urban heat island effect, the project includes the extensive use of trees noted above, including one more tree than required to be planted in the parking lot. The plantings

in the drainage area on the southwestern corner of the site would be dense, providing carbon absorption.

Based upon the rationale presented in this letter, we respectfully request approval of the Alternative Landscape Plan. If you have any questions or need clarification of anything contained herein, please contact me at jessical@dpsdesign.org or at (505) 761-9700.

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is written in a cursive, flowing style.

Jessica Lawlis, AICP
Associate, Dekker Perich Sabatini
Agent for DXD Capital

CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE NETLEAF HACKBERRY DESERT WILLOW FRAGRANT ASH CHINKAPIN OAK	12	2" CAL B&B
	EVERGREEN TREE ROCKY MOUNTAIN JUNIPER BRISTLECONE PINE TEXAS LIVE OAK	12	6' HEIGHT
	MEDIUM SHRUB SMOOTH AGAVE CHINESE HIBISCUS CREOSOTE BUSH RIO BRAVO LANGMAN'S SAGE JUJOBA	98	1 GAL MIN
	LARGE SHRUB DESERT ROSE GIANT HESPERALOE GREEN DESERT SPOON MEXICAN GRASS TREE DESERT PRICKLY PEAR	46	1 GAL MIN
	EXISTING TREE TO REMAIN	27 EA	

EXISTING TREE SCHEDULE		
DIAMETER	QUANTITY	CREDIT
LESS THAN 4"	14	14
4" - 8"	11	22
8" - 13"	2	8
PRESERVATION CREDIT		44

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.69 AC = 73,740 SF
 AREA OF LOT COVERED BY BUILDING = 32,700 SF
 NET LOT AREA = 41,040 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 6,156 SF
 PROVIDED LANDSCAPE AREA = 17,292 SF = 42%

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 15 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 2 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 3 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = N/A

REQUIRED VEGETATIVE COVERAGE
 REQUIRED VEGETATIVE COVERAGE = 12,969 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL VEGETATIVE COVERAGE = 15,298 SF = 86% OF TOTAL PROVIDED LANDSCAPE AREA

TREE CANOPY COVERAGE = 9,364 SF
 GROUND PLANT COVERAGE = 5,934 SF = 39% OF REQUIRED VEGETATIVE COVERAGE

REQUIRED EDGE BUFFER LANDSCAPING (TABLE 5-6-4; 14-16-5-6(E)) = 11,505 SF
 PROVIDED EDGE BUFFER LANDSCAPING = 8,549 SF

PARKING LOT AREA = 3,382 SF = 1 TREE / 15 FT
 PARKING LOT LANDSCAPING PROVIDED = 554 SF = 16%
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 8,692 SF = 63%
 TOTAL ORGANIC MULCH GROUND COVER = 5,102 SF = 37%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- EXISTING TREES WILL BE REPLACED IF DEAD OR DYING DURING CONSTRUCTION. EXISTING TREES WILL BE MAINTAINED FOR OPTIMUM HEALTH.

ALTERNATIVE LANDSCAPE PLAN

DUE TO AN EXISTING 10' PUBLIC UTILITY EASEMENT AND PER IDO 14-16-5-6(E)(1)(c), AN EQUIVALENT PORTION OF REQUIRED EDGE BUFFER LANDSCAPING WILL BE INSTALLED ON THE REMAINDER OF THE LOT. 767 FT OF PROPERTY BOUNDARY IS SIGNIFICANTLY DIFFERENT FROM ADJACENT PROPERTY USE (MX-L AND R-1C). PER 14-16-5-6(E)(2)(a), ONE (1) TREE SHALL BE PROVIDED EVERY 15 FT ALONG A WALL. 51 TREES ARE REQUIRED IN THE EDGE BUFFER; 68 TREES TOTAL ARE PROVIDED ON THE SITE. EXISTING BUFFER WALLS SHALL REMAIN.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

