



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	

BRIEF DESCRIPTION OF REQUEST

Request 2 waivers to accompany related site plan application. 1) Waiver to installation of sidewalk along a portion of Cutler Avenue frontage. 2) Waiver to reduce the width of required on-site walkways by 4 feet from 10 feet to 6 feet.

APPLICATION INFORMATION

Applicant: Amerco Real Estate Company		Phone: (602) 263-6555
Address: 2727 North Central Avenue		Email: stephany_sheekey@uhaul.com
City: Phoenix	State: AZ	Zip: 85004
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract C	Block:	Unit:
Subdivision/Addition: Alexander Center	MRGCD Map No.:	UPC Code: 101405927019832507
Zone Atlas Page(s): H-14	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.5277 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2217 4th Street NW	Between: Interstate 40	and: Cutler Avenue NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001670

Signature:	Date: 8/13/19
Printed Name: Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

FORM V2: Waiver- DRB

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

>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS

- Interpreter Needed for Meeting? **NO** if yes, indicate language: _____
- 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 on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- 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

WAIVER – IDO

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives

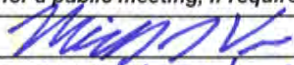

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

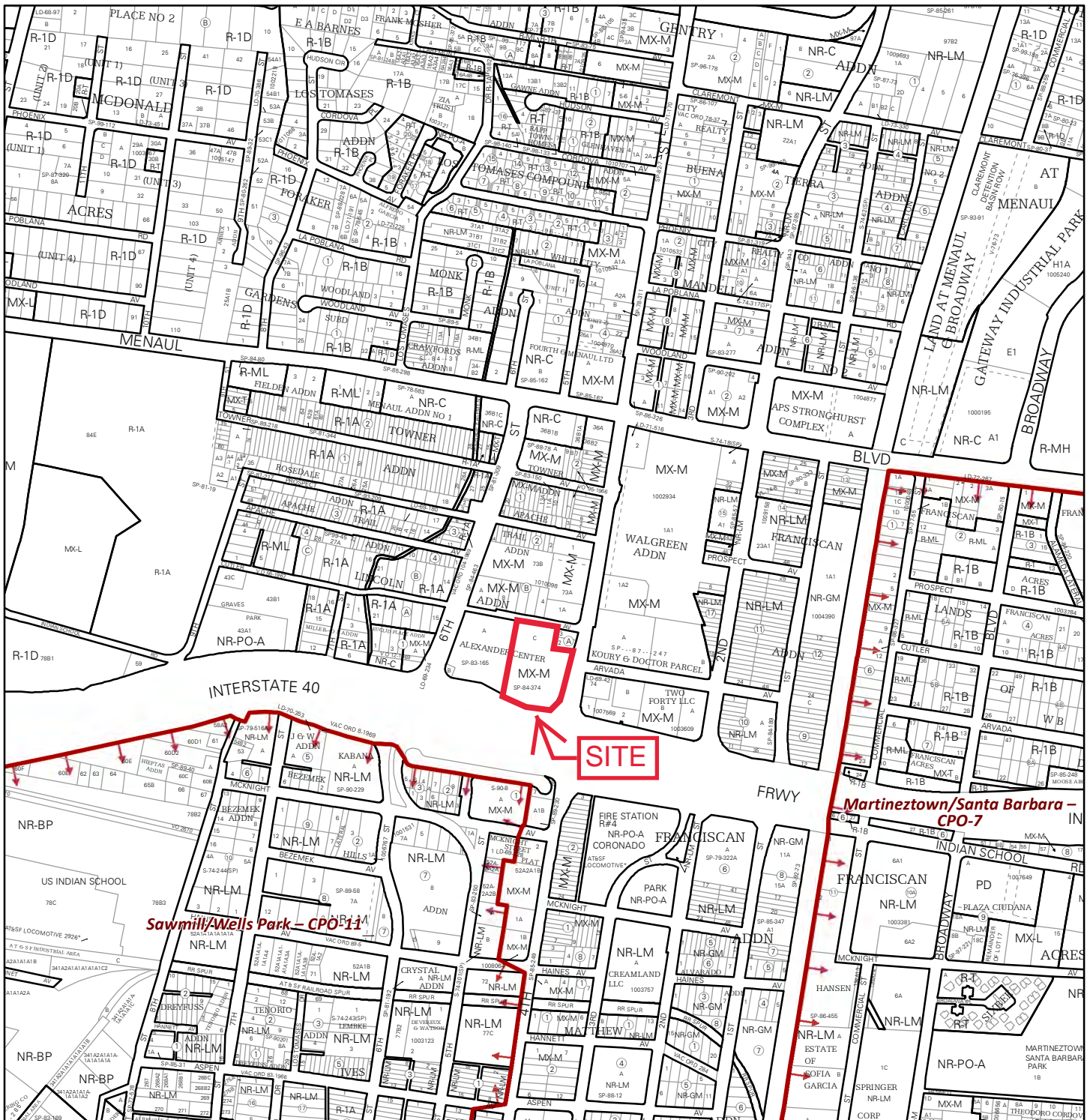
- ___ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if variance is to be heard with minor subdivision plat**
 - ___ Sign Posting Agreement - **this step is not required if variance is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Letter describing, explaining, and justifying the deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 8/13/19
Printed Name: Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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).

