

FORM P2: SITE PLAN – DRB

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

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

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

- No Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - 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 or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- N/A Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ___ Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Infrastructure List, if required

<p><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></p>	
<p>Signature: </p>	<p>Date: 11-22-2019</p>
<p>Printed Name: James K. Strozier, FAICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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 SAW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL	
<input checked="" 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			
Site Plan-DRB for development on a site under 5 acres within 330 feet of Major Public Open Space.			

APPLICATION INFORMATION			
Applicant: Guardian Storage		Phone: 505-450-6385	
Address: 7501 Holly Avenue NE		Email: hedges72@comcast.net	
City: Albuquerque	State: NM	Zip: 87113	
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801	
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: Contract Purchaser		List all owners: SL Juan Tabo Land, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TR G-1 Plat of Tracts F-1 & G-1		Block:	Unit:
Subdivision/Addition: Academy Place		MRGCD Map No.:	UPC Code: 102106149525340228
Zone Atlas Page(s): F-21	Existing Zoning: MX-L		Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: N/A		Total Area of Site (Acres): 2.3795
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 4909 Juan Tabo Blvd. NE		Between: Osuna Road	and: Montgomery Boulevard
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
ZHE Conditional Use-POSSE Project Number: PR-2019-002184, POSSE Project Number: PR-2019-002184			


Signature:	Date: 11/22/2019
Printed Name: James Strozier, FAICP	<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 #	



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

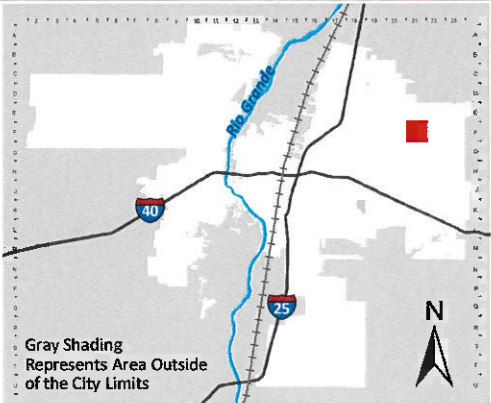
IDO Zone Atlas May 2018



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



Gray Shading
Represents Area Outside
of the City Limits

N

0 250 500 1,000
Feet

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 on behalf of SL Juan Tabo Land LLC (owner of the property) for all requests related to the application for Site Plan – DRB for the property located at 4909 Juan Tabo Boulevard NE. The legal description for the property is: Tract G-1 plat of tracts F-1 & G-1 Academy Place containing 2.3795 acres.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. J. ...', written over a horizontal line.

Majority Member
SL Juan Tabo Land, LLC
2900 Louisiana Boulevard NE
Suite 250
Albuquerque, NM 87110

November 4, 2019

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

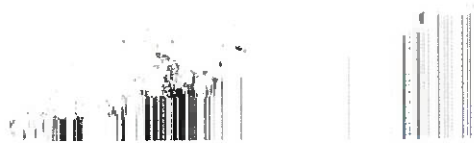
Dear Ms. Wolfley,

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



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM


APPLICANT: Guardian Storage DATE OF REQUEST: 11/01/19 ZONE ATLAS PAGE(S): F-21

CURRENT: ZONING MX-L LEGAL DESCRIPTION: LOT OR TRACT # G-1 BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 2.37 ac. / 103,629 sq. ft. SUBDIVISION NAME Academy Place

REQUESTED CITY ACTION(S):
ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From _____ To _____ SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT [x] ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: N/A
NEW CONSTRUCTION [x] BUILDING SIZE: 116,700 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT [] Indoor Self Storage

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 11/1/2019
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE []
THRESHOLDS MET? YES [] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

 DATE 11/1/19
TRAFFIC ENGINEER

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: GUARDIAN STORAGE

AGIS MAP # F-21-Z

LEGAL DESCRIPTIONS: PLAT OF TRACTS F-1 AND G-1 ACADEMY PLACE

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 11/12/19 (date).

JJ (RESPEC)
Applicant/Agent

11/18/19
Date

[Signature]
Hydrology Division Representative

11/18/19
Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 3/20/19 (date).

(RECEIVED AVAILABILITY STATEMENT 190317 ON 5/9/19)

JJ (RESPEC)
Applicant/Agent

11/18/19
Date

[Signature]
Utilities Division Representative

11/18/19
Date

PROJECT # _____



November 22, 2019

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

RE: Guardian Storage – 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 Ms. Wolfley:

The purpose of this letter is to request approval for a Site Plan-DRB on behalf of Guardian Storage, the Contract Purchaser, for the property at 4909 Juan Tabo Boulevard NE. The subject property is under 5 acres and is located within 330 feet of the Bear Canyon Major Public Open Space (MPOS) therefore, development is subject to review by the Development Review Board (DRB) per Integrated Development Ordinance (IDO) Sub-section 14-6-6-6(G)(1)(b).

The subject property is legally described as *Tract G-1 plat of tracts F-1 & G-1 Academy Place containing 2.3795 acres*. It is located on the southwest corner of Osuna Road and Juan Tabo Boulevard (see Figure 1, below). The 2.37-acre site is currently vacant and zoned MX-L, and is located within an Area of Consistency, as identified in the ABC Comprehensive Plan.



Figure 1. - Subject site outlined in blue.

PRINCIPALS

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

In May 2019, the Applicant 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 (POSSE Case Number VA-2019-00086). The decision was appealed, and the Land Use Hearing Officer recommended that the ZHE Approval of Conditional Use stand which was affirmed by City Council on August 21, 2019.



EXISTING CONDITIONS

The 2.37-acre subject property is currently undeveloped and sits on the southwest corner of Osuna Road and Juan Tabo Boulevard. As mentioned, the subject property is located approximately 85 feet west of the John Roberts Dam and Bear Canyon Major Public Open Space. Juan Tabo Boulevard, an Urban Principal Arterial is located between the site and the MPOS.

The subject property has mild to steep slopes from east to west with the steepest area to the east. Due to the 3:1 slope on the eastern side of the property, it sets approximately 18 feet lower than Juan Tabo Boulevard. The rest of the site has east-west slopes ranging from 3% to 7%. Stormwater flow is east to west and discharges to the west of the property line, draining onto the adjacent property and often washing out the adjacent pedestrian trail.

Adjacent Zoning and Land Use

The subject property is shown in Figure 2 outlined blue. The property was incorrectly identified as two separate parcels with the east zoned MX-L and the west R1-D. The City has since corrected this error, but AGIS has yet to show the change. Zoning and land uses around the subject property include mix of moderate density residential in in the R-T and MX-T zones to the north; R-1D to the south which includes a vacant portion of the CNM Montoya Campus and an AMAFCA maintained drainage channel; NR-PO-B to the east includes the John B. Robert Dam, Bear Canyon Open Space, and Offices; and NR-PO-A and R-1D for the El Oso Grande Park and Utilities to the west.

	Zoning	Land Uses
North	RT, MX-T	Single-family
South	UNCL, R-1D	Drainage Channel, Public institutional -CNM
East	NR-PO-B, MX-T	Open Space, Office
West	NR-PO-A, R-1D	ABCWUA, Oso Grande Park



Figure 2. Existing Zoning - Subject site outlined in blue.



Project Description

The Applicant is proposing to construct an indoor storage facility on the subject property. The building will be a 3-story; 116,700 square feet; 35-foot-tall building. The building will have inset loading areas with garage door type ingress and egress to each storage unit.

Site access will be from a drive-way entrance to the north on Osuna Road. There will be no ingress or egress from Juan Tabo Boulevard. Customer loading/unloading areas will be on the south and west sides of the building, away from adjacent residential to the north. The building will set back 40 feet on the north; 14 feet on the south; 76.2 feet and 63 feet on the east; and 14 feet on the west. Because of the eastern slope, the building finished floor will set approximately 18 feet below Juan Tabo Boulevard. Along Osuna Road, the slope is approximately 16 feet at the east and slowly narrows towards the facility entrance to the west. Street trees and natural landscaping will further conceal the building from the street fronts.

CRITERIA

The Applicant is requesting approval of a Site Plan-DRB in an MX-L zone to allow for the development of an indoor storage facility. The following provides an explanation of how this request meets the criteria for approval of Site Plan-DRB, as outlined in Section 6-6(G) Site Plan-DRB.

6-6(G)(3)(a) *The Site Plan-DRB complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Applicant Response:

The proposed Site Plan complies with all applicable provisions of the IDO, the DPM, and other adopted City regulations. This property is located adjacent to Major Public Open Space and has sensitive lands characteristics. Pursuant to IDO *Section 14-16-5-2 Site Design and Sensitive Lands*, an analysis of the site was conducted to provide guidance to the site plan as it relates to sensitive lands and MPOS and is documented in the Sensitive Lands Analysis Memo, which is attached to this application. The following is a summary of the Sensitive Lands Analysis.

5-2 Site Design and Sensitive Lands; Avoidance of Sensitive Lands: 5-2(C)(1)(b) Steep Slopes and (c) Unstable soils.

The analysis of the site concluded that the only types of sensitive lands present on the subject property are steep slopes and unstable soils. The slopes are located to the east along the Juan Tabo Boulevard property line and extend west along a portion of the north and south property lines. Some unstable soils are found along these steep slopes and unmanaged stormwater has caused erosion in some areas. To minimize the impact of the steep slopes, the proposed building has been located to the south and west sides of the property. During construction, the slope may be disturbed, and any disturbed areas will be revegetated with native and/or naturalized seed mix to stabilize the slope. Along the slope, trees



will be planted with landscape boulder retention to capture water and help reduce erosion and stabilize the slope.

5-2(H) Major Public Open Space Edges; (1)(a-f) Properties within 330 feet of MPOS; and (2)(a)(1-11) Properties Adjacent to Major Public Open Space.

The proposed Site Plan complies with the provisions in the IDO sections pertaining to development within 330 feet of and on properties adjacent to Major Public Open Space. The Site Plan was designed to meet all design and development guidelines outlined in 5-2(H)(1) and (2) and will enhance and protect the John Roberts Dam and the Bear Canyon MPOS. Please see the Sensitive Lands Analysis Memo for details on how the proposed Site Plan meets all design guidelines.

6-6(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

Applicant Response:

The City's existing infrastructure has adequate capacity to serve the proposed development and any burden to those systems have been mitigated to the maximum extent practicable. Osuna Road and Juan Tabo Boulevard can adequately support the vehicles visiting this commercial indoor storage business as indoor storage is a low traffic generating use. At other locations in Albuquerque, Guardian Storage facilities generate approximately 30 to 40 trips per day.

Juan Tabo Boulevard is an Urban Principal Arterial with adequate sidewalks and traffic lanes to accommodate the proposed development. Juan Tabo Boulevard also acts as a buffer between the subject property and the John Roberts Dam and Bear Canyon Open Spaces.

In this section of Osuna Road, where the entrance to the site will be located, there is minimal traffic due to the fact that Osuna Road dead ends approximately 96 feet west of the subject property. Currently, there is no sidewalk on Osuna Road along the north boundary of subject property. As part of this development, a sidewalk will be constructed for pedestrians.

As mentioned previously, drainage issues affecting the site are due to unmanaged drainage impacting the slope on the eastern edge that causes of erosion and discharge to the adjacent property and wash out the pedestrian trail located to the west. Trees and landscaping that will be added to the slope along Juan Tabo Boulevard which will stabilize the site from further erosion issues, improve drainage, and provide natural landscaping along the eastern edge of the site. Additionally, surface sheet flows and swales will concentrate flows to a low point south west of the storage facility that will discharge into an onsite water quality pond.



6-6(A)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

Applicant Response:

The Site Plan mitigates significant adverse impact on the surrounding area to the maximum extent practicable by providing a low impact land use and site design compatible with adjacent land uses. The following elements are incorporated into the proposed site design to further mitigate potential adverse impacts:

- Entrance to the site is to the north on Osuna Road which avoids the need for additional curb cuts on Juan Tabo Boulevard. This creates an overall safer environment for pedestrians and travelers in the area.
- Parking areas and building loading entrances are located on the west and south of the site, not visible or adjacent to residential or Major Public Open Space.
- Landscaping with natural plant material and fencing on the south and west sides of proposed development, will further screen the south and west of the subject property and provide for site security.
- The proposed development will landscape and install sidewalks (currently none existing) on the north side of the building facing Osuna Road with plant materials that will blend into the environment, provide security, and visually screen the indoor storage building for the neighborhoods.
- Drainage issues on the site will be mitigated with natural plant material and grading which will allow flow to discharge at a water quality pond located and prevent discharge to downstream properties.

We respectfully request that you review and approve this Site Plan-DRB based on the above criteria and the Site Plans submitted with the application. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-019 Date: 01.13.2019 Time: 1:00 pm

Address: Osuna & Juan Tabo (SW Corner)

AGENCY REPRESENTATIVES AT MEETING:

Planning: _____

Code Enforcement: Jacobo Martinez

Fire Marshall: _____

Transportation: Mojgan Maadandar

Other: Carrie

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: _____

SITE INFORMATION:

Zone: MX-L Size: 2 acres

Use: Vacant Overlay Zone: n/a

Comp Plan Area Of: _____ Comp Plan Corridor: Multi-Modal

Comp Plan Center: _____ MPOS or Sensitive Lands: n/a

Parking: _____ MR Area: Near Heights

Landscaping: _____ Street Trees: _____

Use Specific Standards: yes 4-3(D) 28

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: _____

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-019 Date: 01-15-2019 Time: 1:00pm

Address: Ocumã; Juan Tato (SW Corner)

NOTES:

- entire 2 acres ~~is~~ ^{is} zoned MX-L - documentation has been forwarded to AGIS but has not been updated yet via ZHE
- Need Conditional Use Permit prior to Site Plan
- Site Plan, DRB
- adjacent to MPOS but less than 2 acres so no EPS but still need all Site Design for Sensitive Lands 5-2
- Use Standards Self Storage - 4.3(D)(28) p.154
- Has to be enclosed
- Email Neighborhood as early as possible for ZHE & DRB - 45 days each
- Per • 6-4. H. 1 - Must provide all materials for application
- Two off-premise signs - are they conforming to IDO Standards? maybe CABA would need to research. Likely non-conforming.