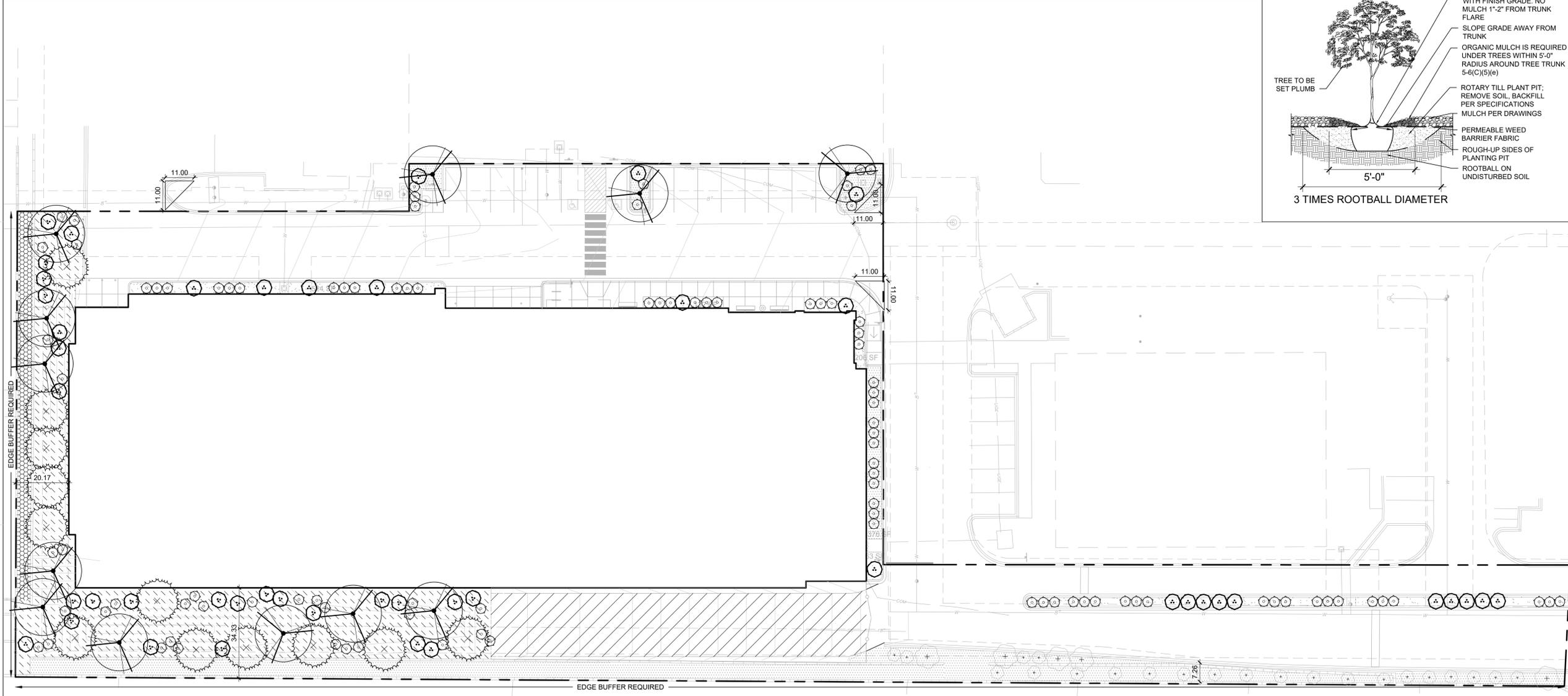
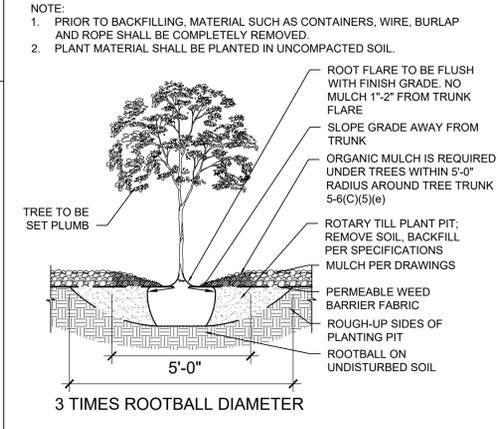
LEGEND

	EXISTING ROCK MULCH, PROTECT IN PLACE	770 SF
	4 - 8" RIP RAP	6,981 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	1,597 SF
	ORGANIC MULCH, 3" DEPTH, NO WEED BARRIER FABRIC	3,240 SF
	CODE COMPLIANT PERMEABLE SURFACE - GRASS PAVERS	3,430 SF