Rio Grande

40 25

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-14-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

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824

June 13, 2019

Ms. Kym Dicome, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Site Plan - DRB for Tract C, Alexander Center

Dear Madam Chair:

The purpose of this letter is to authorize Consensus Planning, Inc. and RESPEC to act as our agents on this request for approval of a Site Plan - DRB and related applications. The subject property is located at 2217 4th Street NW between Interstate 40 and Cutler Avenue NW.

Thank you for your consideration.

Sincerely,


Stephany Sheekey

Planner
Amerco Real Estate Company
2727 North Central Avenue
Phoenix, Arizona 85004



August 13, 2019

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

RE: Request for Waivers – DRB

Dear Madam Chair:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request approval of two waivers to the Integrated Development Ordinance's Section 5-3 Access and Connectivity in conjunction with a Site Plan – DRB. Specifically, the requested waivers are to the following:

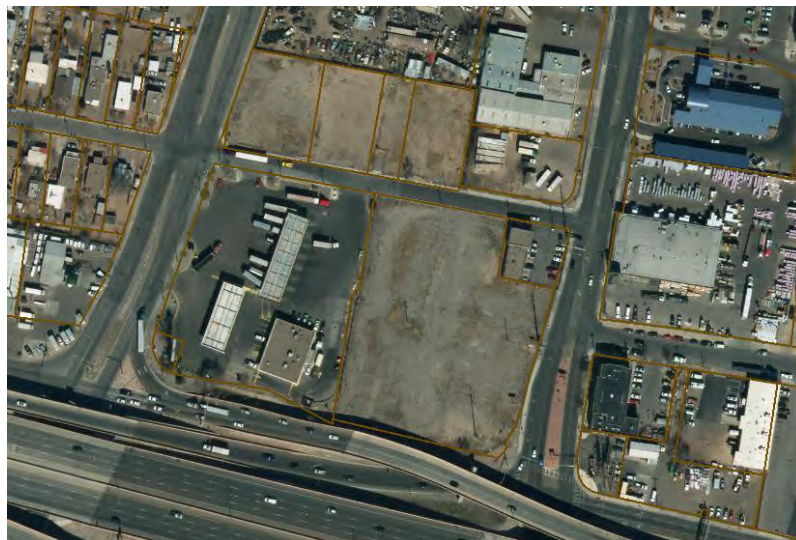
1. Section 5-3(D)(2)(b) Sidewalks
2. Section 5-3(D)(3)(b) Network of Walkways sub-section 3.c. For buildings greater than 10,000 square feet up to and including 50,000 square feet, walkways shall be 10 feet wide.