From: [Quevedo, Vicente M.](#)
 To: [Charlene Johnson](#)
 Subject: Neighborhood Meeting Inquiry_4909 Juan Tabo Boulevard, NE_DRB
 Date: Thursday, August 22, 2019 3:55:23 PM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Zone Atlas Map F-21_Highlighed site.pdf](#)
[Neighborhood Meeting Inquiry_4909 Juan Tabo Boulevard, NE_DRB.xlsx](#)

Charlene,

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	City	State	Zip	Mobile Phone	Phone
Amberglen HOA Incorporated	Tamela	Lewis	heartpwr@gmail.com	2952 Pueblo Alto	Santa Fe	NM	87507		5054498874
Amberglen HOA Incorporated	Paul	Ferioli	prferioli@gmail.com	4908 Sereno Drive NE	Albuquerque	NM	87111		5059853762
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	mary.kurkjian@gmail.com	13709 Canada del Oso Place NE	Albuquerque	NM	87111	6172850628	5057972638
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	5058212421
Oso Grande NA	Alicia	Quinones	quinones@cybermesa.com	4921 Noreen Court NE	Albuquerque	NM	87111		
Oso Grande NA	Vivienne	Affat	viv_at@yahoo.com	10317 Camino Del Oso NE	Albuquerque	NM	87111		
John B Robert NA	Sue	Hilts	suzy0910@comcast.net	11314 Overlook NE	Albuquerque	NM	87111		5052751758
John B Robert NA	Lars	Wells	larswells@yahoo.com	11208 Overlook NE	Albuquerque	NM	87111		5052930468

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Wednesday, August 21, 2019 3:52 PM
To: Office of Neighborhood Coordination <johnson@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
 Charlene Johnson
 Telephone Number
 5057649801
 Email Address
johnson@consensusplanning.com
 Company Name
 Consensus Planning, Inc.
 Company Address
 302 Eighth Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Legal description of the subject site for this project
 Tract G-1, Plat of Tracts F-1 & G-1 Academy Place. Containing 2.3795 acres
 Physical address of subject site:
 4909 Juan Tabo Boulevard, NE
 Subject site cross streets:
 Juan Tabo Boulevard and Osuna Road
 Other subject site identifiers:
 This site is located on the following zone atlas page:
 F-21

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 This message has been analyzed by Deep Discovery Email Inspector.

From: [Jim Strozier](#)
To: [heartpwr@gmail.com](#); [prferioli@gmail.com](#); [mary.kurkjian@gmail.com](#); [dhc@zianet.com](#); [quinones@cybermesa.com](#); [Vivienne Affat](#); [Sue Hiltz](#); "Lars Wells"
Cc: [Charlene Johnson](#); [Paul Hedges](#); [Sheldon Greer](#); [Dawson Hedges \(hedges72@comcast.net\)](#)
Subject: IDO Pre-Application/Neighborhood Meeting Notification
Date: Tuesday, August 27, 2019 10:11:00 AM

Dear Neighbors,

This email is notification that Consensus Planning is preparing a Site Plan for review by the City Development Review Board (DRB) on behalf of Guardian Storage. The site is located at 4909 Juan Tabo, NE and is 2.35 acres. The applicant proposes to construct a three-story, 120,000 square foot indoor storage facility on the site. The site is located adjacent to the John Roberts Dam and Bear Canyon Major Public Open Space and therefore, is required to come before the DRB to ensure the site meets all Integrated Development Ordinance (IDO) requirements for site design for sensitive lands.

The self-storage as a conditional use was approved by the Zoning Hearing Examiner and confirmed by the City Council.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Your associations may request a meeting regarding this project by replying to this email, cp@consensusplanning.com, or by phone at 505.764.9801. Per the IDO, you have 15 days or until September 10, 2019 to request a meeting. If you do not want to schedule a meeting, or support this project, please let me know.

Respectfully,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

**City of Albuquerque
Land Use Facilitation Program
Pre-Application Meeting Report**

Project number: PR-2019-002184
Property description: 4909 Juan Tabo Blvd NE, Albuquerque, NM 87111
Date submitted: November 7, 2019
Submitted by: Leslie R. Kryder
Meeting date and time: November 5, 2019 6:30 – 8:30 pm
Meeting location: N Domingo Baca Community Center
Facilitator: Leslie R. Kryder
Co-facilitator: Jessie Lawrence

Parties:

Applicant: Dawson Hedges, Guardian Storage hedges77@comcast.net
Agent: Jim Strozier, Consensus Planning cp@consensusplanning.com
Affected neighborhood associations (per City of Albuquerque notification requirements):
Oso Grande Neighborhood Association
John B Robert Neighborhood Association
Amberglenn HOA Incorporated
District 8 Coalition of Neighborhood Associations

Background/meeting summary:

The Applicant, Guardian Storage, is developing plans for a storage facility at 4909 Juan Tabo Blvd NE. The Agent requested a meeting with neighbors to review the site plan (which is still being finalized) and discuss questions and concerns from the neighbors. The Applicant expects to submit an application in the near future, perhaps within two weeks of this meeting.

Neighbors expressed concerns on a variety of topics regarding the impact of this project on the adjacent neighborhood as well as the nearby dam, arroyo, and flood control system. Neighbors want to make sure that all applicable governmental requirements and regulations are being adhered to with the design and execution of the plan. A number of additional topics were listed by neighbors as being of concern, but there was not sufficient time during the meeting to discuss all of them.

Follow-up Items:

- 1) Applicant will provide the measurement of the site from north to south.
- 2) Applicant will provide a rendering showing the building views from the sides along with the landscaping.
- 3) Applicant will make Sheldon Greer's professional engineering report available to attendees.
- 4) Applicant will make available a copy of future Guardian Storage tenants' leases showing what kinds of items are and are not allowed to be stored at the building.
- 5) Applicant will provide the grading and drainage plan as part of the application process.

Outcomes:

The applicant will continue to design the project taking into account a number of comments from neighbors.

Neighbors continue to be highly skeptical of the advisability or desirability of this project.

Areas of agreement:

- None noted among all participants. Agent did not agree to any specific changes, but said he will work with the Applicant to evaluate a number of concerns and suggestions brought up at the meeting.

Unresolved issues and concerns:

- Views blocked. Neighbors feel that a large, 35' building in this location is out of character with the nature of the neighborhood and blocks views of the waterway and mountains that homeowners prize as part of their enjoyment and home value. The facility is also expected to emit bothersome light onto neighboring residences.
- Boundary controls. Neighbors are concerned that landscaping around the property will facilitate delinquency, crime, and vagrancy.
- Impacts on flood control system. Neighbors have concerns about the proximity of the planned development to the John B Robert Dam and the adjacent arroyo that could affect dam protection and stormwater runoff.
- Regulatory compliance. Neighbors want to know that the project will adhere to all applicable Federal, State, Municipal, and other governmental laws, requirements, and regulations.
- Traffic. Neighbors are skeptical that the number of trips per day will be as few as projected—about 40 trips per day on average.

Meeting Specifics:

- 1) Prior to the meeting, the Facilitator solicited agenda topics from invitees. The Facilitator provided three topics based on information received prior to the meeting: views, traffic, and impacts on neighborhood character.
 - a) Neighbors were invited to add additional topics about which they had questions and concerns. The topics were:
 - Flood control, including:
 - AMAFCA Concrete Channel / Federal Waterways
 - EPA
 - State Engineer
 - City Engineering
 - Water Authority
 - Crime
 - Noise
 - Light pollution
 - Sensitive lands
 - Requirements of ZHE
 - Meeting the conditions of the zoning
 - Meeting all relevant regulations, laws, orders
 - Native habitat
 - EPA regulations
 - Setting precedent for non-residential commercial use
 - John Robert Dam
 - b) The Facilitator indicated that with so many topics, there would be an average of about 4 minutes for each topic within the 2 hour timeframe of the meeting.
 - i) Attendees preferred to address some topics at length rather than to strictly limit time for each topic. Consequently, not all topics were addressed directly during the meeting.
- 2) A neighbor wanted to know if it was the City's intent is to get opinions on the plan as a foregone conclusion.

- a) The Facilitator responded that sometimes the developer is willing to adjust the plan based on concerns expressed by neighbors.
- b) Neighbor (N): So, the City is not in this loop?
 - i) Facilitator: The City receives the report.
- c) N: There are 4 NAs here. District 8 coalition is here. I intend to present a statement that represents their support and the support of the citywide inter-coalition panel, and they are supportive of Oso Grande NA's position. [See StatementReceivedOnBehalfOfOsoGrandeNA.pdf distributed with this report.]
- 3) N: Why isn't the meeting recorded?
 - a) The Co-facilitator explained that it's the practice in this program to have a note-taker and to create a report that summarizes the meeting. After the report is distributed, if there are any errors, there is a process for amendments.
- 4) Development team present at the meeting:
 - a) Paul and Dawson Hedges - Applicant
 - b) Jim Strozier – Consensus Planning
 - c) Scott Culler – Consensus Planning
 - d) Charlene Johnson – Consensus Planning
 - e) Also involved, but not in attendance – RESPEC, the engineers for the project.
- 5) **Overview of the project: Jim Strozier, Agent (A):**
 - a) We have not submitted an application to the city yet.
 - i) Drawings now are in process, not final. We are working on them.
 - b) Property is zoned MX-L, mixed use low intensity. Self-storage as a use is allowed if you get a conditional use approved through the Zoning Hearing Examiner (ZHE.) We went through that process. The ZHE approved our request for a conditional use. It was appealed by Oso Grande Neighborhood Association, went to hearing before the Land Use Hearing Officer (LUHO).
 - c) A Site Plan DRB submittal is a number of drawings. It includes site plan, landscape plan, grading/drainage plan, and utility plan, all prepared by our engineering consultant, RESPEC. The site plan also includes architectural drawings, and the architects are part of the team as well.
 - d) The property is located between Juan Tabo Blvd and the Water Authority property, which is where the reservoir is located. You can see from the landscape plan, a lot of emphasis is placed on the street edges, a lot of street trees along both Juan Tabo Blvd and Osuna Rd. One thing we paid special attention to is steep slope that wraps around the northeast corner and along east edge of property. That is relevant to sensitive lands section of Integrated Development Ordinance (IDO), which lists a number of different components. The one component out of that list that applies to this property is the steep slopes. We also have adjacent properties that affect us, including public open space.
 - e) The orientation of the building hasn't changed very much from the original concept. We had an interior loading corridor. We heard concerns about that relative to noise and the bay door, and we have modified the plan to include 2 loading areas with parking areas for loading/unloading, one on west side and one on south side. Those are insets at the first-floor level, with roof over them. The office is located at the northwest corner of property. Parking along west edge and around south edge, as far away as possible from the existing neighborhood and Osuna Rd and off Juan Tabo Blvd. Loading areas won't be visible really unless you're looking directly into them. Access is as far west along Osuna Rd as it can be. It puts the entrance as far from the existing intersection as possible, and also locates it on the portion of the property that is more at grade.
 - f) By not having to have an exit on north side from interior corridor, we got rid of a bunch of driveway that had been along the north side. We have more landscaping along the north side that we didn't have the ability to do before. We can keep the drive aisle along the west and south edge.
 - g) Elevations: The IDO has a number of regulations that focus on the street side and on breaking up the facades. Along Osuna Rd, vertical elements are designed to break up long wall. On the shorter

west elevation, you can see the loading area, inset into building. East elevation along Juan Tabo Blvd. One thing we have talked about is, there is significant drop from Juan Tabo Blvd to property, about an 18-foot difference from Juan Tabo Blvd to the finished floor is my recollection. The total height of the building is 35 feet, That will appear to be about a 17-foot tall building from that street elevation along Juan Tabo Blvd. The property comes back down to grade as you travel west.

- h) The Land Use Hearing Officer (LUHO) held a hearing and recommended to City Council that council uphold the approval of the ZHE and deny the appeal, and that was upheld by the City Council.

