



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2020-004024

Date: 4/23/2025

Agenda Item: #4

Zone Atlas Page: B-10

Request: Create 4 new lots from 3 existing lots, vacate a portion of single Easement [20], and Grant Public Utility Easement.

Legal Description: Tract H-6B, Ventana Square at Ventana Ranch

Location: On Universe Blvd NW between Paseo Del Norte NW and Paradise Blvd NW

Application For: DHOWVR-2025-00012 – DHO Parking

1.No objection

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DHO)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 04/23/2025

AGENDA ITEM NO: 4

PROJECT NUMBER:

PR-2020-004024

DHOWVR-2025-00012 – DHO PARKING WAIVER

IDO - 2023

PROJECT NAME:

CONSENSUS PLANNING | JIM STROZIER & CHARLENE JOHNSON for **GDC VS LLC TINA KELTY** request the aforementioned action(s) for all or a portion of: **Lot/Tract H6B, VENTANA SQUARE AT VENTANA RANCH** zoned **MXM**, located at **9630 UNIVERSE BLVD** containing approximately **1.99734** acre(s). **(B-10)**

PROPERTY OWNERS: GDC VS LLC Tina Kelty

REQUEST: Parking Waiver for Self-Storage Facility

COMMENTS:

1. Parking reduction from 37 spaces to 23 spaces is only 62% of required spaces (or a 38% reduction). The argument provided states, in response to criteria given in 6-6(P)(3)(e):

“The requested Parking Waiver will not conflict significantly with the goals and provisions in the IDO Section 5-5 Parking and Loading because the 23 parking spaces provide more than enough off-street parking for self-storage use.”

Although it is possible that a Storage Unit may not need the 40 spaces required by Table 5-5-1, Minimum Off-street Parking Requirements, Code Enforcement recommends a reduction of this magnitude be justified and determined with use of a Parking Study to verify what would be a sufficient amount of parking for a Self-Storage unit of that size, considering industry standards, as per IDO 5-5(C)(5)(f).

2. Landscape requirements are greatly reduced and two large landscaped areas are replaced by the building expansion and the traffic access lane on the east side of the expanded structure. Need to provide the revised

DEVELOPMENT FACILITATIVE TEAM (DHO)

Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 04/23/2025

Landscaping Plan with calculations to show how they would not be deficient in meeting requirements due to change in parking and traffic design.

3. Code Enforcement has no further comments in its recommendations for the DHO.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2020-004024

DHOWVR-2025-00012 – DHO PARKING WAIVER

CONSENSUS PLANNING |JIM STROZIER & CHARLENE JOHNSON for GDC VS LLC TINA KELTY request the aforementioned action(s) for all or a portion of: Lot/Tract H6B, VENTANA SQUARE AT VENTANA RANCH zoned MX-M, located at 9630 UNIVERSE BLVD containing approximately 1.99734 acre(s). (B-10)

PROPERTY OWNERS: GDC VS LLC Tina Kelty

REQUEST: Parking Waiver for Self-Storage Facility

IDO - 2023

Comments:

4.22.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2020-004024 Hearing Date: **04-23-2025**

Project: 9630 Universe NW Agenda Item No: **4**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the platting action and parking waiver.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-004024
Universe Blvd. – Ventana Square at Ventana Ranch

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 3/21/2024. Changes to the parking and/or building layout will require a revised TCL approval.
2. The application does not do a good job of explaining why this waiver should be granted and that the required number of spaces should not be enforced.
3. Future development will require a full TCL prior to Building Permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: April 23, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 4/23/25 -- **AGENDA ITEM:** #4

Project Number: PR-2020-004024

Application Numbers: DHOWVR-2025-00012

Project Name: 9630 Universe (Paseo and Universe)

Request:

Parking Waiver to Self-Storage Site Plan (Submittal for Major Amendment to Site Plan upcoming)

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

Comment in orange require a response or revision.

BACKGROUND:

- This is a request for a Development Waiver to parking requirements, per IDO section 5-5, table 5-5-1.
Self-storage -- 1 space / 3,000 sq. ft. GFA
Office -- 3.5 spaces / 1,000 sq. ft. GFA
- This development and waiver request has an associated Site Plan approval (SI-2024-00648) from July 2024. It is for a new Self-Storage facility. The original Site plan approval provided 35 parking spaces. Upcoming proposed amendments to the original Site Plan approval will include an increase in building size from approximately 88,500 SqFt. To 111,250 SqFt.
This would increase the parking requirement to approximately 40 spaces. This Development Waiver request would reduce the parking to 23 spaces.
- ZHE Conditional Use approval for Self-Storage was granted for the site in July 2022 (VA-2022-00127 and VA 2022-00128) when the site was two lots. An extension of those approvals was granted in July 2023 with a new expiration of July 6, 2024.
- The IDO Zone District for the subject property is MX-M. The site and development are subject to the standards of the IDO and DPM.