The proposed use for this property, as shown on the site plan, is self-storage, which is not highly used by pedestrians. The site plan has been deferred to the DRB meeting of August 21, 2019 to coincide with these waiver requests. Nearly all the anticipated customers will arrive by car to drop off and pick up goods from the proposed storage units. In addition, the U-Box component of the storage use does not have any customer entrance and is only accessed by U-Haul employees who load and unload the U-Boxes from trucks that deliver them to the site. No truck rental, office, or retail use is proposed within the storage building. Those uses currently exist at U-Haul's present location one block to the west of the subject site and will continue to operate from that location.

The subject site is located at the southwest corner of 4th Street and Cutler Avenue NW. The property is legally described as Tract C, Alexander Center, which contains 2.5277 acres, and is zoned MX-M.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



Site Vicinity – Existing Conditions



PROJECT DESCRIPTION

These waiver requests are part of a site plan request on behalf of AMERCO Real Estate Co. The site is proposed for two indoor storage buildings. As detailed below, this request is justified for a Waiver – DRB pursuant to IDO section 14-16-6-6(L).

EXISTING LAND USE AND ZONING

The subject site is currently vacant and surrounded by a variety of non-residential uses. At the corner of Cutler and 4th Street there is an existing building and business on an approximately ¼ acre lot. The existing building is built up to the curb on Cutler Avenue with no opportunity for a sidewalk along that edge of the property. This is the primary reason for the waiver request to provide sidewalks along all street frontages. The applicant is requesting to waive the portion of sidewalk along Cutler Avenue from the proposed site entry east to the property line where the neighboring building abuts the site and would block any sidewalk from continuing.

To the west is the Love’s Travel Center. Across 4th Street to the east is an existing business, Roofing Supply Group and La Pasada (a transitional residential housing program). There is an existing sidewalk along 4th Street Adjacent to the property. I-40 is immediately adjacent to the southern boundary of the property, however, access to I-40 is limited at this location. There are no adjacent low-density residential properties.

WAIVER REQUESTS

The Applicant is requesting two waivers within IDO Section 5-3 Access and Connectivity:

1. Section 5-3(D)(2)(b) Sidewalks: Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot or parcel. This request would waive the requirement to install a sidewalk along a portion of the applicant’s Cutler Avenue frontage beginning at their proposed site entry east to their property line.
2. Section 5-3(D)(3)(b) Network of Walkways: 3.c For buildings greater than 10,000 square feet up to and including 50,000 square feet, walkways shall be 10 feet wide. This second waiver request is to reduce the required width of walkways by 4 feet to 6 feet in width.

The request is justified pursuant to IDO section 14-16-6-6(L)(3) as follows:

1. Any of the following applies:
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

Applicant Response: *This test applies to the request to waive a portion of the sidewalk requirement along the subject property’s Cutler Avenue frontage. There is an existing building located on the abutting property to the northeast of the subject site that is built on the property line between the two parcels. In addition, this building is constructed up to the curb on Cutler Avenue. As such, any sidewalk built by the applicant would dead-end into the rear wall of the neighboring business. Further, unless this building is demolished or the City reconfigures and/or reconstructs Cutler Avenue in this location, there will not be any sidewalk built on the adjacent property to connect to. For these reasons it is appropriate to waive the sidewalk requirement for the portion of sidewalk along Cutler Avenue from the proposed site entry east to where the existing*

neighboring building prohibits any continuance of the sidewalk.

- b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, state, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

Applicant Response: *This test is not applicable to the subject property.*

- c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

Applicant Response: *This test is not applicable to the subject property.*

- d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: *The proposed indoor storage use that does not include any other retail, office, or truck rental uses, is not a highly pedestrian use. Waiving the 10-foot width requirement for required on-site pedestrian walkways that will see little, if any, use will allow for flexibility in the design of the site plan to better accommodate the necessary vehicular circulation, parking, and landscaping. This request will not eliminate a pedestrian connection into the site from the public sidewalk should someone walk to the site to access the self-storage units, but rather just reduces the width to something more workable for the applicant while still meeting the intent of the requirement, including the ability to maintain a 4 foot wide clear path to be maintained at all times.*