VICINITY MAP



TREE PLANTING DETAIL



REVISIONS

△	
△	
△	
△	

DRAWN BY	MM
REVIEWED BY	DS/CM
DATE	01/05/2023
PROJECT NO.	22-0129
DRAWING NAME	

07 PROOF OF NOTIFICATION

From: [Jessica Lawlis](#)
To: willpawl@msn.com; realtymexico@gmail.com
Cc: [Kevin Kofchur](#); [Rebekah Longstreet](#)
Subject: RE: Ventura Self Storage - Public Notice of EPC and AA submittal
Date: Wednesday, January 4, 2023 8:41:00 AM
Attachments: [Emailed-Mailed-Notice-PublicMeetingHearing_Heritage East Association of Residents.pdf](#)
[image001.png](#)
[image002.png](#)

Dear Neighborhood Association Representative,
Apologies, I forgot to attach the required notification form for the EPC hearing in my previous email, please find it attached.

Best,
Jessica

From: Jessica Lawlis
Sent: Wednesday, January 4, 2023 8:07 AM
To: willpawl@msn.com; realtymexico@gmail.com
Cc: Kevin Kofchur <KevinK@dpsdesign.org>
Subject: Ventura Self Storage - Public Notice of EPC and AA submittal

Dear Neighborhood Association Representative,
As you have been made aware in our previous notifications, Dekker Perich Sabatini (DPS), as the agent for DXD Capital, is requesting approval from the Environmental Planning Commission (EPC) within the City of Albuquerque for a major amendment to an existing site plan to allow a Class A, fully enclosed, and climate controlled self-storage facility on the southwest parcel of Ventura Plaza, located at 8041 Ventura St NE. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), the project team is notifying you of this application to EPC. In addition, we are notifying of an AA application for an Alternative Landscape Plan that would ensure the required amount of plant material along the south property line can be shifted in order to avoid planting with an existing utility easement and a required fire lane.

On September 12, 2022, DPS and DXD hosted a meeting with the neighbors to discuss the proposed project. A conditional use permit (Case No. VA-2022-00296) to allow the self-storage facility was approved by the Zoning Hearing Examiner (ZHE) at a public hearing on November 15, 2022.

The request is for an amendment to the existing site plan. The approximately 1.7-acre subject site is zoned for Mixed-Use – Low Intensity Zone District (MX-L). The subject site has a previously granted Site Development Plan from the EPC, that was approved on 6/8/2017 (Project Number: 1006602, Application Number: 17DRB-70218). The previously approved site plan allows 13,500 square feet of retail shops, including 44 parking spaces, a two-way drive-lane, trash dumpster, tenant loading areas, and lighting on all exterior facades.

The proposed request would allow a fully enclosed and climate controlled self-storage facility. The proposed self-storage use is significantly less impactful on adjacent properties, the surrounding

side to the east, 0.5 level into the grade on the west. The proposed self-storage facility would comply with standards of the IDO, including ensuring all storage units are contained within a fully enclosed building accessed through interior corridors only, and will provide required buffering along the adjacent residential through a 6' wall and additional screening by trees.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be February 16, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Enclosed is the site plan and building elevations for the proposed self-storage facility. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at jessical@dpsdesign.org or 505(761-9700).

Sincerely,



*Jessica Lawlis, AICP
Associate, Dekker Perich Sabatini
Agent for DXD Capital*

**DEKKER
PERICH
SABATINI**
**Architecture
in Progress**

Jessica Lawlis, AICP
Urban Planner
Dekker Perich Sabatini
505.761.9700 / dpsdesign.org

We're growing! [Join our team](#) and help us build the future.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Heritage East Association of Residents

Name of NA Representative*: Paul Jessen and Daniel Martinez

Email Address* or Mailing Address* of NA Representative¹: willpawl@msn.com
realityofnewmexico@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8041 Ventura St NE
Location Description Southwest vacant parcel of Ventura Plaza
2. Property Owner* V Cube LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker Perich Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
Major amendment of a site plan to accommodate a new storage facility

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: February 16, 2023 at 8:30 am
Zoom, find information on the website below:

