



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Guardian Storage		Phone: (505) 450-6385
Address: 7501 Holly Ave NE		Email: hedges72@comcast.net
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Minor amendment to parking layout due to changes during construction.

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

Lot or Tract No.: Tract G-1-A	Block:	Unit:
Subdivision/Addition: Academy Place	MRGCD Map No.:	UPC Code: 102106149725540228
Zone Atlas Page(s): F-21	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 2.3175 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4909 Juan Tabo Blvd NE Between: Osuna Road and: Montgomery Blvd

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-002184

Signature:	Date: 8/26/21
Printed Name: Michael 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/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must 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 SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

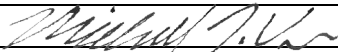
ALTERNATIVE SIGNAGE PLAN


- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

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 or hearing, if required, or otherwise processed until it is complete.

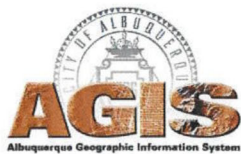
Signature: 	Date: 8/26/21
Printed Name: Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

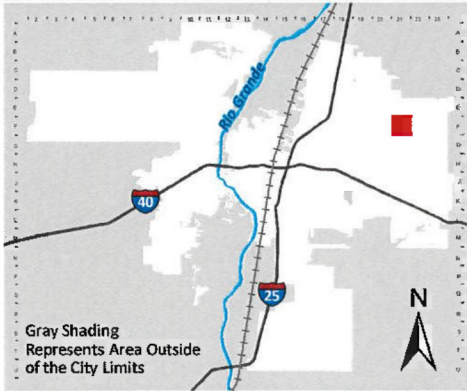


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

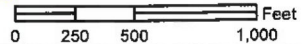


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-21-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



November 4, 2019

Jolene Wolfley
Chair, Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

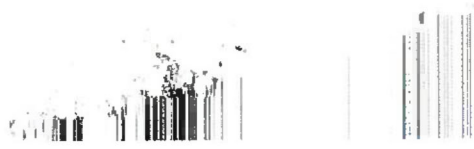
Dear Ms. Wolfley,

The purpose of this letter is to provide authorization to Consensus Planning, Inc. and Respec to act as agents for all requests related to the application for Site Plan – DRB on behalf of Guardian Storage, Contract Purchaser for the property located at 4909 Juan Tabo Boulevard NE.

Sincerely,



Dawson Hedges
Guardian Storage
7501 Holly Avenue NE
Albuquerque, NM 87113





August 26, 2021

James Aranda, Zoning Enforcement Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Minor Amendment to a Site Plan – DRB

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Aranda:

The purpose of this letter is to request a Minor Amendment to the existing Site Plan DRB for the property located at 4909 Juan Tabo Blvd NE. This property is legally described as Tract G-1-A Plat for Tract G-1-A Academy Place containing 2.32 acres. The applicant is requesting an update to the existing Site Plan – DRB for a revision of the parking layout. Since the current Site Plan was approved by the Development Review Board (DRB) in 2020, and this request meets the criteria set in Integrated Development Ordinance (IDO) Section 14-16-6-4(Y)(2), Minor Amendments, it is subject to review by the Zoning Enforcement Officer.

Figure 1. Area context with the subject parcel in pink.



THE REQUEST

The Applicant requests a Minor Amendment to the existing Site Plan – DRB to reconfigure the parking layout. Specifically, the two sections of parking adjacent to the building are reduced from 5 to 4 spaces each in response to the function and safety considerations related to the self-storage use. In addition, the ADA spaces, crossing, and ramp were shifted slightly to the south. The reconfiguration reflects as-built changes to the parking, and the addition of a carpool space to ensure changes are compliant with the originally approved parking requirement. Credits from addition of a carpool space make up the difference from the two lost parking spaces and result in an increase in the overall parking calculation by one space. These changes follow IDO standards and do not surpass the 10% threshold set in IDO Table 6-4-4 for “any other numerical standard,” so we are requesting these changes as a Minor Amendment to the existing Site Plan.

PRINCIPALS

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

SITE HISTORY

This property was granted a Conditional Use Approval from the Zoning Hearing Examiner (ZHE) to permit indoor storage on the site as allowed in the MX-L Zone, and after an appeal, was affirmed by City Council on August 21, 2019. The Applicant subsequently applied for a Site Plan – DRB on the site, which was approved on June 1, 2020. Prior to the Conditional Use and Site Plan – DRB approvals, the property was undeveloped.

EXISTING CONDITIONS

The subject property is located approximately 85 feet west of the John Roberts Dam and Bear Canyon Major Public Open Space. The site is located on Juan Tabo Blvd, an Urban Principal Arterial.

Surrounding zoning and land use: The property is zoned MX-L and is located in a primarily residential neighborhood near Bear Canyon Major Public Open Space and El Oso Grande Park. Most of the zoning in the nearby area is R-1, Single-Family Residential, with several parcels of MX-T, Mixed-Use – Transition Zone to the north and southeast. Land use in the area is primarily residential, institutional, office, and parks and open space.

TABLE 1. Surrounding Zoning & Land Use		
NORTH	R-1A, R-T, MX-T	Single-family residential, Bear Canyon Rehabilitation Center, Juan Tabo Executive Offices
EAST	NR-PO-B	John B. Robert Dam, single-family residential
SOUTH	NR-PO-A, UNCL, R-1D	CNM Montoya Campus, Albuquerque Fire Station 16, La Vida Llena retirement complex, Drainage Easement
WEST	R-T, PD, R-1A	El Oso Grande Park, single-family residential,

Figure 2: Zoning



Figure 3: Land Use



INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Minor Amendment to the existing Site Development Plan meets the IDO criteria pursuant to IDO Section 14-16-6-4(Y)(2) Minor Amendments.