- 2. The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: *The waivers will not be materially contrary to the public safety, health, or welfare. An existing sidewalk along the 4th Street frontage will remain. In addition, the applicant will construct the sidewalk along Cutler from their western property line to their proposed site entry. This sidewalk will connect to the existing sidewalk on the neighboring Love's Travel Stop property and include a ramp. By waiving the requirement for a sidewalk to the east of the proposed site entry, pedestrians will not inadvertently use the sidewalk only to dead-end into the existing building that is built out to the curb. There is an existing sidewalk on the north side of Cutler Avenue that can be utilized for connections between 4th Street and 6th Street.*

Similarly, the request to waive the required 10-foot width for on-site pedestrian walkways to allow a 4-foot reduction to a 6-foot-wide walkway will not be materially contrary to the public safety, health, or welfare. This waiver does not eliminate the requirement to provide walkways, and a walkway will still connect the primary pedestrian entrance of the self-storage building to the public sidewalk along 4th Street.



3. The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: *The waiver will not have any adverse impacts on surrounding properties. The site is an infill project and is responding to its context within the surrounding development. The waiver to the requirement to provide sidewalk along the entire Cutler Avenue frontage is a response to the inability to connect to sidewalk to the northeast of the subject site. In addition, it is unlikely any new sidewalk will connect to the portion being waived in the foreseeable future due to the existing building that is built to the curb. The waiver to the width of on-site walkways does not affect any neighboring property because it is solely for the use of individuals walking to the proposed storage facility. The reduction in width does not eliminate any required connections or infringe on the required 4-foot clear width requirement for the walkway.*

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: *The variance will not hinder any future planning or infrastructure needed in the area. The proposed sidewalk waiver is limited to a section of the Cutler Avenue frontage where it is not practical to install a sidewalk as it would dead-end into an existing building. The waiver for on-site walkways does not affect the public right-of-way or any other public infrastructure.*

5. The Waiver will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Applicant Response: *The requested waiver does not undermine the goals or provisions of any adopted plans or polices for this area. The waiver to sidewalk requirements is responding to existing obstructions that prevent appropriate connections from being made and waiving the requirement as requested will prevent pedestrians from running into a dead-end at the adjacent building. The waiver to the width of on-site walkways does not eliminate the requirement to provide walkways, so the intent of the City's goals and polices for pedestrian connectivity are preserved for this project even if the self-storage use does not regularly see pedestrian activity.*

6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: *The waivers have no impact to the 100-year floodplain.*

7. The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: *The MX-M zone allows the proposed use and the applicant has obtained a Conditional Use Approval for it. The requested waivers do not materially undermine the intent and purpose of the IDO or the MX-M zone because they do not eliminate the requirements of pedestrian access and connectivity in this area and on the subject property. The requested waivers are responding to the unique situation*



with the neighboring building blocking the continuance of the sidewalk connection for the foreseeable future, as well as the level of pedestrian activity of the proposed use. A connection from the primary pedestrian entrance to the public sidewalk will still be provided and other requirements for pedestrian walkways will be followed.

8. The Waiver does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.

Applicant Response: *Not applicable. The use and other requirements of the IDO are being met or addressed by the site plan.*

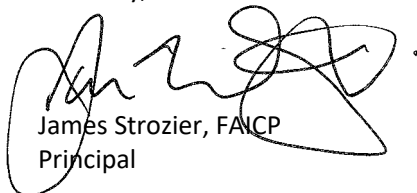
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Section.

Applicant Response: *The request is only asking for a waiver for a portion of the sidewalk along Cutler Avenue. This is the minimum necessary because it will end the sidewalk at the site entry where pedestrians will have the ability to find an alternative route rather than continuing east only to run into a dead-end at the existing building.*

The second waiver for a reduction in the required width for on-site pedestrian walkways is the minimum necessary to be able to continue to provide the walkway, as required, as well as maintain the 4-foot clear width while providing redress needed for the desired vehicular circulation, parking, and landscaping for the proposed self-storage use that does not see much pedestrian activity.

Based upon the facts presented, we respectfully request that you review and approve these waiver requests.