6) Questions, Concerns, and Responses

a) Questions about the site plan

- i) Neighbor (N): What's the X-Y, the dimensions of the building?
 - (1) 160 feet x 250 feet.
- ii) N: [In response to Agent's statement by Agent that access is as far west along Osuna Rd as it can be. It gets puts the entrance as far from the existing intersection as possible, and also locates it on the portion of the property that is more at grade:] It also gets you closer, less than 100 feet, from residences. Having the driveway there is not an improvement over the previous site plan.
- iii) N: [In response to Agent's statement that the conditional use request was approved by the ZHE.] It was approved with conditions and requirements. We intend to talk about those requirements that the ZHE has asked of the applicant. It is not a foregone conclusion. It was approved if you meet the requirements and conditions.
 - (1) A: The ZHE decision included a number of findings. I believe there was only one condition with several parts.
 - (2) N: Within the 72 items, there were a number of other requirements.
 - (3) A: We have to address those. Many of those made reference to requirements in the City zoning code, the IDO.
- iv) N: (comment) At the LUHO meeting, I spoke for about an hour, and LUHO said my testimony was hearsay and was disallowed, and I don't think that was fair. LUHO's findings to uphold notice of decision was based on complete exclusion of Oso Grande's testimony. LUHO did allow the expert opinion of the professional engineer regarding the dam.
- v) N: Who is the application submitted to? DRB?
 - (1) A: The application we intend to make will be for Site Plan to the Development Review Board (DRB). Under the IDO, there are different procedures for different types of projects. We will be making application fairly soon, we hope. Our intent is to get the application turned in as soon as we have everything complete, within the next two weeks. When we make the application, we will send out another notice to the neighborhood associations and also to property owners within 100 feet and let you know exactly when the hearing is scheduled. DRB meets most Wednesdays starting at 9 AM.
- vi) N: Is this a major or minor project?
 - (1) A: It will be a 30-day submittal. There is major and minor as relates to subdivisions; I don't know if this site plan is considered either major or minor.
- vii) N: What are the dimensions of the site from north to south?
 - (1) A: (Scott) I'd have to take a measurement on that.
- viii) N: For the record, will you state the revision date of this plan you're presenting tonight?
 - (1) A: November 5 [2019].
- ix) Boundary control**
 - (1) N: On the landscape plan, below the loading dock, where it looks like you'll drive into the channel, what is that?
 - (a) That's a turn-around for fire.
 - (2) N: So it's not an exit.

- (a) A: Along the south edge of the property is a trail that runs right on the property line beginning at the west edge of the property. As it heads east, just as it passes the loading dock, it begins to veer slightly toward the southeast and goes up in elevation.
- (3) N: Are you aware that the Bear Canyon Arroyo Plan says you need 2 or 3 feet between edge of trail and any fence?
 - (a) A: Correct. We have a significant landscape area between the property line and the fence.
- (4) N: The western boundary, nothing there, but roughly how far is that from the tank?
 - (a) A: There's the existing trail, a smaller paved asphalt trail that connects Osuna Rd to the trail that runs north to south right along the property line. Right at about ¾ of way south along edge, a smaller trail veers to the west. Today we noticed that along that edge, because of erosion that's taking place across the property, that trail gets impacted by sand and dirt coming off the property. The edge will be finished and landscaped so that doesn't happen anymore.
- (5) N: Where exactly is the fence located? Will the fence be right on the property boundary?
 - (a) A: It's a visually open fence that runs along the west edge beginning about ¼ way south from the north edge and runs along the property line. There's a gate just south of the office. From a security standpoint, only people that are customers are allowed to get through that gate. There's only one access in and out at the location. From the southwest corner of the property, the fence continues along the south edge of the property and connects to the southeast corner of the building. The Eastern and Northern sides of the building are open.
- (6) N: There's no fence to deter people from hanging out by the building at night. Presently, cops have to run people off from the dam, and I've had to make that call. They'll just wander across the street and hang out next to your building.

ix) Landscaping and trees

- (1) N: I'm concerned about the trees on the east side of the property, which is a steep slope, you make it look like a green park. Isn't that steep for trees?
 - (a) A: That slope will be revegetated. Because of how the intersection and sidewalk have been designed, there's water coming into the site at that Northeast corner of the property. That's going to be corrected so that water is not allowed to come into the property at that location. The trees in the slope are designed with a boulder barrier, "eyebrows," so they are little catchment areas to hold the trees, to stabilize the soil and assist with runoff.
- (2) N: That sounds like a job for the City. How will you get the City to do that? Water is jumping the sidewalk, and that's a City problem.
 - (a) A: It's part of our responsibility to correct that situation. The City did the improvements out there, and that's what's caused the current problem. Our engineer will have to address that as part of the grading and drainage plans. There are two existing billboards along there that will be removed.
- (3) N: I like the concept of interior trees, but along Juan Tabo Blvd it is very steep and those trees are not going to survive.
 - (a) A: I'd suggest that you look at the roadway behind St. Pius High School, Oxbow communities. At Oxbow Bluff you can see a similar slope where we did exactly what we're talking about here to create pockets and leveling out and retaining eyebrows. It worked incredibly well.
 - (b) A: We will make sure all of that is available when we make the application.
- (4) N: The vegetation is going to be irrigated?
 - (a) There will be at least some temporary irrigation to get them established.

7) Views and building height

- i) N: I live in a two level townhouse on the corner of Osuna Rd and Juan Tabo Blvd. When I bought this house 2 1/2 years ago, I bought it because of the views. With this project, my view is going to be blocked by at least 17 feet of this building. It's a hideous view and I don't want to live with it. It just doesn't seem right to me that the closest entity to this building are residences. I'm 50 feet away. I'd love to see a street rendering view from my perspective. Lights will be shining in my bedroom window every night. But my main thing is the view. I will have a wall and security lights. The trees in the plan look lovely, but they won't come close to masking the view. I think there are 8 of us that the backs of our townhouses face this.
 - ii) N: Has consideration of people's views been taken into account? Whether looking west from the open space or east from Oso Grande? How will be the building affect the views that people in our neighborhood pay dearly for in taxes?
 - (1) A: Views have been taken into consideration in terms of trying to work with the civil engineer to get the building as low on the property as we can. We have also looked at the landscaping along the edges, especially along Osuna Rd. We'll work up a rendering that shows that. But I'm not going to say you're not going to see this building. Zoning allows a building up to 35 feet tall, and it will impact your views.
 - (2) N: That's not going to work for us then.
 - iii) N: It's a 35-foot building, but from Juan Tabo Blvd it will look like 17 feet high. That's good work, but I don't think it's enough. I pity the people who live along Osuna Rd. I'd like to remind those owners that I hope they all sue for the value of their property, because that \$1m view will now be worth \$1. And then the gate, 7 AM – 7 PM, how will we enforce that? The owners can just change the times. There's nothing we can hold the owner to. And then the fences, the street people and the partiers, they will go along the green vegetation and camp. We have campers in the arroyo building bonfires at night. I don't know if the owners are aware of this stuff. Cities like San Francisco have full-time Hazmat people to clean up human feces, and this is what we're coming to. Thank you for the 18-foot change, but that's still a massive wall.
 - (1) N2: To the point about homeless people and bonfires, in Sacramento, there are homeless people digging into and sleeping in the dam itself, and that's a hugely dangerous practice. I'm very concerned that the attractive nuisance of this building will hurt a several-million-dollar dam that is meant for our safety.
 - iv) N: We're talking about a 17-foot wall. That's on the east side. What about the other side?
 - (1) The building is 35 feet tall. The grade change from Juan Tabo Blvd to the floor is about 18 feet. Osuna Rd from Juan Tabo Blvd is a steady drop. Along that stretch, Osuna Rd is a fairly significant drop. By the time you get to the northwest corner of the property, the building is closer to the grade of the street. My comment was not that the building was 17 feet tall, but that's the portion of the building that you're going to see. Within that, you're going to see a row of street trees that are designed to grow to be 35 feet high when full grown. That's part of our analysis related to trying to work within the context of this location.
 - (2) N: Juan Tabo Blvd is dropping at Osuna Rd. If you're at 17 feet above ground at corner, going to be much higher above ground
 - v) N: Natural grade level of building is street level at northwest corner?
 - (1) A bit lower, but much closer to grade at that point.
- 8) **Traffic**
- a) N: I'd love to be able to say you could put in a no-left-turn lane from Osuna Rd to Juan Tabo Blvd to not bother traffic, but you couldn't do that to homeowners. I wouldn't mind making customers only turn right.
 - b) N: What is the estimated traffic load? The number of trucks? I understand it depends on the number of customers, and you have no control over how many times a truck might come. What is your estimate?
 - i) Applicant: 30-40 vehicles/day. 3-4 vehicles/hour.
 - ii) A: As far as commercial land use, storage is one of lowest traffic generators.

- iii) N: But you have no control over that. When you have a customer who's making many trips, what are you going to do?
 - c) N: How many units will be in the storage facility?
 - i) A: 600.
 - ii) N: And only 40 people going in and out per day? On the first day, you're going to have 600 people 4 times.
 - iii) N2: And that's not counting residential vehicles on the street. There are about 60-odd units there.
 - (1) A: As compared to a typical street, that road doesn't go anywhere, so you don't get as much traffic on this segment.
 - d) N: Have you checked with City to see if the City might install a traffic light there? Do 40 cars move City at all in that regard?
 - i) A: When the City is making a determination of whether traffic signals are appropriate, they look at a series of things like traffic volume, turn volume, accidents. Since Osuna Rd doesn't go through, it would be doubtful that this location comes anywhere close to meeting thresholds to require a traffic study. If this generated a lot of traffic, maybe, but existing conditions plus what this project would add doesn't come close.
 - e) N: The project is 600 units. I can see in February you'll only get 40 trips per day. But when people are going to pick up Christmas ornaments, they'll take two or three trips in a day, so in November, December, & January, I foresee hundreds or a thousand visits to the unit. 600 units means 600 people.
- 9) Neighborhood character**
- a) N: Choice of materials. What do you have in mind?
 - i) A: Design is still in progress, but because the property is adjacent to major public open space, the IDO has very strict requirements related to color and reflectivity and the architect has to provide analysis. Mostly browns, greens, grays. You're limited to less than 20% of building façade can be any accent color. What we have now is a combination of metal, block, and looking at either painted stucco finish or metal that's painted to have same kind of texture. They've used that on a couple of Guardian's recent projects. If you look at the area behind St Pius, I'd encourage you to look at two Guardian projects, one at the end of La Orilla across from Sagebrush Church, and then the other is just north of the intersection of Unser and McMahan, Night Whisperer and Unser.
 - b) N: There's a trade-off between the fencing on north and east sides, without a fence is probably more aesthetically pleasing, but more subject to graffiti.
 - i) A: We'll have a conversation about the fencing and potentially make a modification. Our preference is not to have a fence, but we're going to talk about it.
 - c) N: Is there some reason why the building couldn't be two stories as opposed to three?
 - d) A: In the other location, zoning restricted height.
 - e) N: Just because it's allowed doesn't mean it has to happen. I don't think there would be as much opposition to a 7-foot view of a building as opposed to twice that. If you were to knock the building down to 2 stories, I don't think you'd have as much opposition.
 - d) N: Isn't there a nicer easier place to move into than that corner lot? There's so much stuff at Paseo, maybe a little more expensive. Isn't there an easier place to meet your needs? These people have views that are ruined, and I hope they sue the crap out of the applicant. The character of our neighborhood is that stuff. I love my view, and I feel for people who buy a house and two years later the view is gone. I want to put that seed out there. Why are they so gung ho about that lot?
 - i) Applicant: We've been looking for property for a long time all over the southwest. The properties that we look at have the market for storage. If we came to Paseo, the zoning is not there, maybe the market is not there. This seems like a reasonable market, good

demographics, need for storage. We want to work with you and make it a nice building. The projects we've done, in the end, people are pretty happy with.

- ii) N3: I'd suggest you listen and move the project somewhere else, because we will fight this down to the last minute and I think we have a pretty good chance of winning. A storage complex that huge doesn't fit in. It takes away the character and integrity of the open space.
- e) N2: I think the most salient point of the night is that the third story crushes the spirit of the neighborhood. If you lowered it, you'd have much less resistance. Then we're also pissed at the City for blowing off the neighbors, and you're going to live through that. But this just looks massive.
 - i) Applicant: We take that into account. We do feasibility studies, we do research on sites for many years, and we want to work with the surrounding community and give them the best in terms of our cooperation. But it's a decision from our point of view that we've decided to pursue, and we're here tonight in the hope that we can get some feedback that we can consider moving forward.

10) Crime, noise, light pollution

- d) N: The gate will be closed as of 7:00?
 - i) A: It will not be open 24 hours.
 - ii) N: Is there a live-in employee?
 - iii) A: No.
- e) N: My major concern is over security lighting. I dread it. It would be like having street lights aimed right in my bedroom window. Come and take a look out of my bedroom window. Your building will eclipse it by over 10 feet. No matter where you put your lights, they will be shining in my bedroom. Also with security, a lot of partyers go to the dam. Most of them mean no harm, but when cops pull up, they'll run right over to your building.
 - i) A: On the subject of the lighting, we'll look at that. Typically building mounted lighting is about 16 feet high, shielded down to light the area immediately adjacent to the building. We pay a lot of attention. The City has regulations related to the shielding and the limitations of light pollution. I assure you we will take those concerns into consideration, especially as related to security lighting. We will pay extra attention to that.
 - ii) N: If you had the whole thing fenced, is it possible to not have lights burn 24 hours/day? Can you turn off lights during non-business hours?
 - (1) A: We'll take a look at that.
- f) N: At the ZHE meeting that we attended earlier in 2019, we said the noise pollution would be significant because Bear Canyon tends to amplify sound. 50 decibels can remain at 50 decibels all the way down the canyon. I can hear people whispering in the open space. I doubt whether this project can meet any of the noise ordinances. We would check that out. We have been saying this for a very long time.
 - i) N2: To add to that, looking at your material choice, there will be a big sound-reflective surface off the building.
 - (1) A: We'll look at that.

11) Flood Control

- a) N: The eastern steep slope is also the toe of the dam and the toe region of the dam. There are lots of Federal regulations and best practices around operation and maintenance of the dam, including leaving the steep slope alone so the dam can be properly inspected. If there is ever a failure, it is highly likely it will occur along that steep slope. That slope is supposed to be inspected by AMAFCA on at least a 5-year basis. By putting landscaping there, you're preventing AMAFCA from being able to properly inspect the dam. We have not been given the grading and drainage plan.
 - i) A: The engineering plans will be reviewed and approved by City hydrology and AMAFCA. We aren't done with it yet, and we will give it to you as part of the application process.