**(See additional comments on next pages)*

- Links to the IDO and DPM are featured below:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

- The Applicant provided justification to the Parking Development Waiver request per 6-6(P)(3) of the IDO, which included the following:

Waiver-DHO 6-6(P)(3):

6-6(P)(3) Review and Decision Criteria An application for a Waiver – DHO shall be approved if it complies with the following criteria:

6-6(P)(3)(a) Any of the following applies:

- 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.*
- 2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.*
- 3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.*
- 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.*

Applicant Response: *Criterion #4 best applies to the requested Parking Waiver. The waiver will encourage economic development for the self-storage facility and lessen the burden of unused parking spaces on the surrounding properties. Self-storage facilities do not generate high volumes of traffic, as users drive to the site, park and unload in the loading bays, and leave. There is less need for parking for self-storage use than typical commercial uses. Reduced parking spaces will limit the amount of asphalt on the site and economize the use on the site with the self-storage facility. In accordance with accepted principals of site planning, the site has adequate parking, circulation, and buffer landscaping on the site to comply with the IDO and DPM.*

6-6(P)(3)(b) *The Waiver will not be materially contrary to the public safety, health, or welfare.*

Applicant Response: *The requested Parking Waiver is not materially contrary to public safety, health, or welfare, as it will be limited to the site and will provide ample parking for the users of the self-storage facility. The reduction of parking spaces will advance public welfare by reducing the footprint of unused heat-absorbing asphalt and “right-size” the parking for this use.*

6-6(P)(3)(c) *The Waiver does not cause significant material adverse impacts on surrounding properties.*

Applicant Response: *The requested Parking Waiver will not cause any significant material adverse impacts on the surrounding properties. The reduced parking will provide 11 spaces to the south and 12 to the north near the office. The site also provides a minimum of three loading spaces via the loading bay at the west side of the property. The two adjacent properties contain non-residential commercial uses, which will not be negatively impacted by the reduction in parking space, rather the fewer parking spaces will lessen any adverse impacts on those properties by reducing and the square footage of unused of paved spaces adjacent to their properties and replace them with used parking and customer activity.*

6-6(P)(3)(d) *The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.*

Applicant Response: *The requested Parking Waiver will not impede future planning, public right-of-way acquisition, or the financing and construction of public infrastructure improvements. The requested Parking Waiver is contained to the subject property and will not affect public infrastructure.*

6-6(P)(3)(e) *The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.*

Applicant Response: *The requested Parking Waiver will not conflict significantly with the goals and provisions in the IDO Section 5-5 Parking and Loading because the 23 parking spaces provide more than enough off-street parking for self-storage use. The Parking Waiver will advance the purpose of this IDO Section, because it will allow flexibility in addressing the parking demand for self-storage which does not require a high number of parking spaces to effectively manage circulation on the site.*

6-6(P)(3)(f) *The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.*

Applicant Response: *Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain.*

6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The requested Parking Waiver will not materially undermine the intent of this IDO or the MX-M zone. The intent and purpose of the IDO are many, including protecting the health, safety, and general welfare of the public. The Parking Waiver will support this intent and purpose by providing adequate parking for the use and reducing asphalt needed for parking. This will contribute to pedestrian safety and reduce the need for additional heat absorbing asphalt on the site. The intent and purpose of the MX-M zone is to provide for a wide array of moderate-intensity retail, commercial uses with multi-story buildings near centers and corridors. The Parking Waiver will support the development of moderate-intensity commercial use near Paseo del Norte a Commuter Corridor and Urban Principal Arterial, and Universe Boulevard an Urban Minor Collector.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.

Applicant Response: The requested Parking Waiver will not contribute to a development not allowed within the MX-M zone. The Applicant has received Conditional Use for Self-storage as required in the IDO.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Applicant Response: The requested Parking Waiver is the minimum necessary to provide redress. The site plan shows parking at the north and south ends of the building providing sufficient parking in locations convenient for customers of the self-storage who will be primarily using the loading areas at the north and west sides of the building.

6-6(P)(3)(j) If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Applicant Response: This criterion does not apply as this is not a request for IDO sidewalk requirements.

CONCLUSION-

Based on the information above, the Applicant requests an approval of the Parking Waiver from the DHO. We appreciate your consideration of this application.

1. ITEMS TO BE COMPLETED OR CORRECTED

- Transportation staff note in their memo that the applicant can more effectively explain why this Waiver should be granted.
- Staff will note that reductions in parking requirements similar to this request have primarily been approved (at least recently) by Parking Reduction Study's per 5-5(C)(5)(f) of the IDO by the Director of the Planning Department, that are prepared by a consultant with expertise in that area recognized by the City, and using parking generation assumptions acceptable to the City, demonstrating that off-street parking at a rate lower than that otherwise required by Section 5-5.
- Clarify how the site will be modified with the increased building area and reduced parking area. Such as previous approvals for landscaping, Outdoor Seating area, height, access, loading area, Conditional Use, Etc.

1. ITEMS IN COMPLIANCE OR STANDARD COMMENTS

- A Notice of Decision for this request will be posted online within three business days of a DHO decision of this request per 6-4(L)(6) of the IDO.
- The Office of Neighborhood Coordination (ONC) noted that as of April 11th, 2025 there are no Neighborhood Associations to notify.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 4/23/25