Sincerely,



James Strozier, FAICP
Principal

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: Neighborhood Meeting Inquiry_2217 4th Street NW_DRB
Date: Wednesday, April 3, 2019 3:32:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDOZoneAtlasPage_H-14-Z_Site.pdf](#)
[Neighborhood Meeting Inquiry_2217 4th Street NW_DRB.xlsx](#)

Mike,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953		Albuquerque	NM	87197	5053857863	
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW		Albuquerque	NM	87107	5058507455	5053449212
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
Sawmill Community Land Trust	Nancy	Deskin	ndeskin@sawmillclt.org	990 18th Street NW	2nd Floor	Albuquerque	NM	87104		5057640359

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster

Sent: Wednesday, April 03, 2019 11:35 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number
(505) 764-9801

Email Address
vos@consensusplanning.com

Company Name
Consensus Planning Inc.

Company Address
302 8th Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
Tract C, Alexander Center

Physical address of subject site:
2217 4th Street NW

Subject site cross streets:
4th and I-40

Other subject site identifiers:
This site is located on the following zone atlas page:

H-14

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Jim Strozier](#)
To: [Near North Valley NA](#); [Joe Sabatini](#); newmexmba@aol.com; [Peggy Norton](#); ndeskin@sawmillct.org
Cc: [Michael Vos](#)
Subject: Pre-Application IDO Notification
Date: Friday, April 12, 2019 8:02:00 AM
Attachments: [IDOZoneAtlasPage_H-14-Z_Site.pdf](#)

Dear Neighbors:

This email is notification that Consensus Planning is preparing an application for a Site Plan – DRB to be submitted to the Development Review Board (DRB) for a proposed storage facility on behalf of Kaplan 4th Street LLC / AMERCO Real Estate Co.

The subject site is located at 2217 4th Street NW, which is on the west side of 4th Street just north of I-40 and south of Cutler Ave. It is legally described as Tract C of Alexander Center and contains approximately 2.5277 acres. The property is zoned MX-M. The applicant was granted a Conditional Use Approval by the Zoning Hearing Examiner (ZHE) for self-storage in the MX-M zone for this property on January 30, 2019.

The applicant is now moving forward with a Site Plan – DRB request for a three-story indoor, climate controlled storage facility and related uses. The DRB will hear the request because the proposed project consists of non-residential development greater than 50,000 square feet in size.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at cp@consensusplanning.com or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until April 25, 2019 to request a meeting. If you do not want to schedule a meeting, please also let us know as soon as possible so we can proceed with our application.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801



MEETING MINUTES

Project 2217 4th Street U-Haul Site Plan – DRB

Subject Neighborhood Association Meeting

Date/Time Wednesday, July 10, 2019

Attendance Near North Valley Neighborhood Association Board
Doreen McKnight, Wells Park Neighborhood Association
Jim Strozier, Consensus Planning
Michael Vos, Consensus Planning

Discussion Items

- Jim provided an overview of the project to everyone in attendance.
 - Two types of storage: climate controlled self-storage and U-box style storage.
- Explained issues on site including building placement related to PNM utility poles
- Question was raised about whether the facility will be fenced or what other security measures are planned.
 - No fence is proposed at this time. The buildings themselves are access-restricted.
 - Existing fence to be removed.
 - Neighbors thought a fence might be beneficial.
 - Fence could discourage people from congregating in the landscaping and under trees.
- Specifics about the proposed signage was requested.
 - Signs would likely be applied for under the administrative sign permit process only, which does not require a meeting or hearing.
- Sidewalk location at back of curb vs. including a landscape buffer strip.
- Discussed lack of landscape immediately adjacent to the building.
 - Not required in the IDO like other locations.
 - Fire access is required around the building, so much of it is paved.
- No retail or truck rental at this site because the existing U-Haul one block away will continue to provide those services.
- Building facades:
 - Neighbors were interested in the building materials, i.e. EIFS/stucco.
 - Larger doors are real to allow loading and unloading of vehicles inside the building.
 - There is a canopy over the entrance.
 - Orange faux roll-up doors are for visual identification of the U-Haul brand.
- Third building originally shown during the Conditional Use was removed because of the Use-specific Standards and in order to make the site circulation work.
- Lighting types and locations might need clarification.