- b) N: You commented that the dam is part of the open space. The dam is separate from the open space. I don't think it can be both open space and dam.
 - i) A: Regarding open space, there are two components. One is the land use component which defines the city's plans and use maps, and the other is the zoning code component. In planning maps, the dam is not open space. From a zoning standpoint, it is zoned as MPOA (major public open space), and both the dam and the area behind are zoned MPOA. The dam isn't what we think of as open space, but from a zoning standpoint, it is open space in the sense of MPOA.
 - ii) N: Regarding the toe of the dam, it seems to me that the toe of the dam would be a lot lower (further West) than the other neighbor indicated.
 - iii) N2: Really, it's AMAFCA and the State Engineer (OSE) that are qualified to deliberate over where the actual toe is. Federal regulation and best practices disallow building on the toe and toe regions of a dam. Since you're not prepared to talk about that, I want to stipulate that before we could get into the details of this, we want to know what you've done to analyze the regulations and form the correct analysis that you need and has been required by the ZHE. The ZHE very specifically said to conduct studies and analyses prior to a site plan.
 - iv) N: Why haven't the studies been done?
 - (1) A: The engineers analyzed and responded to the comments made as part of the appeal. The engineering firm is RESPEC.
 - (2) N2: I just got done saying that AMAFCA, State Engineer, and Army Corps of Engineers are only ones qualified.
 - (3) A: I don't have the ability to get those entities to do analysis on our behalf.
 - (4) N2: Is your civil engineer a reservoir expert?
 - (5) A: I can't say whether he is or isn't, I don't know his qualifications.
- c) N: I would like it to go on record that this is the third site plan we've received, and each one is like a moving target.
 - i) A: As part of the conditional use, we started with a conceptual site plan. We refined that as part of developing our application, and have refined it more, which is what I'm showing you today.
 - ii) N: Why are you not showing us the entire plan? You've said you have all these plans, and a lot of that is not available here.
 - iii) A: Engineers are working on finalizing the grading/drainage and utility plan. There are a number of parts to this, and none of them is 100% complete. I typically don't go through utility or grading/drainage at these meetings in the interest of time.
 - iv) N: There is a lot of regulation embedded within the grading and drainage, environmental compliance, compliance with flood plain guidelines. Just so we can all be really clear that you're not presenting all of that tonight.
- d) N: That arroyo is already overused, with all of the buildings east of us.
 - i) A: Overused from capacity?
 - ii) N: Yes, capacity. There was a house built up the canyon, and the City had to build anchoring because of the erosion. I always saw that lot as the overflow for the dam. That arroyo is already overused when we get our two rains each year. We're having this big building with a parking lot, taking up 90% of the land with the building and parking lot. Where is that water going? It will go into the little arroyo that's already being overused.
 - iii) A: We'll build on-site ponding areas to manage the first flush waters. That's a water quality issue, primarily. Before it goes into the public system, you've taken some pollutants and trash out of the cycle. We have to do hydrologic study, submitted to City hydrologist, and they review it with staff at AMAFCA, the manager of channel in this location. The City hydrologist acts as flood plain administrator. All of those things have to be taken into consideration with the review of the site plan. Before a site plan can be approved, we need to have grading and drainage and an approved hydrologic study.

- e) N: FEMA promulgates a lot of federal regulation regarding floodplain management, and is very clear about the need to reduce the risks of flooding in floodplains. AMAFCA resolutions mirror that. Executive Order 11-988, ratified by President Obama in 2015, that says floodplain development whenever possible needs to be avoided and all practical alternatives must be considered before locating in floodplains. Federal regulations say you can't site there.
 - i) A: This property is not in a mapped floodplain.
 - ii) N: You are in a flood hazard area as designated by FEMA.
 - (1) A: The same as the one houses are in?
 - iii) N: They are in same flood hazard area.
 - (1) A: We will pass that on to engineers.
- f) N: I'm worried about, right now still allowing building in headwaters of canyon. What are you doing to reassure us downstream and those below us about water going into that arroyo?
 - i) A: I'd assume there is a drainage management plan for the area east of Juan Tabo Blvd and Tramway that addresses the Bear Canyon Arroyo.
 - ii) N: Mayor Berry allowed a building boom up there, and Mayor Keller just had to spend money anchoring this house upstream.
 - iii) A: We will have to address that as it relates to our site as well as off-site waters. AMAFCA regulates the channel in this location and they will review our analysis, which looks at stormwater generated on our site and the system that we are addressing. I have not heard about a concern raised by City hydrology or AMAFCA about the concrete channel being over capacity, but I assume that is part of their analysis.
- g) N: Would you provide us with that engineering report? Sheldon Greer's professional engineer's report?
 - i) A: Yes.
- h) N: You mentioned capturing first flush. What's plan B if you need a bigger catchment area?
 - i) A: The grading and drainage plan is still being worked on. We could accomplish some of this in different areas. The current philosophy is to depress areas to make curb cuts to get water into landscape areas, where plants are. We're going to try to keep as much water from coming onto the areas from outside, and then keep water on site, making sure water is not against building. There are a number of technical aspects.
- i) N: You have rights to discharge into the channel?
 - i) A: That's part of the approval AMAFCA has to provide.
 - ii) N2: It's regulated by the Clean Water Act.
- j) N: The water you want to prevent from going on this property, it doesn't just disappear, it runs down Osuna Rd. If that water is diverted to Osuna Rd, there will be significant property damage in a good-sized storm.
 - i) A: We'll take a look at that.
- k) N: I'm bothered that you don't consider this a flood plain. Those little things you're offering are good ideas, but I don't think they're enough.
 - i) A: Re the flood plain, I'll have to look at the map.
 - ii) Facilitator: Please explain the timeline and process for these approvals. At some point AMAFCA reviews the plan. When do they review that and how does that fit into the process? I'm also hearing a lot of concerns about, "If this plan doesn't work and can't get approved, then what?"
 - iii) A: As part of our application, there's a separate submittal that goes to City Hydrology. City Hydrology interfaces with AMAFCA. Prior to the DRB acting on the site plan, we will have to have an approval letter from City for the hydrology. It's part of the application process. If you can't get through approval process, you can't get a building permit. We need to address all of those comments.

- l) N: The whole idea of the dam, the flood plain starts when you get to level. When you have from Juan Tabo Blvd to the building such an incline, that tells me that's part of the dam. Our sense is that the road is in the dam also. It's too steep.

12) Other questions and comments

- d) N: Can you tell us what is going to be in the storage building?
 - i) Applicant: 99% is household goods.
 - ii) N: You could have a whole bunch of cigarette lighters, and it becomes combustible. Is there such a thing as a range? Propane cylinders.
 - iii) A: That's not allowed. That's illegal.
 - iv) N: The Dept. of Homeland Security says storage units are among the most dangerous of facilities out there. It's not just hazardous chemicals, but corpses, animals, whatnot. Despite best efforts and mitigation, Homeland Security has said that storage facilities are dangerous. They also say crime is an issue, storing drugs and the like.
- e) N: Where can I find what is and is not allowed?
 - i) A: We typically have a lease for potential tenants. They're also concerned, because they want their items to be safe. No explosives, paints, propane, gasoline, fireworks. There's a long list.
 - ii) A: We can provide that.
- f) N: This will be a climate controlled building, correct? Where will the air conditioning units be placed? I'm assuming on the roof. Is that something else I have to look forward to as a neighbor, hearing that?
 - i) A: We're required to screen those units. Part of the design is a parapet with screening of units. Sometimes, depending on architecture and layout, we may need additional screening, and there are ways to do that.
 - ii) N2: But if you just have visual screening on roof, is that effective for acoustics?
 - iii) A: I don't know the answer to that. We can look into that.
- g) N2: Is the HVAC system included in the 35' of the building height?
 - i) A: No, but screening is part of the IDO. Part of the challenge, because we're sinking the building, you can see the roof a lot better. We have to take that into consideration.
 - ii) N: So the total height will be 35 feet plus screening, so 37 feet?
 - iii) A: Height of building including parapet is 35 feet.
- h) N: When I drove in here on Carmel, I saw a building that kind of looked like that.
 - i) A: Yes, that's an older Guardian building on Holly.
 - ii) N: That was a monster. Please don't put that below a dam. That doesn't belong below a dam and doesn't belong in our neighborhood. It doesn't fit in. There are walkers and runners and bike riders and dog walkers and we love the rabbits and coyotes. It just doesn't fit. Juan Tabo Blvd with that traffic, I have a lot of trouble crossing because the traffic is fast.
 - iii) N2: Is the building on Holly bigger or smaller?
 - iv) Applicant: I believe it's about the same size.
 - v) A: It has a commercial/retail element in front that would not be part of this building.
- i) N: Who enforces the decisions of the ZHE?
 - i) A: ZHE decisions inform the work of the DRB. It's Code Enforcement that would be the direct enforcement of that decision. DRB is made up of technical staff from many departments.
- j) Facilitator: Neighbors have a number of outstanding concerns, principal among them, impacts on residential views and issues associated with the flood control system.
 - i) N: We're also very concerned that this project adhere to all applicable legal and regulatory requirements.

Land Use Program Facilitator's Summary Report, Guardian Storage Project, 11/5/2019 meeting

Any further questions or comments for the City can be referred to:
Jolene Wolfley, City of Albuquerque Planning Department
jwolfley@cabq.gov
505 924-3891

Names and Affiliations of All Attendees:

Alicia Quinones	Homeowner
Bob Fass	Homeowner
Charlene Johnson	Consensus Planning
Dawson Hedges	Applicant
Eric & Ida Bender	Homeowner/JBRNA
Jan Squires	Homeowner
Janie McGuigan	Homeowner
Jim Strozier	Consensus Planning
John Rogers	Neighbor
Kathy Alvarado	Homeowner
Lars Wells	JBRNA
Paul Hedges	Owner
Richard E Cooley	Homeowner/Vice President District 8 Coalition
Sally Hoier	Neighbor
Scott Culler	Consensus Planning
Stephanie Otts	Homeowner/JBRNA
Sue & Jim Hilts	JBRNA
Susan Rogers	Homeowner
V Affat	Homeowner

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

(Date)

I issued _____ signs for this application, _____
(Date)

(Staff Member)

PROJECT NUMBER: _____

From: [Quevedo, Vicente M.](#)
To: [Charlene Johnson](#)
Subject: Public Notice Inquiry, Osuna Road and Juan Tabo Boulevard, DRB
Date: Monday, November 04, 2019 2:47:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Zone Atlas Map F-21 Highlighted Site.pdf](#)
[Public Notice Inquiry, Osuna Road and Juan Tabo Boulevard, DRB.docx](#)

Charlene,

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	City	State	Zip	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	5058212421
Oso Grande NA	Alicia	Quinones	quinones@cybermesa.com	4921 Noreen Court NE	Albuquerque	NM	87111		
Oso Grande NA	Vivienne	Affat	viv_at@yahoo.com	10317 Camino Del Oso NE	Albuquerque	NM	87111		
John B Robert NA	Lars	Wells	larswells@yahoo.com	11208 Overlook NE	Albuquerque	NM	87111		5052930468
John B Robert NA	Sue	Hilts	suzy0910@comcast.net	11314 Overlook NE	Albuquerque	NM	87111		5052751758

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, November 04, 2019 2:32 PM
To: Office of Neighborhood Coordination <johnson@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
 Charlene Johnson
 Telephone Number
 5057649801
 Email Address
johnson@consensusplanning.com

Company Name
 Consensus Planning, Inc.
 Company Address
 302 Eighth Street NW

City
 Albuquerque

State
 NM

ZIP
 87102

Legal description of the subject site for this project:
 Tract G-I plat of tracts F-1 & G-1 Academy Place containing 2.3795 acres.

Physical address of subject site:
 302 Eighth Street NW

Subject site cross streets:
 Osuna Road and Juan Tabo Boulevard, NE

Other subject site identifiers:

This site is located on the following zone atlas page:
 F-21

This message has been analyzed by Deep Discovery Email Inspector.