6-4(Y)(2) Minor Amendments

Application response: The existing Site Plan – DRB was originally approved by the Development Review Board on June 1, 2020. Because the changes to this site plan do not surpass the thresholds set in IDO Table 6-4-4, this request fulfills this IDO criteria for Minor Amendments.

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. **The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.**

Applicant Response: This amendment is necessary because of as-built changes to the site plan that could not have been reasonably known at the time the city approved the existing Site Plan – DRB. During construction of the site, the Applicant determined that the original parking design adjacent to the building would not be feasible from the functional requirements of the self-storage use. These spaces are anticipated to be used by customers primarily for loading and unloading vehicles and receive a lot of traffic backing into them. The original spaces were narrower, so by decreasing each location by one space and widening the remaining four spaces accordingly results in a configuration that is safer and more convenient. Other minor changes to the location of the ADA parking spaces, crossing, and ramp move them farther from the site entry, which also increases safety and convenience when walking or rolling from those spaces to the building.

- 2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).**

Applicant Response: This amendment does not exceed any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4. The changes to the existing Site Plan – DRB increase the provided parking spaces from 41 to 42. This is a 2.4% change to the provided parking, which is below the 10% threshold set for “any other numerical standard” in Table 6-4-4.

- 3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.**

Applicant Response: This amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use. The changes to the existing Site Plan – DRB solely affect the parking layout, and do not affect any provided open space.

- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.**

Applicant Response: This amendment does not reduce any building setbacks.

- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.**

Applicant Response: This project does not contain any residential dwelling units.

- 6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.**

Applicant Response: This amendment does not adjust any building design standards.

- 7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.**

Applicant Response: This amendment does not reduce the total landscaping on the property or affect the screening or buffering.

- 8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.**

Applicant Response: This amendment is solely for an adjustment to the parking layout as described in this letter and as demonstrated by the amended Site Plan included with this application. As such, this amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

- 9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.**

Applicant Response: This amendment does not require major public infrastructure and does not change access or circulation patterns on the subject property as demonstrated by the revised Site Plan submitted with this request.

- 10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.**

Applicant Response: This amendment does not change any conditions attached by the previous decision-making body (the DRB) to the existing Site Plan – DRB or Conditional Use Approval, which are the only approvals for this property.

- 11. The amendment does not affect a property in an Overlay zone as regulated per 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.**

Applicant Response: This property is not located in an Overlay zone.

- 12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.**

Applicant Response: This amendment does not change the land use for this property.

- 13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).**

Applicant Response: This amendment does not affect any nonconformity on the property. The site was recently developed and is not nonconforming.



CONCLUSION

On behalf of Guardian Storage IV LLC, we respectfully request the Zoning Enforcement Officer's approval of this Minor Amendment to an existing Site Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Vos', written in a cursive style.

Michael Vos, AICP
Senior Planner

Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. *The project architect and landscape architect must complete the evaluation and sign the end of this form.*

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

Design Considerations for Compliance with IDO Section 5-2 (D)

*In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. **Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.***

Section A.

General Site Arrangement and Building Orientation:

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.
Achieved Achieved in Part Evaluated Only
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.
Achieved Achieved in Part Evaluated Only
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.
Achieved Achieved in Part Evaluated Only

4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.

Achieved Achieved in Part Evaluated Only

5. Design should allow for natural ventilation as much as possible.

Achieved Achieved in Part Evaluated Only

Building Entries and Windows:

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.

Achieved Achieved in Part Evaluated Only

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.

Achieved Achieved in Part Evaluated Only

8. North facing windows are encouraged as they require little to no shading.

Achieved Achieved in Part Evaluated Only

9. Any west facing building entries and windows should mitigate solar effects.

Achieved Achieved in Part Evaluated Only

Outdoor Elements (Integration):

10. Site plan design should spatially connect outdoor and indoor areas.

Achieved Achieved in Part Evaluated Only

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.

Achieved Achieved in Part Evaluated Only

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.

Achieved Achieved in Part Evaluated Only

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.

Achieved Achieved in Part Evaluated Only

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.

Achieved Achieved in Part Evaluated Only

15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Achieved Achieved in Part Evaluated Only

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Achieved Achieved in Part Evaluated Only

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

Achieved Achieved in Part Evaluated Only

Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

Achieved Achieved in Part Evaluated Only

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project _____ and Application No _____.

Signature of Project Architect/License No.

Signature of Project Landscape Architect/License No.

***The proposed minor amendment only addresses parking arrangement and makes no changes relative to the designated items for Section 5-2(D). The building, overall site design, and landscape remain as originally approved by the DRB.**

Section B.

Sun and Shade Analysis requirements in compliance with 5-2(D)(1):

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that **summer sun** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of **winter sun** should reach transparent windows and doors at noon on each facade.

The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations. Screen shots from a program like SketchUp are acceptable.

Summer Sun Analysis

1. Show the effects of summer sun on windows on the following date and times:
 - a. May 21st analysis:
 - 9:00 AM
 - Noon
 - 4:00 PM
 - b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
 - c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
 - d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
 - e. If no sun is influencing a façade at any of the above times, the graphic should simple state “no solar effect.”

Winter Sun Analysis

2. Show the effects of winter sun on windows on the following date and time:
 - a. November 21st analysis:
 - Noon
 - b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**