Location*³: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Jessica Lawlis at jessical@dpsdesign.org or at (505)761-9700

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ D-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:
None

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
A facilitated meeting was held on September 12, 2022 at the request of the Heritage Hills Neighborhood Association. The proposed self-storage facility and preliminary site design were discussed at the meeting. Most of the concerns voiced at the meeting regarded the size and height of the building, security within the required landscape buffer area, and the mitigation of traffic impacts to the larger Ventura Plaza center. As a result of the input received, the applicant has agreed to cap the building height to a maximum of 26 feet as approved in the existing Site Plan, explore the raising of existing perimeter walls, fencing the buffer area and traffic mitigation strategies to increase both pedestrian and vehicular safety.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 1.6929
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] None
 - 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Heritage East Association of Residents [Other Neighborhood Associations, if any]
Heritage Hills NA

⁶ Available here: <https://tinurl.com/idozoningmap>

From: [Jessica Lawlis](mailto:Jessica.Lawlis)
To: christy_burton@hotmail.com; hgabq1985@gmail.com
Cc: [Kevin Kofchur](mailto:Kevin.Kofchur); [Rebekah Longstreet](mailto:Rebekah.Longstreet)
Subject: Ventura Self Storage - Public Notice of EPC and AA submittal
Date: Wednesday, January 4, 2023 8:40:00 AM
Attachments: [Emailed-Notice-Administrative-Heritage Hills NA-AA.pdf](#)
[IDOZoneAtlasPage_D-20-Z-8041_VENTURA_ST.pdf](#)
[VenturaSitePlan_BldgElevations.pdf](#)
[Emailed-Mailed-Notice-PublicMeetingHearing_Heritage Hills NA.pdf](#)
[image002.png](#)
[image003.png](#)

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker Perich Sabatini (DPS), as the agent for DXD Capital, is requesting approval from the Environmental Planning Commission (EPC) within the City of Albuquerque for a major amendment to an existing site plan to allow a Class A, fully enclosed, and climate controlled self-storage facility on the southwest parcel of Ventura Plaza, located at 8041 Ventura St NE. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), the project team is notifying you of this application to EPC. In addition, we are notifying of an AA application for an Alternative Landscape Plan that would ensure the required amount of plant material along the south property line can be shifted in order to avoid planting with an existing utility easement and a required fire lane.

On September 12, 2022, DPS and DXD hosted a meeting with the neighbors to discuss the proposed project. A conditional use permit (Case No. VA-2022-00296) to allow the self-storage facility was approved by the Zoning Hearing Examiner (ZHE) at a public hearing on November 15, 2022.

The request is for an amendment to the existing site plan. The approximately 1.7-acre subject site is zoned for Mixed-Use – Low Intensity Zone District (MX-L). The subject site has a previously granted Site Development Plan from the EPC, that was approved on 6/8/2017 (Project Number: 1006602, Application Number: 17DRB-70218). The previously approved site plan allows 13,500 square feet of retail shops, including 44 parking spaces, a two-way drive-lane, trash dumpster, tenant loading areas, and lighting on all exterior facades.

The proposed request would allow a fully enclosed and climate controlled self-storage facility. The proposed self-storage use is significantly less impactful on adjacent properties, the surrounding neighborhood, and the larger community than the retail shops building that is already approved for the property. The building is designed so that the primary and only access for vehicles and pedestrians along the primary front façade facing Paso del Norte to the north, a location that naturally uses the building as a buffer. The site plan provides a 15-20' landscape buffer along the south and west property line and proposed security gates at the east, north and west to limit trespassing between the building and the existing wall abutting the residences. Parking, loading, lighting, and signage are placed along the northern front façade to reduce their impact on adjacent residences. Loading and trash are proposed to be located within the building itself to further mitigate potential adverse impacts on adjacent residences on Liberty Drive.

The proposed design utilizes the existing 4% slope of the site as an opportunity to decrease the impact of the building mass by sinking the building into the grade; 1.5 levels below grade on the low

neighborhood, and the larger community than the retail shops building that is already approved for the property. The building is designed so that the primary and only access for vehicles and pedestrians along the primary front façade facing Paso del Norte to the north, a location that naturally uses the building as a buffer. The site plan provides a 15-20' landscape buffer along the south and west property line and proposed security gates at the east, north and west to limit trespassing between the building and the existing wall abutting the residences. Parking, loading, lighting, and signage are placed along the northern front façade to reduce their impact on adjacent residences. Loading and trash are proposed to be located within the building itself to further mitigate potential adverse impacts on adjacent residences on Liberty Drive.