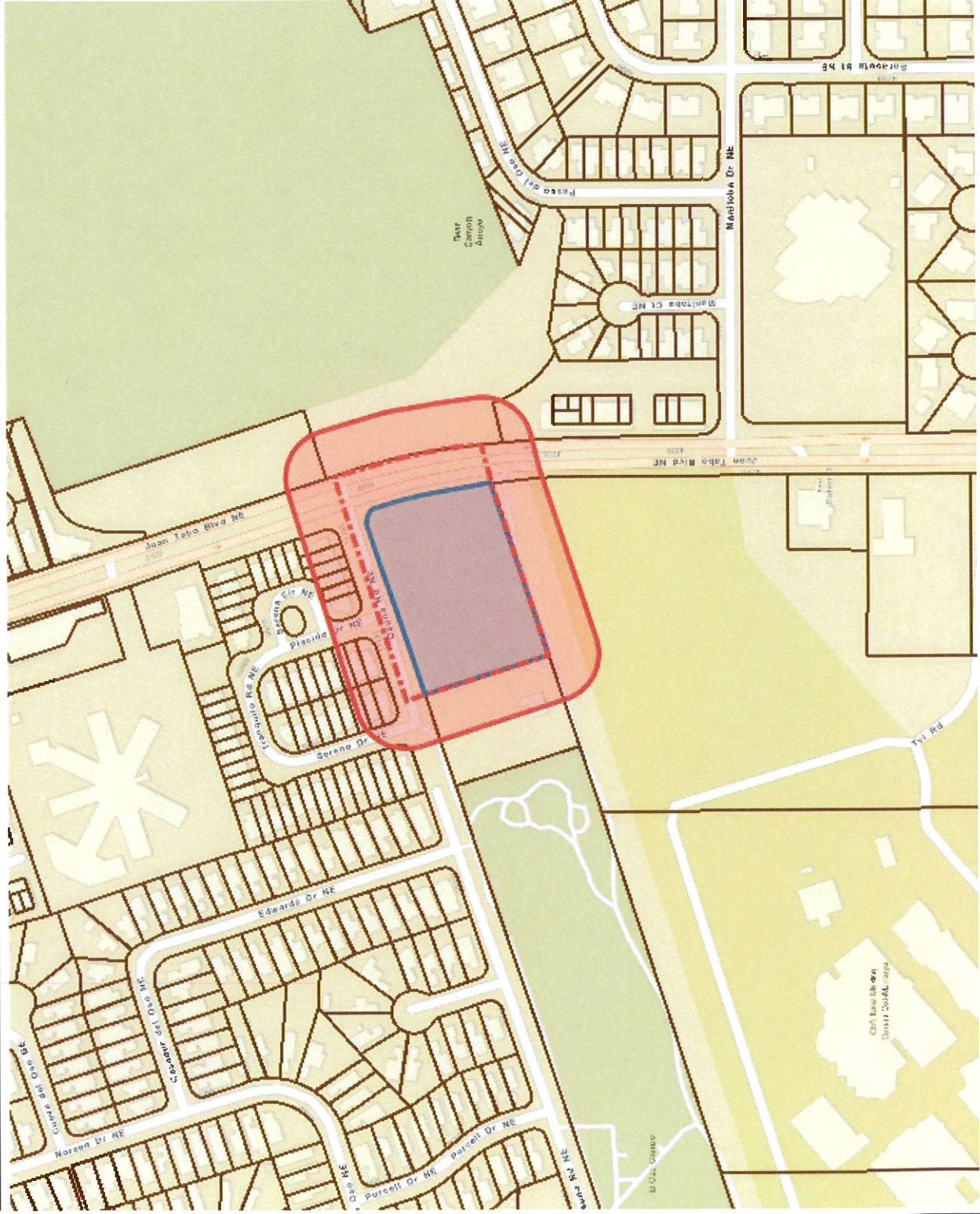


4909 Juan Tabo Blvd. NE 100-foot buffer



Legend

- Bemalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map



Notes

Prepared by Consensus Planning.

601 Feet

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The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner	Owner Address	Owner Address 2
MAEZ JOSEPH EMERY OR MAEZ ROSANNA C TR MAEZ RVT	1339 AVENIDA LOS COMPANAS NW	LOS RANCHOS NM 87107-3203
STRODE JAMES D JR & SUSAN S TRUSTEES STRODE LVT	PO BOX 839	CORRALES NM 87048
TABET RICHARD D & SUE C/O RAKS LUMBER	108 CARSON DR SE	LOS LUNAS NM 87031-9294
ALVARADO KATHY DIANNE	4920 SERENA CIR NE	ALBUQUERQUE NM 87111-6942
FERIOLI PAUL	4908 SERENO DR NE	ALBUQUERQUE NM 87111
TELCK JEANNENE	4904 SERENO DR NE	ALBUQUERQUE NM 87111
TALLEY DEBBIE C	4901 SERENO DR NE	ALBUQUERQUE NM 87111
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
AMPUERO FRANCISCO & AMPUERO ESTELA TRUSTEES AMPUERO RVT	5305 CANYON BLUFF TRL NE	ALBUQUERQUE NM 87111-8242
WOLFE COMPANY INC A NEW MEXICO CORPORATION	2730 SAN PEDRO DR NE SUITE H	ALBUQUERQUE NM 87110-3334
SLJUAN TABO LAND LLC	2900 LOUISIANA BLVD NE SUITE 250	ALBUQUERQUE NM 87110
HOLLEY CURTIS	4900 SERENO DR NE	ALBUQUERQUE NM 87111-6932
FRICKE DEBORAH ANN	4912 SERENA CIR NE	ALBUQUERQUE NM 87111-6942
MENEFFEE ELTON G	4905 PLACIDO DR NE	ALBUQUERQUE NM 87111-6945
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE NM 87103-1293
CENTRAL NEW MEXICO COMMUNITY COLLEGE C/O KATHERINE L ULIBARRI - VP FIN OPS	525 BUENA VISTA DR SE	ALBUQUERQUE NM 87106-4023
LEWIS TAMELA A	2952 PUEBLO ALTO	SANTA FE NM 87507-2519
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
FRAHM KARLENE K	4901 PLACIDO DR NE	ALBUQUERQUE NM 87111-6945

November 22, 2019

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board (DRB) will hold a **Public Hearing on Wednesday, December 18, 2019 at 9:00 am** in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item. You can check the agenda for the DRB online here: <https://www.cabq.gov/planning/boards-commissions/development-review-board> or call the Planning Department at 505-924-3860.

REQUEST

Consensus Planning, agent for Guardian Storage, requests approval of a Site Plan-DRB for the development of an indoor self-storage facility at 4909 Juan Tabo Boulevard, on the southwest corner of Juan Tabo Boulevard and Osuna Road. The undeveloped property is zoned MX-L. A Site Plan-DRB is required for this property as it is located 330 feet from Major Public Open Space and is under 5 acres in size.

If you have questions or need additional information regarding this request contact Jim Strozier, Principal at Consensus Planning at (505) 764-9801 or at cp@consensusplanning.com.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,

Consensus Planning, Inc.

Attached: Zone Atlas F-21

JW
87102

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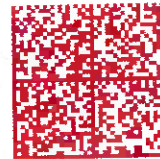


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FRAHM KARLENE K
4901 PLACIDO DR NE
ALBUQUERQUE NM 87111-6945

Association Name	Name	Address Line 1	Address Line 2
District 8 Coalition of Neighborhood Associations	Donald Couchman	6441 Concordia Road NE	Albuquerque, NM 87111
Oso Grande NA	Alicia Quinones	4921 Noreen Court NE	Albuquerque, NM 87111
Oso Grande NA	Vivienne Affat	10317 Camino Del Oso NE	Albuquerque, NM 87111
John B Robert NA	Lars Wells	11208 Overlook NE	Albuquerque, NM 87111
John B Robert NA	Sue Hilts	11314 Overlook NE	Albuquerque, NM 87111

From: [Jim Strozier](#)
To: dhc@zianet.com; quinones@cybermesa.com; viv_at@yahoo.com; "Lars Wells"; [Sue Hilts](#)
Cc: [Charlene Johnson](#)
Subject: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage
Date: Friday, November 22, 2019 9:05:19 AM
Attachments: [Zone Atlas Map F-21 Highlighted site.pdf](#)
[PD ELEVATIONS-JUAN TABO & OSUNA RD W TREES.pdf](#)
[REDUCED SIZE COMBINED SITE PLAN-APPLICATION 11.20.19.pdf](#)

Dear Neighbors,

This email is to inform you that Consensus has submitted an application to the Development Review Board (DRB) for a Site Plan-DRB for the property located at 4909 Juan Tabo Boulevard NE on behalf of Guardian Storage, the Contract Purchaser for the property. The owner of the property is SL Juan Tabo Land, LLC. The proposed development is under 5 acres and is located within 330 feet of Major Public Open Space (John Roberts Dam and Bear Canyon Arroyo). For these reasons, the site plan must be reviewed and approved by the Development Review Board.

On November 5, 2019, during the pre-application phase of this submittal, a facilitated meeting was held with neighbors from Oso Grande, John B. Roberts, Amberglen HOA, and District 8 Coalition of Neighborhoods. At that time, the project team presented the preliminary landscape plan and building elevations and answered questions from the participants. The facilitated meeting notes were distributed to attendees and are part of the submittal to the DRB.

The DRB meeting for this Site Plan-DRB will be held on **Wednesday, December 18, 2019, 9:00 a.m.** in the Hearing Room (Basement Level) of the **Plaza del Sol Building** located at **600 2nd Street, NW**. You can check the agenda for the relevant decision making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Attached:

Zone Atlas F-21;

Color rendering of view from Juan Tabo Boulevard and Osuna Road; and

Proposed Site Plan Set.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

From: [Microsoft Outlook](#)
To: [Sue Hilts](#)
Subject: Relayed: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage
Date: Friday, November 22, 2019 9:05:54 AM
Attachments: [IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Sue Hilts (suzy0910@comcast.net) <mailto:suzy0910@comcast.net>
Subject: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage

From: [Microsoft Outlook](#)
To: [dhc@zianet.com](#)
Subject: Relayed: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage
Date: Friday, November 22, 2019 9:05:44 AM
Attachments: [IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage.msg](#)

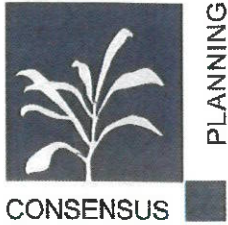
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
dhc@zianet.com (dhc@zianet.com) <mailto:dhc@zianet.com>
Subject: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage

From: [Microsoft Outlook](#)
To: [viv_at@yahoo.com](#); "Lars Wells"
Subject: Relayed: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage
Date: Friday, November 22, 2019 9:05:33 AM
Attachments: [IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
viv_at@yahoo.com (viv_at@yahoo.com) <mailto:viv_at@yahoo.com>
'Lars Wells' (larswells@yahoo.com) <mailto:larswells@yahoo.com>
Subject: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage

From: [Microsoft Outlook](#)
To: [quinones@cybermesa.com](#)
Subject: Relayed: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage
Date: Friday, November 22, 2019 9:05:32 AM
Attachments: [IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
quinones@cybermesa.com (quinones@cybermesa.com) <mailto:quinones@cybermesa.com>
Subject: IDO Application Notification - Site Plan DRB for the SW Corner of Osuna and Juan Tabo - Guardian Storage



November 22, 2019

Alicia Quinones
4921 Noreen Court NE
Albuquerque, New Mexico 87111

Vivienne Affat
10317 Camino Del Oso NE
Albuquerque, NM 87111

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 Representatives Quinones and Affat and the Oso Grande Neighborhood Association,

This letter is to inform you that Consensus has submitted an application to the Development Review Board (DRB) for a Site Plan-DRB for the property located at 4909 Juan Tabo Boulevard NE on behalf of Guardian Storage, the contract purchaser for the property. The owner of the property is SL Juan Tabo Land, LLC. The proposed development is under 5 acres and is located within 330 feet of Major Public Open Space (John Roberts Dam and Bear Canyon Arroyo). For these reasons, the site plan must be reviewed and approved by the Development Review Board.

On November 5, 2019, during the pre-application phase of this submittal, a facilitated meeting was held with neighbors from Oso Grande, John B. Roberts, Amberglen HOA, and District 8 Coalition of Neighborhoods. At that time, the project team presented the preliminary landscape plan and building elevations and answered questions from the participants. The facilitated meeting notes were distributed to attendees and are part of the submittal to the DRB.

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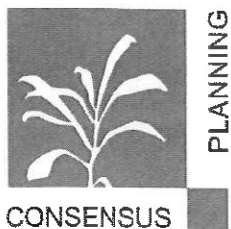
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Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit

<http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

PRINCIPALS

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



Sincerely,

James K. Strozier, FAICP
Principal

Enclosed:

- Zone Atlas F-21;
- Color rendering of view from Juan Tabo and Osuna; and
- Proposed Site Plan (11x17).