- Neighbors were interested in seeing if U-Haul would consider public art (a mural) on the 4th Street façade.
- Will the project utilize solar or rainwater harvesting?
 - Requires follow-up from Project Team

Concerns

- Lack of fence might lead to homeless population hanging out or camping on the property.
- Sidewalk along Cutler leading to a brick wall seems problematic.
 - Could this sidewalk end earlier at the site entry? Neighbors would support this.
- U-Haul committed to rebuild sidewalk during the Conditional Use process.
 - It was mentioned that the current sidewalk location is consistent with the City improvement plans for this section of 4th Street.
- Lack of windows on non-freeway-facing building facades was an issue for at least one attendee.
- Construction of the Coors site has been very slow.

Next Steps

- DRB Meeting scheduled for July 17th with deferral likely to address comments and wait for water availability statement.

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: RE: Public Notice Inquiry_2217 4th Street NW_DRB
Date: Friday, June 14, 2019 9:01:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mike,

This should have read DRB instead of EPC. I have corrected everything via this email.

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: Quevedo, Vicente M.
Sent: Thursday, June 13, 2019 2:42 PM
To: 'vos@consensusplanning.com' <vos@consensusplanning.com>
Subject: Public Notice Inquiry_2217 4th Street NW_DRB

Mike,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953		Albuquerque	NM	87197	5053857863	
Near North Valley NA	Joe	Sabatini	isabatini423@gmail.com	3514 6th Street NW		Albuquerque	NM	87107	5058507455	5053449212
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW		Albuquerque	NM	87102	5202052420	5202052420
Wells Park NA	Doreen	McKnight	doreenmcknightm@gmail.com	1426 7th Street NW		Albuquerque	NM	87102		5056152937
Sawmill Community Land Trust	Nancy	Deskin	ndeskin@sawmillcvt.org	990 18th Street NW	2nd Floor	Albuquerque	NM	87104		5057640359

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Thursday, June 13, 2019 1:19 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

From: [Michael Vos](#)
To: [Near North Valley NA](#); ["Joe Sabatini"](#); ["peggynorton@yahoo.com"](#); ["newmexmba@aol.com"](#); ["cmexal@gmail.com"](#); ["doreenmcknightm@gmail.com"](#); ["ndeskin@sawmillclt.org"](#)
Cc: [Jim Strozier](#); [Tom Neill](#); ["Thomas Abbott"](#); ["Stephany Sheekey"](#); [Parul Butala](#)
Subject: Emailed Notice for Waivers - DRB at 2217 4th Street NW
Date: Tuesday, August 13, 2019 11:39:00 AM
Attachments: [SITE PLAN Waiver Exhibit Reduced.pdf](#)

Dear Neighbors:

This email is notification that Consensus Planning has applied for two Waivers – DRB to the Development Review Board (DRB) on behalf of Amerco Real Estate Company related to their proposed site plan for a U-Haul self-storage facility on the west side of 4th Street between Interstate 40 and Cutler Avenue NW.

The subject site is legally described as Tract C, Alexander Center and contains approximately 2.53 acres. The site is zoned MX-M (Mixed-use Medium Intensity), and the applicant has already obtained approval of a Conditional Use that allows for self-storage on the property. The site plan is under review by the Development Review Board and has been deferred to August 21, 2019 to coincide with the meeting for these waiver requests.

The two waivers are to requirements within IDO Section 5-3 Access and Connectivity as follows:

1. Section 5-3(D)(2)(b) Sidewalks: Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot or parcel. This request would waive the requirement to install a sidewalk along a portion of the applicant's Cutler Avenue frontage beginning at their proposed site entry east to their property line where it would otherwise dead-end into an existing building.
2. Section 5-3(D)(3)(b) Network of Walkways: 3.c For buildings greater than 10,000 square feet up to and including 50,000 square feet, walkways shall be 10 feet wide. This second waiver request is to reduce the required width of on-site walkways by 4 feet to 6 feet in width.

The DRB meeting for this application will be held on August 21, 2019 starting at 9:00am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

These two waivers have been discussed in our meetings with the Near North Valley Neighborhood Association and neighboring property owner. Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3910 or email devhelp@cabq.gov.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com