The proposed design utilizes the existing 4% slope of the site as an opportunity to decrease the impact of the building mass by sinking the building into the grade; 1.5 levels below grade on the low side to the east, 0.5 level into the grade on the west. The proposed self-storage facility would comply with standards of the IDO, including ensuring all storage units are contained within a fully enclosed building accessed through interior corridors only, and will provide required buffering along the adjacent residential through a 6' wall and additional screening by trees.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be February 16, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Enclosed is the site plan and building elevations for the proposed self-storage facility. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at jessical@dpsdesign.org or 505(761-9700).

Sincerely,



*Jessica Lawlis, AICP
Associate, Dekker Perich Sabatini
Agent for DXD Capital*

**DEKKER
PERICH
SABATINI**
**Architecture
in Progress**

Jessica Lawlis, AICP
Urban Planner
Dekker Perich Sabatini
505.761.9700 / dpsdesign.org

We're growing! [Join our team](#) and help us build the future.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: HERITAGE HILLS NA

Name of NA Representative*: Christy Burton and Homer Gonzales

Email Address* or Mailing Address* of NA Representative¹: christy_burton@hotmail.com
hgabq1985@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8041 Ventura St NE
Location Description Southwest vacant parcel of Ventura Plaza
2. Property Owner* V Cube LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker Perich Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
Major amendment of a site plan to accommodate a new storage facility

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: February 16, 2023 at 8:30 am
Zoom, find information on the website below:

Location*³: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Jessica Lawlis at jessical@dpsdesign.org or at (505)761-9700

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ D-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

None

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A facilitated meeting was held on September 12, 2022 at the request of the Heritage Hills Neighborhood Association. The proposed self-storage facility and preliminary site design were discussed at the meeting. Most of the concerns voiced at the meeting regarded the size and height of the building, security within the required landscape buffer area, and the mitigation of traffic impacts to the larger Ventura Plaza center. As a result of the input received, the applicant has agreed to cap the building height to a maximum of 26 feet as approved in the existing Site Plan, explore the raising of existing perimeter walls, fencing the buffer area and traffic mitigation strategies to increase both pedestrian and vehicular safety.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 1.6929
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] None
 - 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