FRS1



02 1P
\$ 001.45⁰
0002118651 NOV 22 2019
MAILED FROM ZIP CODE 87102

Sue Hilts
11314 Overlook NE
Albuquerque, NM 87111

FIRST



02 1P
000211 8651
MAILED FROM ZIP CODE 87102

\$ 001.45⁰
NOV 22 2019

Vivienne Affat
10317 Camino Del Oso NE
Albuquerque, NM 87111

FIRST



02 1P
0002118651
MAILED FROM ZIP CODE 87102

\$ 001.45⁰
NOV 22 2019

Alicia Quinones
4921 Noreen Court NE
Albuquerque, NM 87111

FIRST



02 1P
000211 8651
MAILED FROM ZIP CODE 87102

\$ 001.45⁰

NOV 22 2019

Donald Couchman
6441 Concordia Road NE
Albuquerque, NM 87111

FIRST



02 1P
0002118651 NOV 22 2019
\$ 001.45⁰
MAILED FROM ZIP CODE 87102

Lars Wells
11208 Overlook NE
Albuquerque, NM 87111

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 1/22/2019
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- ✓ 3. Bar scale
- ✓ 4. North arrow
- ✓ 5. Legend
- ✓ 6. Scaled vicinity map
- ✓ 7. Property lines (clearly identify)
- ✓ 8. Existing and proposed easements (identify each)
- ~~✓~~ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- ✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Signs (freestanding) and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- ✓ I. Indicate structures within 20 feet of site
- ~~✓~~ J. Elevation drawing of refuse container and enclosure, if applicable.
- ✓ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
 - ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - ✓ 3. On street parking spaces
- ✓ B. Bicycle parking & facilities
 - ✓ 1. Bicycle racks – location and detail
 - ✓ 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to DPM and IDO)
 - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
 - ✓ 2. Drive aisle locations, including width and curve radii dimensions
 - ✓ 3. End aisle locations, including width and curve radii dimensions
 - ✓ 4. Location & orientation of refuse enclosure, with dimensions
 - ✓ 5. Loading, service area, and refuse service locations and dimensions
- ✓ D. Pedestrian Circulation
 - ✓ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- ✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ✓ B. Distribution lines
- ✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ✓ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
 - ✓ 1. Identify facade orientation
 - ✓ 2. Dimensions of facade elements, including overall height and width
 - ✓ 3. Location, material and colors of windows, doors and framing
 - ✓ 4. Materials and colors of all building elements and structures
 - ✓ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.
- ✓ 7. List the sign restrictions per the IDO



HYDROLOGY CALCULATIONS

Subbasin	AVOID INLET BUILDING CONDITIONS				TREATMENT TYPE AREA (%)			
	A	B	C	D	A	B	C	D
Existing	2.38	0	0	0	100.00%	0.00%	0.00%	0.00%
Subbasin A	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%
Subbasin B	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%

Subbasin	AVOID INLET BUILDING CONDITIONS				TREATMENT TYPE AREA (%)			
	A	B	C	D	A	B	C	D
Existing	2.38	0	0	0	100.00%	0.00%	0.00%	0.00%
Subbasin A	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%
Subbasin B	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%

Subbasin	AVOID INLET BUILDING CONDITIONS				TREATMENT TYPE AREA (%)			
	A	B	C	D	A	B	C	D
Existing	2.38	0	0	0	100.00%	0.00%	0.00%	0.00%
Subbasin A	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%
Subbasin B	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%

Area (ac)	% Imp.	Imp. Area (ac)	100 Year 24" SD	
			Peak Flow (cfs)	Peak Depth (ft)
2.38	52.2%	1.25	0.34	2.61

Area (ac)	% Imp.	Imp. Area (ac)	100 Year 18" SD	
			Peak Flow (cfs)	Peak Depth (ft)
2.38	52.2%	1.25	0.34	2.61

DESIGN NOTES:

1. The site is located on the south-west corner of Ocauni Rd. N.E. and Juan Tabo Blvd. N.E. in Albuquerque, New Mexico. The site is approximately 2.38 acres. The site is currently undeveloped with sparse vegetation and no structures. The site is zoned R-1 (Single-Family Residential).

2. The site is proposed to be developed for a 11,670 S.F. 3-STOREY INDUOR STORAGE BUILDING. The building will be located in the center of the site. The building will have a footprint of approximately 11,670 S.F. and will be surrounded by a 24" SD RISER. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft.

3. The site is proposed to be developed for a 11,670 S.F. 3-STOREY INDUOR STORAGE BUILDING. The building will be located in the center of the site. The building will have a footprint of approximately 11,670 S.F. and will be surrounded by a 24" SD RISER. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft.

WATER QUALITY POOLING

Area (ac)	% Imp.	Imp. Area (ac)	Peak Flow (cfs)	Peak Depth (ft)
2.38	52.2%	1.25	0.34	2.61

Area (ac)	% Imp.	Imp. Area (ac)	Peak Flow (cfs)	Peak Depth (ft)
2.38	52.2%	1.25	0.34	2.61

DESIGN NOTES:

1. The site is located on the south-west corner of Ocauni Rd. N.E. and Juan Tabo Blvd. N.E. in Albuquerque, New Mexico. The site is approximately 2.38 acres. The site is currently undeveloped with sparse vegetation and no structures. The site is zoned R-1 (Single-Family Residential).

2. The site is proposed to be developed for a 11,670 S.F. 3-STOREY INDUOR STORAGE BUILDING. The building will be located in the center of the site. The building will have a footprint of approximately 11,670 S.F. and will be surrounded by a 24" SD RISER. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft.

3. The site is proposed to be developed for a 11,670 S.F. 3-STOREY INDUOR STORAGE BUILDING. The building will be located in the center of the site. The building will have a footprint of approximately 11,670 S.F. and will be surrounded by a 24" SD RISER. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft.

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1. The site is located on the south-west corner of Ocauni Rd. N.E. and Juan Tabo Blvd. N.E. in Albuquerque, New Mexico. The site is approximately 2.38 acres. The site is currently undeveloped with sparse vegetation and no structures. The site is zoned R-1 (Single-Family Residential).

2. The site is proposed to be developed for a 11,670 S.F. 3-STOREY INDUOR STORAGE BUILDING. The building will be located in the center of the site. The building will have a footprint of approximately 11,670 S.F. and will be surrounded by a 24" SD RISER. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft.

3. The site is proposed to be developed for a 11,670 S.F. 3-STOREY INDUOR STORAGE BUILDING. The building will be located in the center of the site. The building will have a footprint of approximately 11,670 S.F. and will be surrounded by a 24" SD RISER. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft. The building will have a peak flow of 1.25 cfs and a peak depth of 2.61 ft.



Exhibits:

1. Sensitive Lands Memo
2. Water and Sanitary Sewer Availability Statement #190317
3. Signed Fire One Plan
4. Color rendering of view from Juan Tabo Boulevard and Osuna Road



Guardian Storage Osuna Sensitive Lands Analysis

To: Development Review Board

From: Scott Culler, PLA, ASLA

Date: October 30, 2019

Re: Analysis of Sensitive Lands at Guardian Storage Osuna Property

Pursuant to section the Integrated Development Ordinance (IDO) Section 14-16-5-2 Site Design and Sensitive Lands, the following analysis provided guidance to the site plan related to sensitive lands. The analysis was conducted using topographic survey data, site analysis, review of existing easement documents, aerial photography, and the City's AGIS system.

5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:

- 5-2(C)(1)(a) Floodplains and flood hazard areas
- 5-2(C)(1)(b) Steep slopes
- 5-2(C)(1)(c) Unstable soils
- 5-2(C)(1)(d) Wetlands
- 5-2(C)(1)(e) Arroyos
- 5-2(C)(1)(f) Irrigation facilities (acequias)
- 5-2(C)(1)(g) Escarpments
- 5-2(C)(1)(h) Rock outcroppings
- 5-2(C)(1)(i) Large stands of mature trees
- 5-2(C)(1)(j) Archaeological sites

Analysis of the site concluded that the only types of sensitive lands present on the site are steep slopes. The steep slopes are located primarily along the Juan Tabo Boulevard property line and extend west along a portion of the north and south property lines (Exhibit A). The slopes begin at the property line along this frontage and descend east, into the site, at an approximate 3:1 ratio (33.5%). To minimize impact of the Steep Slopes the proposed building has been located to the south and west sides of the site to the maximum extent practicable. Vehicular and pedestrian access has also been located on the west end of the property to minimize impact to the slope. Some disturbance of the slope will be necessary due to construction. All disturbed areas of the slope will be treated with a native and/or naturalized revegetative seed mix, as recommended by the Landscape Architect, to aid in stabilizing the slopes. Small native and/or naturalized trees will also be used along the slope. Trees will be planted in tree wells with landscape boulder retention to capture water and help reduce erosion of the slope.

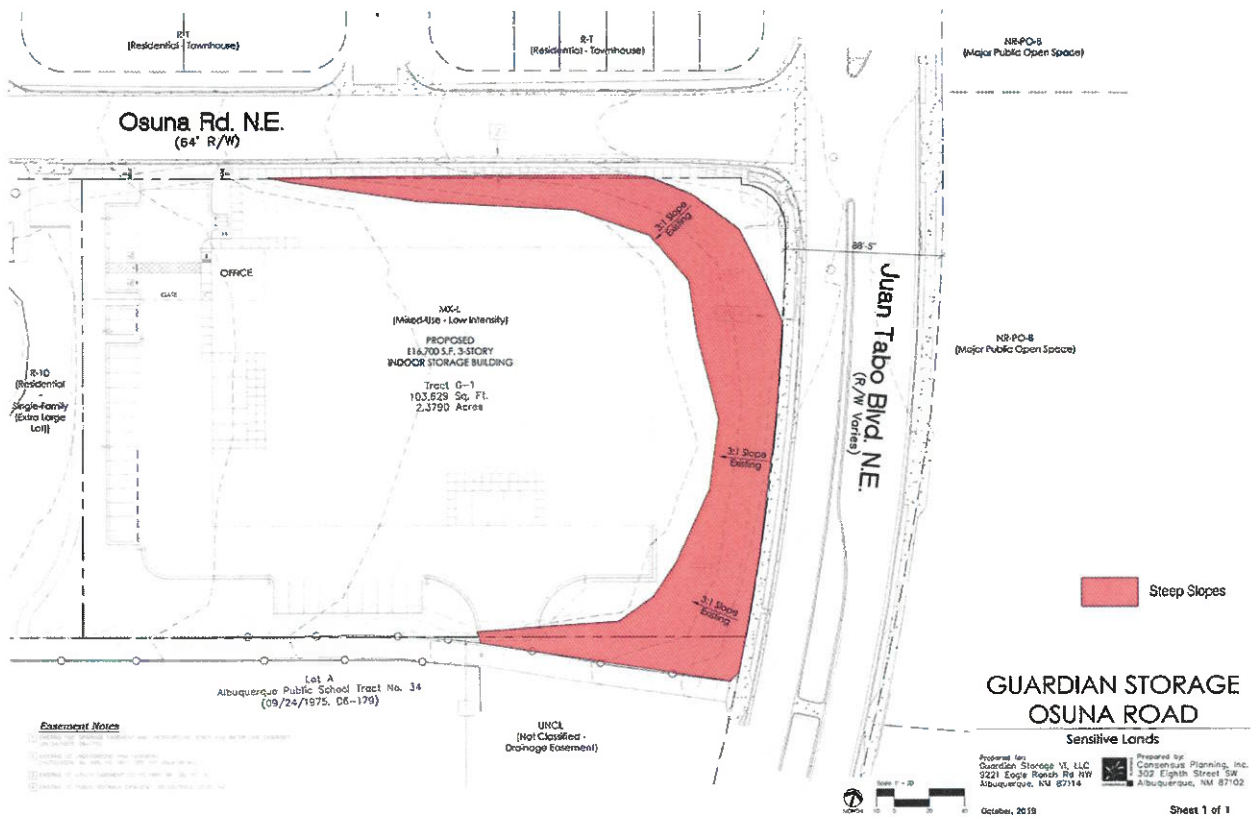


Exhibit A, Sensitive Lands



Exhibit B, Photo Looking East Towards the Existing Steep Slope

5-2(H) MAJOR PUBLIC OPEN SPACE EDGES

5-2(H)(1) Properties within 330 feet of Major Public Open Space These standards apply to development within 330 feet of Major Public Open Space in order to enhance and protect Major Public Open Space.

For additional standards regulating adjacent properties, see Subsection 14-16-5-2(H)(2) below. Projects within 330 feet of Major Public Open Space shall do all of the following:

5-2(H)(1)(a) Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.

The building elevations have been designed to comply with this regulation

5-2(H)(1)(b) Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

1. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

Trim colors have been restricted to less than 20 percent of each façade's opaque surface.

2. Use native and/or naturalized vegetation for landscaping materials.

Native and/or naturalized landscaping materials are used throughout the site as shown on the landscape plan

5-2(H)(1)(c) Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

Roof mounted mechanical equipment is screened by an architectural parapet wall on all sides. Parapets will screen equipment from all sides. Ground mounted mechanical equipment is not anticipated, if required, it will be screened from view by an opaque decorative wall or fence or a vegetative screen.

5-2(H)(1)(d) Design lighting pursuant to Section 14-16-5-8 (Outdoor Lighting).

All outdoor lighting complies with Section 14-16-5-8 (Outdoor Lighting).

5-2(H)(1)(e) Design signage per Subsections 14-16-5-12(C)(4) and Section 14-16-5-12(H)(2)(e) and locate signs to minimize visibility from Major Public Open Space.

Building mounted and free-standing signage complies with Subsections 14-16-5-12(C)(4) and Section 14-16-5-12(H)(2)(e) and minimizes visibility from the Major Public Open Space to the maximum extent practicable.

5-2(H)(1)(f) Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

Pedestrian access from the site is provided to public sidewalks located in the Osuna Road and Juan Tabo Boulevard Rights-of-way which connects to the existing bike trail that runs along the south property line of the site. The existing bike trail has an existing street crossing at Juan Tabo Boulevard which connects to the Major Public Open Space.

5-2(H)(2) Properties Adjacent to Major Public Open Space In addition to the standards that apply within 330 feet of Major Public Open Space in Subsection 14-16-5-2(H)(1) above, the following standards apply to development adjacent to Major Public Open Space.

5-2(H)(2)(a) Development on properties of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 20 feet may be substituted as approved by the Open Space Superintendent.

The Juan Tabo Boulevard Right-of-Way is located between the site and the Major Public Open Space that includes the John Roberts Dam.

2. Locate on-site open space to be contiguous with the Major Public Open Space, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department.

On-Site landscaped open space is located along the east property line contiguous with the Major Public Open Space. The landscaped open space area varies from 76'-2" to 63'-0" wide from the proposed building and preserves, stabilizes, and enhances the existing steep slope area.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

Not applicable, there is only one use proposed for this small site.

4. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line.

Proposed off-street parking is located on the west and south sides of the building not adjacent to or visible from the Major Public Open Space.

5. Limit height of site lighting luminaires to 20 feet.

Sight lighting will be limited to 20 feet in height.

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

Crime Prevention through Environmental Design is incorporated into the design of the site by maximizing visibility throughout the site, maintaining and limiting access with fences and gates, and ongoing maintenance of site features and plant material to communicate active occupancy.

