



April 14, 2025

Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Waiver-DHO – Parking Reduction

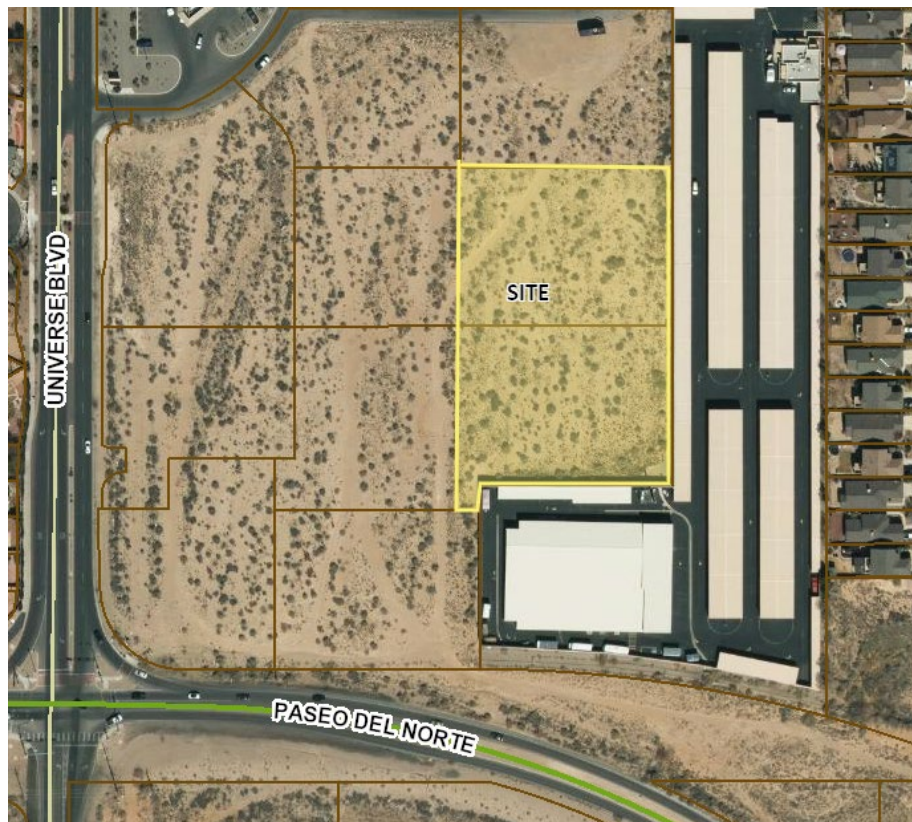
Dear Development Hearing Officer,

The purpose of this letter is to request a Waiver-DHO for a reduction of parking spaces for the property located at 9616 Universe Boulevard NW. The legal description of the site is *Tract H-6B-1 Plat for Tracts H-5A, H-6A, H-6B, H-7A, H-8A, and H-9A Ventana Square at Ventana Ranch*. The Tract was platted in 2024 but is not documented in AGIS.

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Site Location

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES
Ken Romig, ASLA
Margaret Ambrosino, AICP

BACKGROUND

Development of the site has been assigned a Project Number of PR-2020-004024. A Conditional Use for Self-Storage in an MX-M zone was approved by the ZHE on July 06, 2022 (VA-2022-00127 & VA-2022-00128) and an extension was approved on July 17, 2023. A Site Plan Administrative-DFT was approved for the self-storage facility on July 17, 2024 (SI-2024-00648). A Final Plat was approved on August 16, 2024, which created Tract H-6B-1 (SD-2024-00074).



The site is currently vacant. The Applicant is preparing to submit a Major Amendment of the approved site plan to the DFT of which this Parking Waiver is a part.

REQUEST

The Applicant is requesting approval of a Parking Waiver from *IDO Section 5-5(C)(1) Table 5-5-1: Minimum Off-street Parking Requirements* to reduce the parking on the site from the required 40 to 23. The Site Plan provides a total of 3 parking spaces for office use and 20 parking spaces for the self-storage use. The Site Plan also shows three loading spaces provided via a loading bay, which meets the minimum requirement of two loading spaces in *IDO Table 5-5-7: Off Street Loading Requirements – Other Non-residential Use*.

6-6(L)(3) and 6-6(P)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of a Waiver-DHO.

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.



PLANNING

CONSENSUS

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.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozler", written over a printed name and title.

James K. Strozler, FAICP
Principal