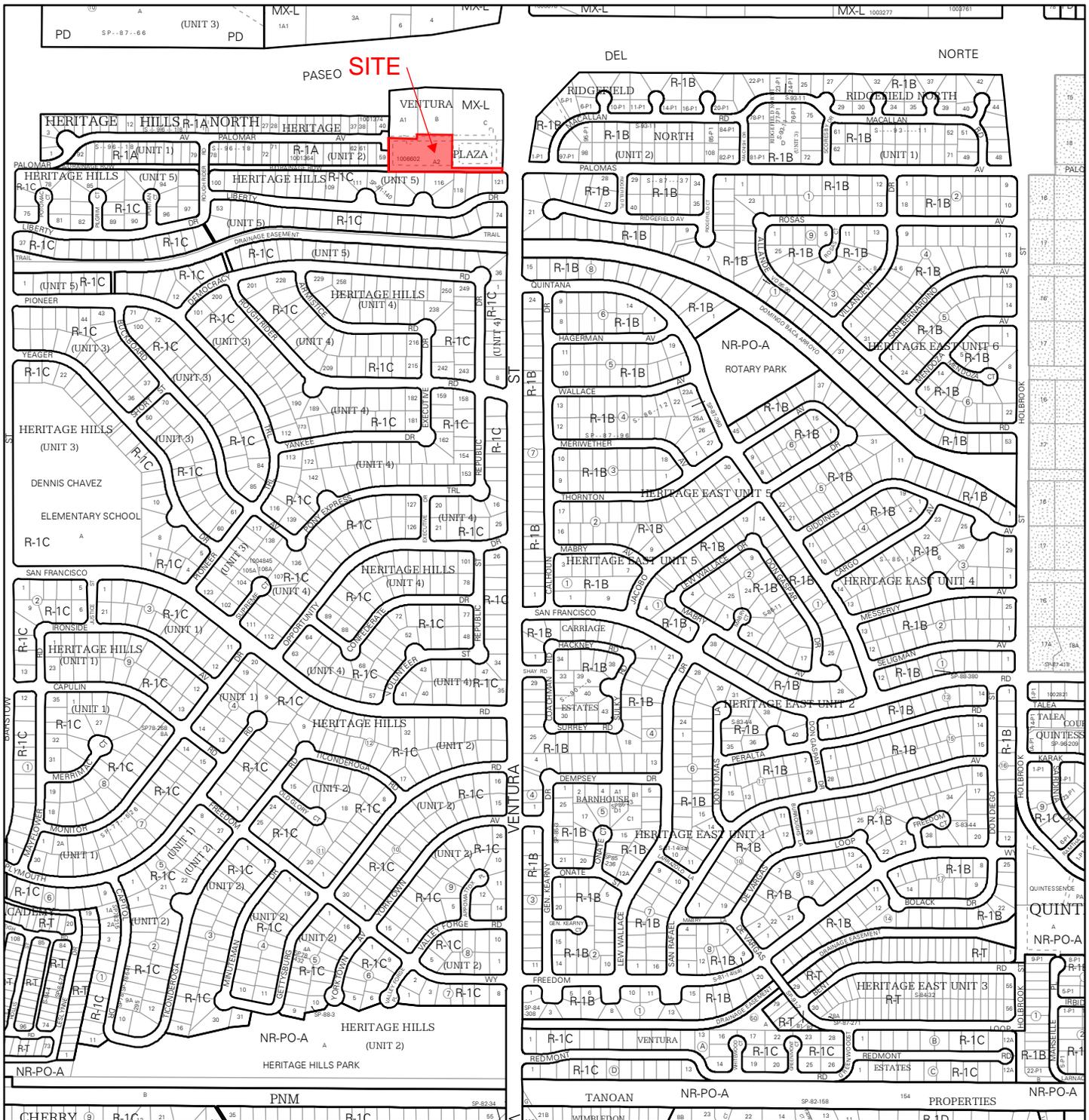
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Heritage East Association of Residents [Other Neighborhood Associations, if any]
Heritage Hills NA