7. Manage stormwater per Section 14-16-5-4(H).

Stormwater design will comply with Section 14-16-5-4(H)

8. Design grading per Section 14-16-5-4(J).

Grading design will comply with Section 14-16-5-4(J). See attached engineers' comments.

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

Vehicle access, circulation, and parking will comply with Subsection 14-16-5-5(F) and Subsection 14-16-5-6(F).

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

Walls, fences, and retaining walls facing the Major Public Open Space will comply with all applicable standards in Section 14-16-5-7(E)(4).

11. Prevent and mitigate construction impact per the DPM.

All applicable standards of the DPM will be followed to prevent and mitigate construction impact, especially as it relates to the steep slopes.



April 16, 2019

Stan Harada, Esq.,
Zoning Hearing Examiner, CABQ Planning Department
C/O Jim Strozier, Consensus Planning

**RE: Guardian Storage, Lot G1, Academy Place, located at 4909 Juan Tabo Blvd NE, Applicant's
Engineers Response to Comments**

Case: VA-2019-00086, Project# PR-2019-002184

Dear Mr. Harada,

I have reviewed the public comments regarding grading, drainage, the Bear Canyon Arroyo and the John Robert Dam and offer in response, the following:

- The site will be graded, paved and landscaped in a manner that provides a finished site with stable, non-erosive surfacing.
- No offsite storm water runoff affects the site
- The existing storm water from the site leaves the site along the western property line and is currently causing some minor erosion on the adjacent property owned and maintained by the Albuquerque Bernalillo County Water Utility Authority. The storm water runoff from the proposed site will be directed via storm drain directly to the Bear Canyon Arroyo in a non-erosive manner acceptable to the City of Albuquerque. This will benefit the downstream properties.
- The development of this site will have no impact on the John Robert Dam.

In closing, I can with certainty state that the development of this property as proposed will generate no adverse impact with respect to grading and drainage.

Sheldon Greer, PE
Senior Project Manager

6971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

May 9, 2019

Chair
Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Vice Chair
Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Jesus Lopez
RESPEC
5971 Jefferson St. NE Suite 101
Albuquerque, New Mexico 87109

**RE: Water and Sanitary Sewer Availability Statement #190317
Guardian Storage
4909 Juan Tabo**

Dear Mr. Lopez:

Project Description: The subject site is located on the southwest corner of Osuna Rd. and Juan Tabo Blvd. within the City of Albuquerque. The proposed development consists of approximately 2.4 acres and the property is currently zoned MX-L for Mixed-Use Low Intensity. The property lies within the Pressure Zone 7E in the Montgomery trunk. The request for availability indicates plans to construct a three story indoor self-storage building with a small office.

Existing Conditions: Water infrastructure in the area consists of the following:

- Six inch ductile iron pipe distribution main (project #26-2010-84) along Osuna Rd.
- 16 inch concrete cylinder transmission main (project #) along Juan Tabo Blvd.

Non-potable infrastructure in the area consists of the following:

- 16 inch ductile iron pipe transmission main (project #26-5762.08-05) along Osuna Rd.
- Eight inch ductile iron pipe distribution main stub-out (project #26-5762.08-05) along Juan Tabo Blvd.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-5402.81-97) along Osuna Rd.

Water Service: New metered water service to the property can be provided via routine connection to the existing six inch distribution main along Osuna Rd. Please note that connections to waterlines 16 inch or greater are prohibited.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted, and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Non-Potable Water Service (if applicable): New metered non-potable water service to the property can be provided contingent upon a developer funded project to extend the eight inch stub-out along Juan Tabo as per as-builts 5762.08. The waterline should be extended far enough to have a perpendicular connection to provide irrigation service

to the proposed property. Please note that connections to waterlines 16 inch or greater are prohibited.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing infrastructure mentioned above. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 3,625 gallons-per-minute and four required fire hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. The required fire flow was analyzed and split at the two proposed fire hydrant connections along Osuna Rd.

The fire one plan is proposing four onsite fire hydrants. The fire hydrants were not indicated if they are going to be private or public. Please note that any on-site fire hydrants are considered private and should be painted safety orange.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. If the non-potable water line is extended, then a City Work Order will be required. Construction must be performed by a licensed and bonded public utility contractor.

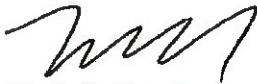
Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

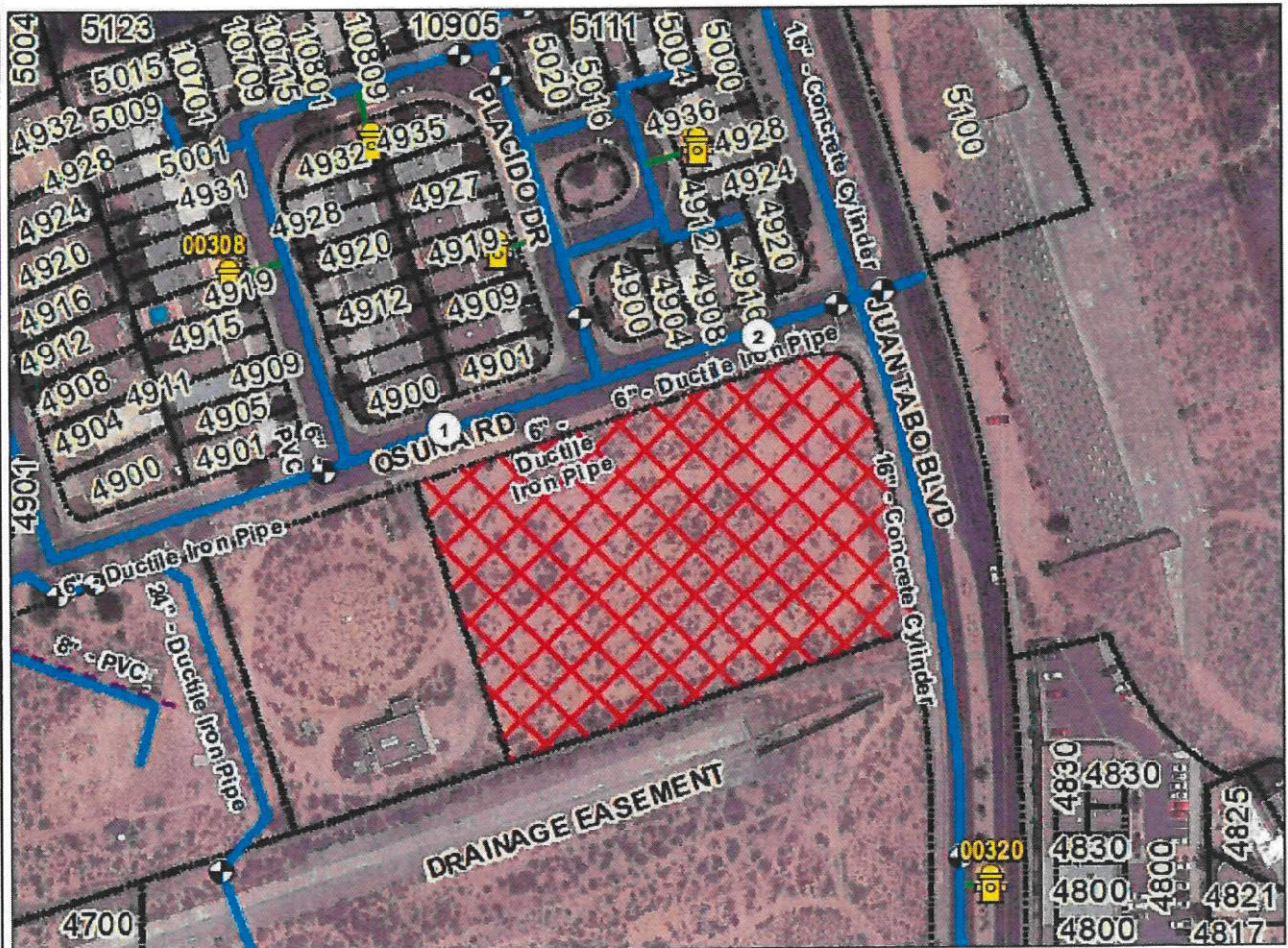
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 190317