⁶ Available here: <https://tinurl.com/idozoningmap>

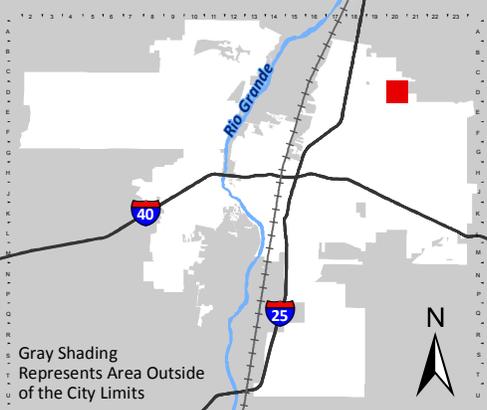


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

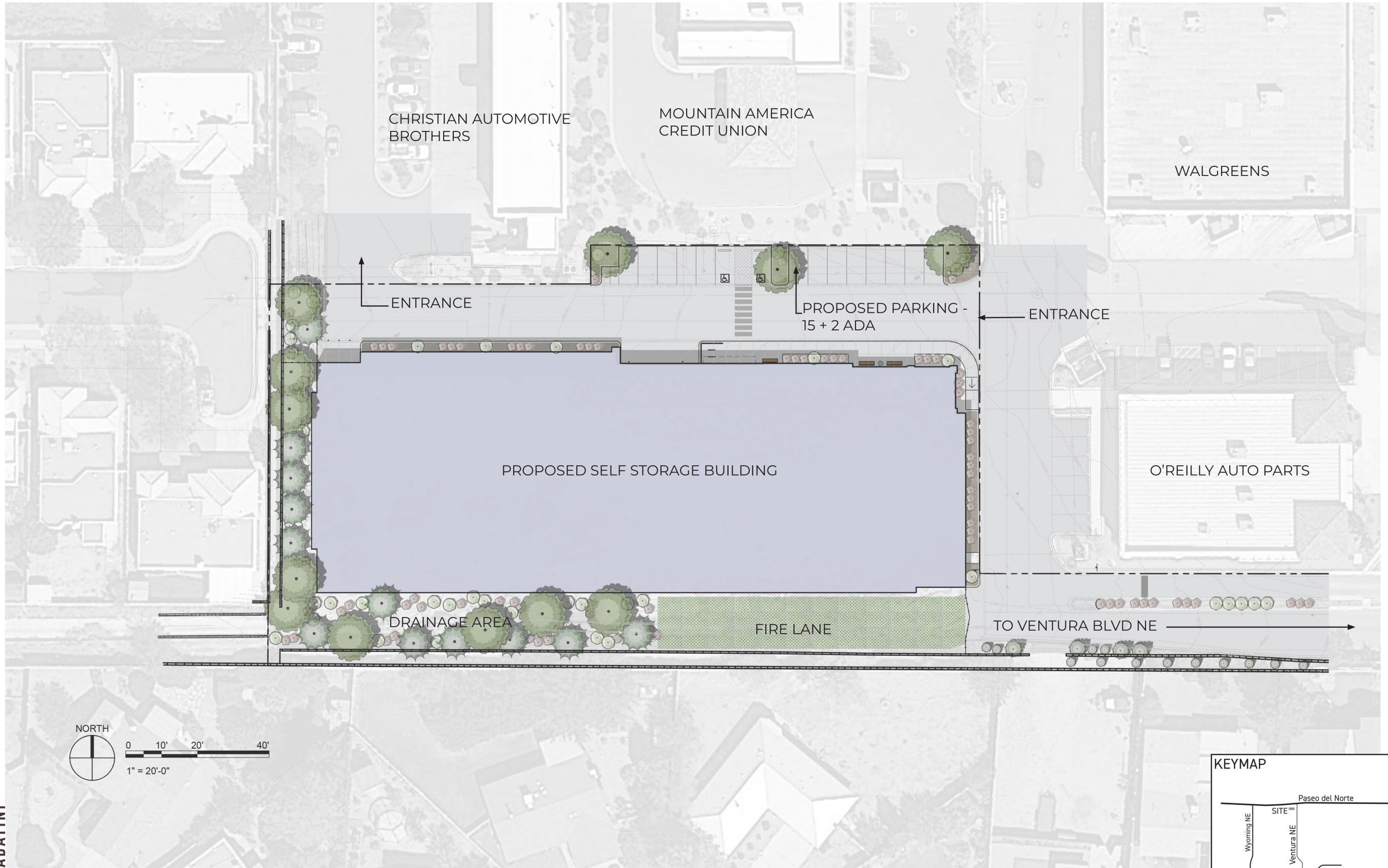


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-20-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



1

2

3

4

5

GENERAL SHEET NOTES

A. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON ROOF; SIZE AND LOCATION TO BE DETERMINED.

SHEET KEYNOTES

0-01 COLLECTOR BOX AND 6" DOWNSPOUT

REFERENCE KEYNOTES

LEGEND

-  STUCCO_LIGHT BROWN
-  STUCCO_MEDIUM BROWN
-  STUCCO_DARK BROWN
-  STUCCO_DARKEST BROWN
-  STONE
-  METAL COPING
-  ARCHITECTURAL FLAT METAL PANEL
-  BUILDING MOUNTED SIGNAGE, LIGHTING, MATERIALS AND COLORS TO BE DETERMINED.



VENTURA STORAGE

REVISIONS

- 
- 
- 
- 
- 

DRAWN BY RJ
 REVIEWED BY KK
 DATE
 PROJECT NO: 22-0129

DRAWING NAME

EXTERIOR ELEVATIONS

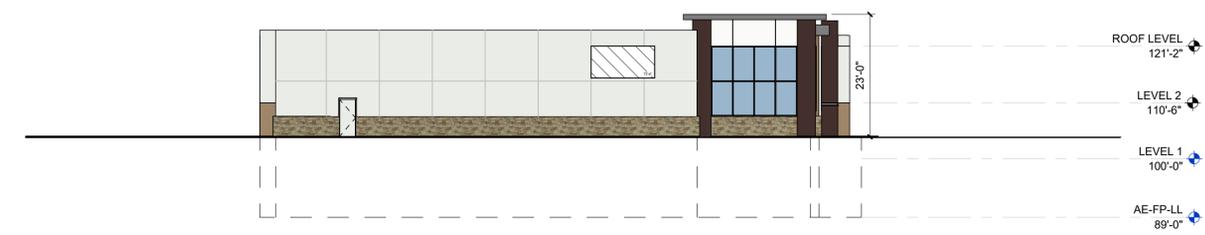
SHEET NO
AE201

D

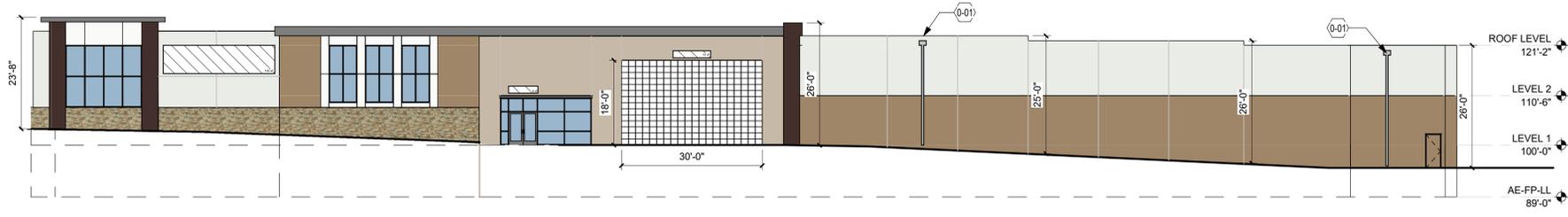
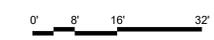
C

B

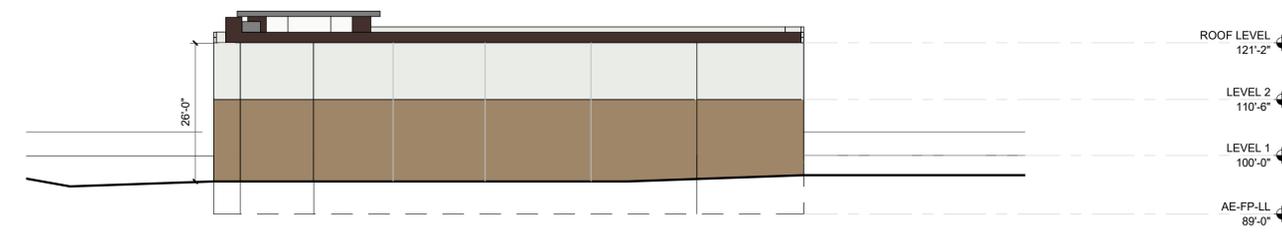
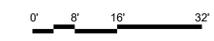
A



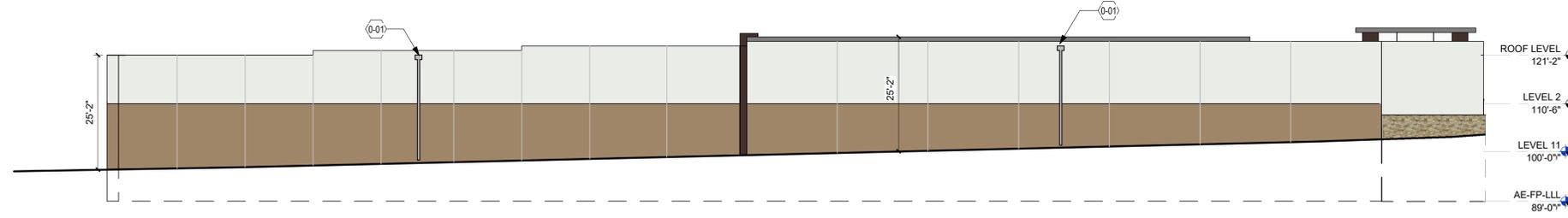
D5 EAST ELEVATION
1/16" = 1'-0"



C5 NORTH ELEVATION
1/16" = 1'-0"



B5 WEST ELEVATION
1/16" = 1'-0"



A5 SOUTH ELEVATION
1/16" = 1'-0"



12/22/2022 12:52:18 PM