190317 - Water



Legend

Project Location

Valve

Hydrant

Pipe

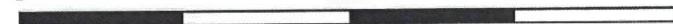
SUBTYPE

Distribution Line

Hydrant Leg

Well Wash Line

0 290 580 Feet



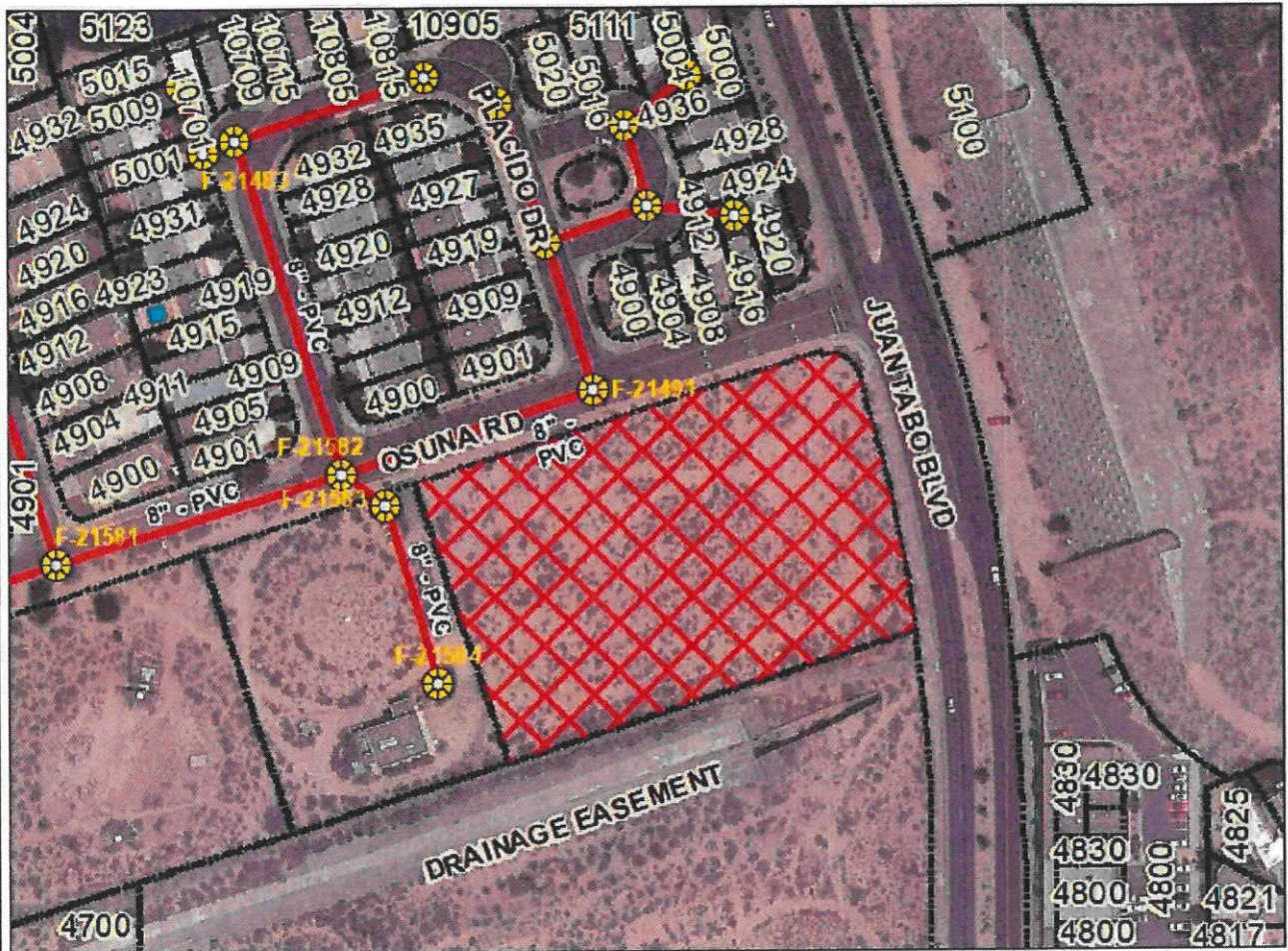
— Fire Flow Analysis Points

1. — Analysis Point

2. — Analysis Point



190317 - Sanitary Sewer



Legend

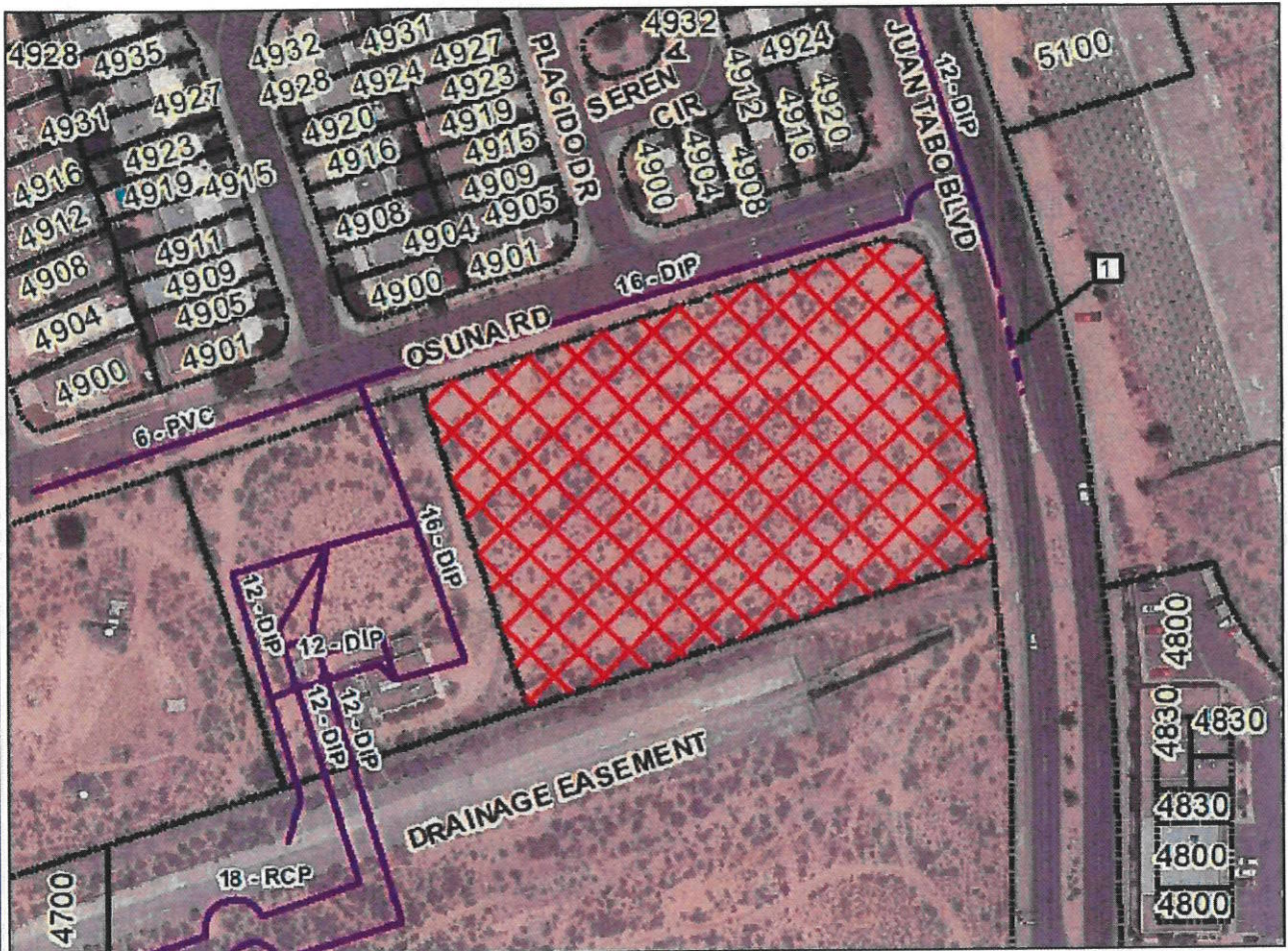
-  Project Location
-  Sewer Manhole

Sewer Pipe SUBTYPE

-  COLLECTOR



190317 - Non-Potable



Legend



Project Location



Reuse Water Pipes



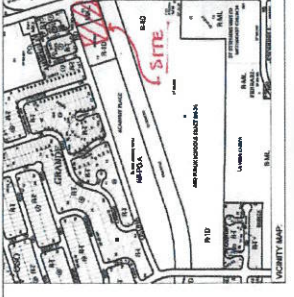
General Map Keyed Notes

1. Proposed Extension



REVISION	PROJECT NAME	SHEET TITLE	DATE	BY	CHECKED	DATE	BY
	GUARDIAN STORAGE	FIRE ONE PLAN	10/15/2019	RESPEC	RESPEC	10/15/2019	RESPEC

PROPERTY LEGAL DESCRIPTION:
TRACT 05-7 PART OF TRACTS 611 & 614 ACADEMY
PARCELS 02-1729 (AC)



PROPERTY LEGAL DESCRIPTION:
TRACT 05-7 PART OF TRACTS 611 & 614 ACADEMY
PARCELS 02-1729 (AC)

FIRE ONE NOTE:

1. THE BUILDING SHALL BE A 2-STORY STORY BUILDING.
2. THE TOTAL HEIGHT OF THE PROPOSED BUILDING SHALL BE 30'.
3. THE PROPOSED BUILDING SHALL BE FULLY SPRINKLED.
4. THE PARKING LOT SURFACE SHALL BE ASPHALT AND SHALL BE CAPABLE OF SUPPORTING A LOAD OF A HEAVY TRUCK WEIGHING 70,000 LBS.
5. THE MINIMUM DRIVE ASSE WIDTH SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED AT THE CORNER OF THE LOT AND TO BE VIEWED FROM THE STREET.
7. ALL DRINKING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
8. FIRE DEPARTMENT CONNECTIONS SHALL BE UNRESTRICTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 7'.
9. INDICATION VALVES SHALL BE PROVIDED PER NFPA 13.
10. ALL FIRE WITNESS SUPPLY LINES THAT BRANCH OFF FROM THE MAIN LINE SHALL BE 4" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
11. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES TO THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. CONSTRUCTION DOCUMENTS SHALL BE RE-SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. CONSTRUCTION DOCUMENTS SHALL BE ON SITE FOR ALL CONSTRUCTION.
12. CONTRACTORS SHALL MEET ALL THE REQUIREMENTS IN NFPA 13, CHAPTER 8 AND 72, CHAPTER 22.

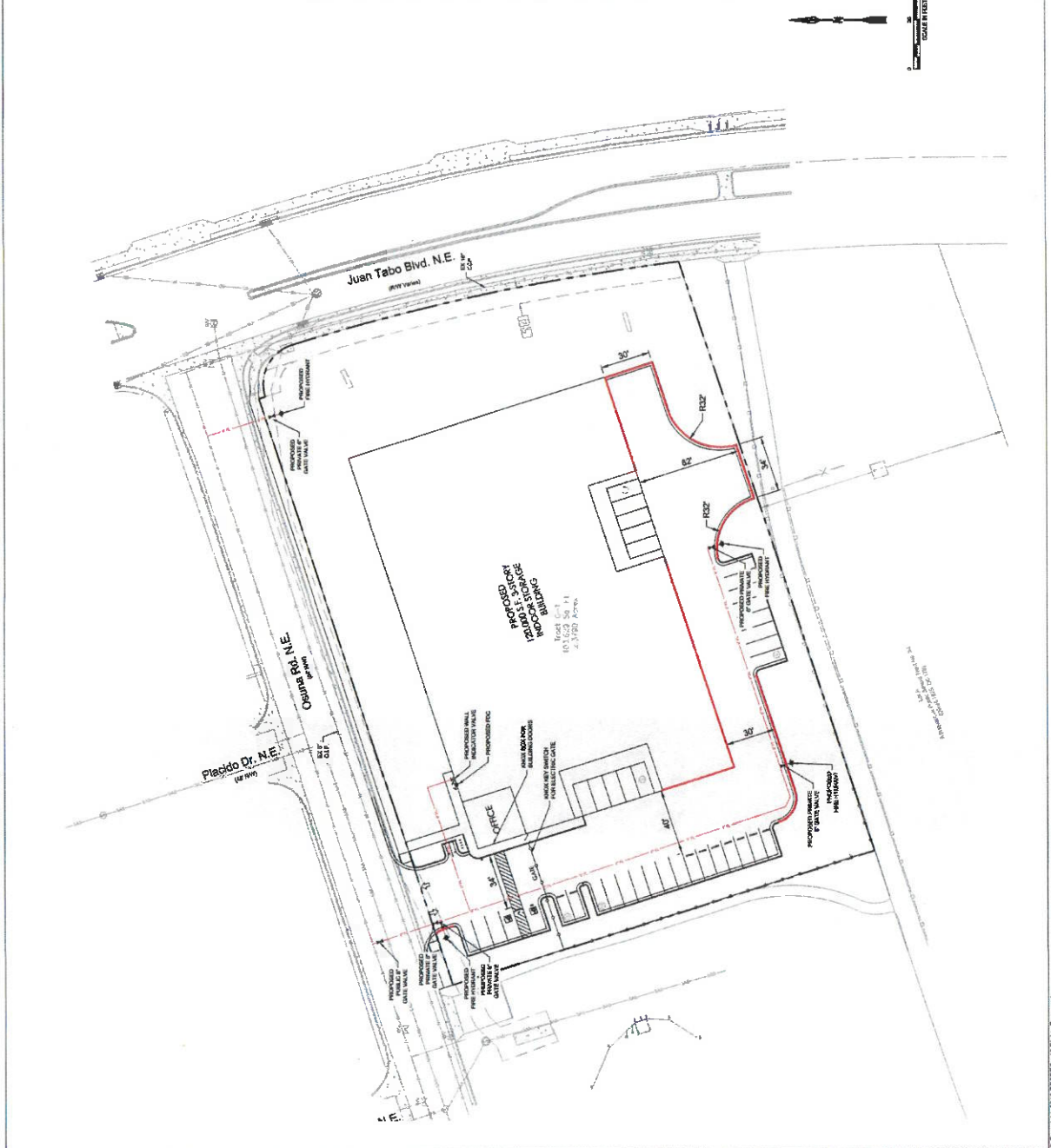
LEGEND

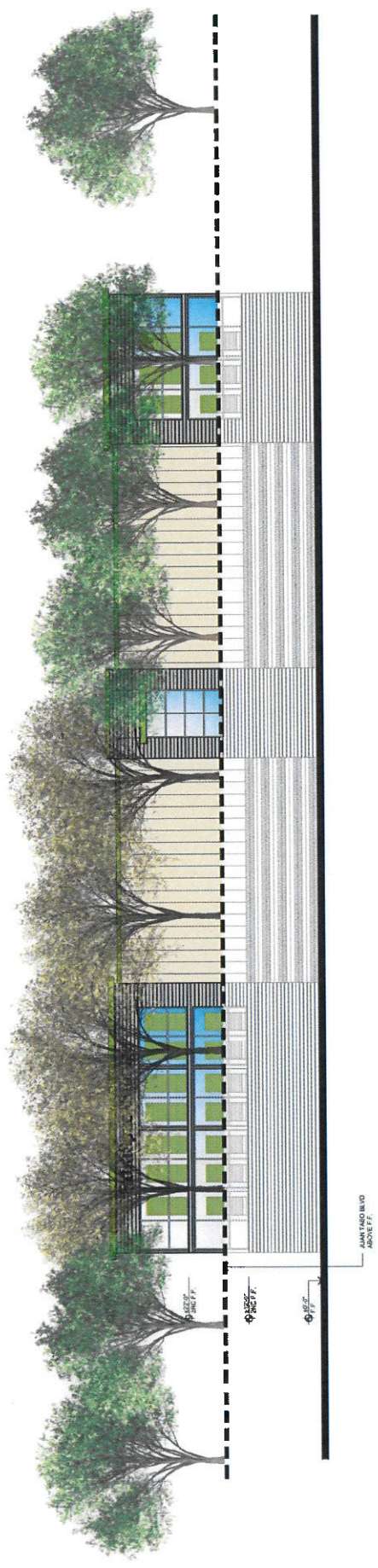
- PROPOSED WATERLINE
- PROPOSED SEWERLINE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- PROPOSED SANITARY MANHOLE

HYDRANT AND FIRE ADDRESS
ALL HYDRANTS AND FIRE ADDRESSES SHALL BE APPROVED BY THE CITY ENGINEER. ALL HYDRANTS AND FIRE ADDRESSES SHALL BE APPROVED BY THE CITY ENGINEER.

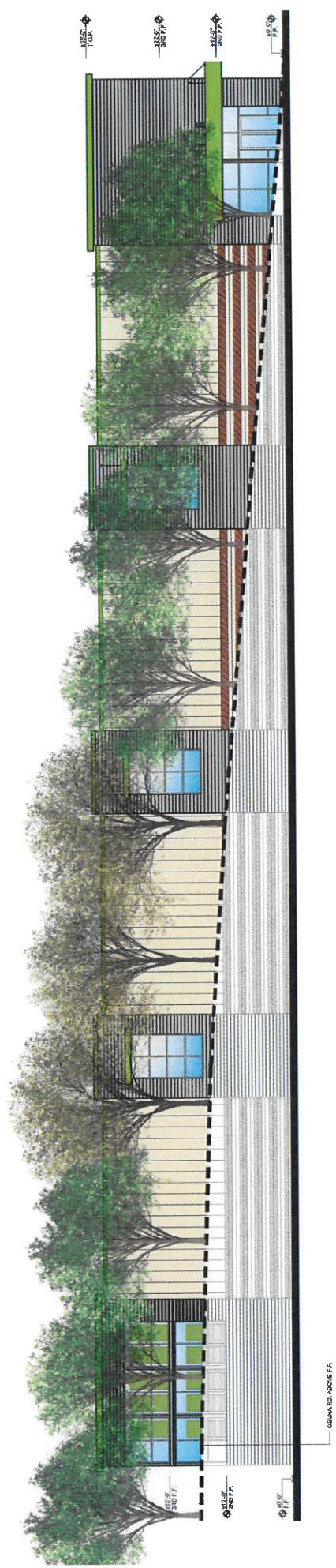
Scale: 1" = 100'

North Arrow





JUAN TABO BLVD. ELEVATION ①
1/8" = 1'-0"



OSUNA ROAD ELEVATION ②
1/8" = 1'-0"

GUARDIAN STORAGE ALBUQUERQUE, NEW MEXICO

STREET ELEVATION STUDY

JCB NUMBER: 18-202
AS NOTED
DATE: 11/18/2019

Jordan
ARCHITECTS, INC.
311 GALLE GLENN SUITE 100
SAN CLEMENTE,
CA 95052/9541
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