



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Verify process of approvals under new COA DFT/DHO process
Clarify questions pertaining to site, traffic circulation, and drainage

APPLICATION INFORMATION

Applicant/Owner: U-Haul of New Mexico / Amerco Real Estate		Phone: 505-453-3718
Address: 5571, Midway Park Pl. NE		Email: codylane@uhaul.com
City: , Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Kelly Klein, PE		Phone: 505-798-7844
Address: 7500 Jefferson St NE		Email: kklein@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT 1)	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C-17-Z	Existing Zoning: NR-LM	Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 9.16

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 8200 Jefferson St	Between: Paseo del Norte	and: Domingo Baca Road
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PA # 21-231 PRT Date 10-21-2021

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <u>Kelly M. Klein</u>	Date: 1/21/2023
Printed Name: Kelly M Klein	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 5) Letter describing, explaining, and justifying the request
- X ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- X ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

February 23, 2023

Mr. Jay Rodenbeck,
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: U-Haul at Jefferson - Sketch Plat Submittal

Dear Mr. Rodenbeck:

Enclosed Sketch Plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Form S3
- Zone Atlas page
- Copy of the Exhibit/sketch plat of site
- Traffic Scoping Form

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. The property is located at 8200 Jefferson St NE, legally described as: TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT NO 1) EXCLS'LY PORT OUT TO R/W. The project represents the development of a proposed U-Haul Storage Facility. A site plan is provided for reference. Existing utilities, site layout, and adjacent roadway right-of-way and pavement widths are indicated on the attached exhibit(s).

City of Albuquerque provided comments in October 2021 at the Pre Application meeting under the previous City DRB process.

The site is located at the corner of Jefferson St and Domingo Baca Road. The site has three proposed access points: on Jefferson (principal arterial), on Domingo Baca Road (minor collector) and the Paseo del Norte Frontage Road (minor collector). We would like to discuss the entrance locations and verify the ROW ownership on the Frontage Road on the site's southern boundary.

Existing utilities are shown on the attached exhibits. Existing utilities in Jefferson are 10" WL, 20" WL, 16" re-use, 12" SAS 72" SD. Existing utilities in Paseo del Norte Frontage Road in Jefferson are 18" SAS and 8"WL. We propose to connect to the existing utilities in the Paseo del Norte Frontage Road.

The existing site generally slopes from the east to the west with slopes ranging from 2%-5%. The site itself is in FEMA Floodplain Zone X (an area of minimal flood hazard) but Domingo Baca Road and Channel are classified as Zone A (special flood hazard areas without base flood elevation. The site is determined as having "Free Discharge". We would like to discuss stormwater management options for the site since there have been improvements to the area that may affect the location of the "free discharge" from the site.

The following is a list of specific questions that we request be addressed by the DFT:

COA Approval Process:

1. Please confirm the project can receive the proper building permits through the Site Plan – Administrative Process.
2. Will Neighborhood notification be required with the Site Plan-Administrative? Will we need to offer a meeting?

TRAFFIC and TRANSPORTATION:

1. Domingo Baca Road and the Frontage Road are part of MrCOG Bikeway Master Plan but are currently constructed without bike lanes. Other than the subject property, all remaining lots adjacent to Domingo Baca Road and the Frontage Road are developed without the bike lanes. Please confirm if the addition of a bike lane is required given the new bike lane would start and end at the project's boundary points with no through continuation or planned future expansion.
2. It is unclear if the Frontage Road is NMDOT or COA Right of Way. Please confirm if the Frontage Road (on the south boundary of the site) is part of the City's design and approval standards, or, if the area falls within NMDOT jurisdiction. If it is within the City's jurisdiction, will a public work order will be required for the construction of the new entrance and connections to utilities?
3. Does the city have any historical knowledge on the ownership of the existing rail road tracks running through the site? Platting research to date has not shown any easements for the tracks. Can they be removed to accommodate the new site?
4. The existing site entrance at the southwest corner currently provides full access into the site, however, it is located under 150' (actual separation is 126') from the entrance of the lot to the south. Please confirm if this entrance can remain.
5. A Traffic Scoping Form form is included with this submittal. The trip generation is under 100 vehicles entering and exiting the site. Please confirm that a Traffic Study is not required for the project.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

UTILITY:

1. Is there any existing waterline service from Jefferson?
2. Is there any existing SAS service from Jefferson?

HYDROLOGY:

The site is designated as "Free Discharge". Older drainage plans for the northern portion of the project site show a 100% impervious area draining to a sump inlet that discharged into the unimproved arroyo (Domingo Baca Channel). The arroyo is now improved and has been updated with the Paseo del Norte Project – the condition of this inlet and the ability of the site to penetrate back into the channel wall at that original location may not be feasible. The southern portion of the project site does not have a prior approved drainage report, but currently drains towards Jefferson. It is understood that the Jefferson storm drain is undersized, but a surge pond was constructed to help mitigate flows. In addition, new type D inlets at the intersection of Jefferson and Domingo Baca Rd were installed to convey flows into the Domingo Baca Channel. We would like to discuss what "free discharge" means for this site (do we need to detain to existing conditions, or discharge all developed flows) and where the location point should be for the site's flows.

Thank you for your time. Please schedule for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, PE
Project Manager
Community Development and Planning

KMK/cc
Enclosures

cc: Wayne Lloyd, Lloyd & Associates Architects
Tom Cordova, Lloyd & Associates Architects
Cody Lane, UHaul

LOCKER SIZE	PROPOSED MIX																	
	NON-CLIMATE			CLIMATE						TOTAL BLDG. A'			EXTERIOR (NON-CLIMATE)			TOTAL		
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	QTY	SQ. FT.	%	MINIS	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	38	950	3%	57	1,425	4%	41	1,025	3%	136	3,400	3%	0	0	0%	136	3,400	3%
5 x 8	0	0	0%	1	40	0%	1	40	0%	2	80	0%	0	0	0%	2	80	0%
5 x 10	177	8,850	31%	202	10,100	29%	202	10,100	29%	581	29,050	30%	0	0	0%	581	29,050	28%
7 x 8	0	0	0%	1	56	0%	2	112	0%	3	168	0%	0	0	0%	3	168	0%
7 x 10	1	70	0%	1	70	0%	1	70	0%	3	210	0%	0	0	0%	3	210	0%
10 x 8	0	0	0%	3	240	1%	3	240	1%	6	480	0%	0	0	0%	6	480	0%
10 x 10	148	14,800	51%	168	16,800	49%	162	16,200	47%	478	47,800	49%	74	7,400	100%	552	55,200	52%
10 x 15	28	4,200	15%	39	5,850	17%	45	6,750	20%	112	16,800	17%	0	0	0%	112	16,800	16%
TOTAL	392	28,870	100%	472	34,581	100%	457	34,537	100%	1,321	97,988	100%	74	7,400	100%	1,395	105,388	100%

6 ADA LOCKERS REQUIRED/PROVIDED

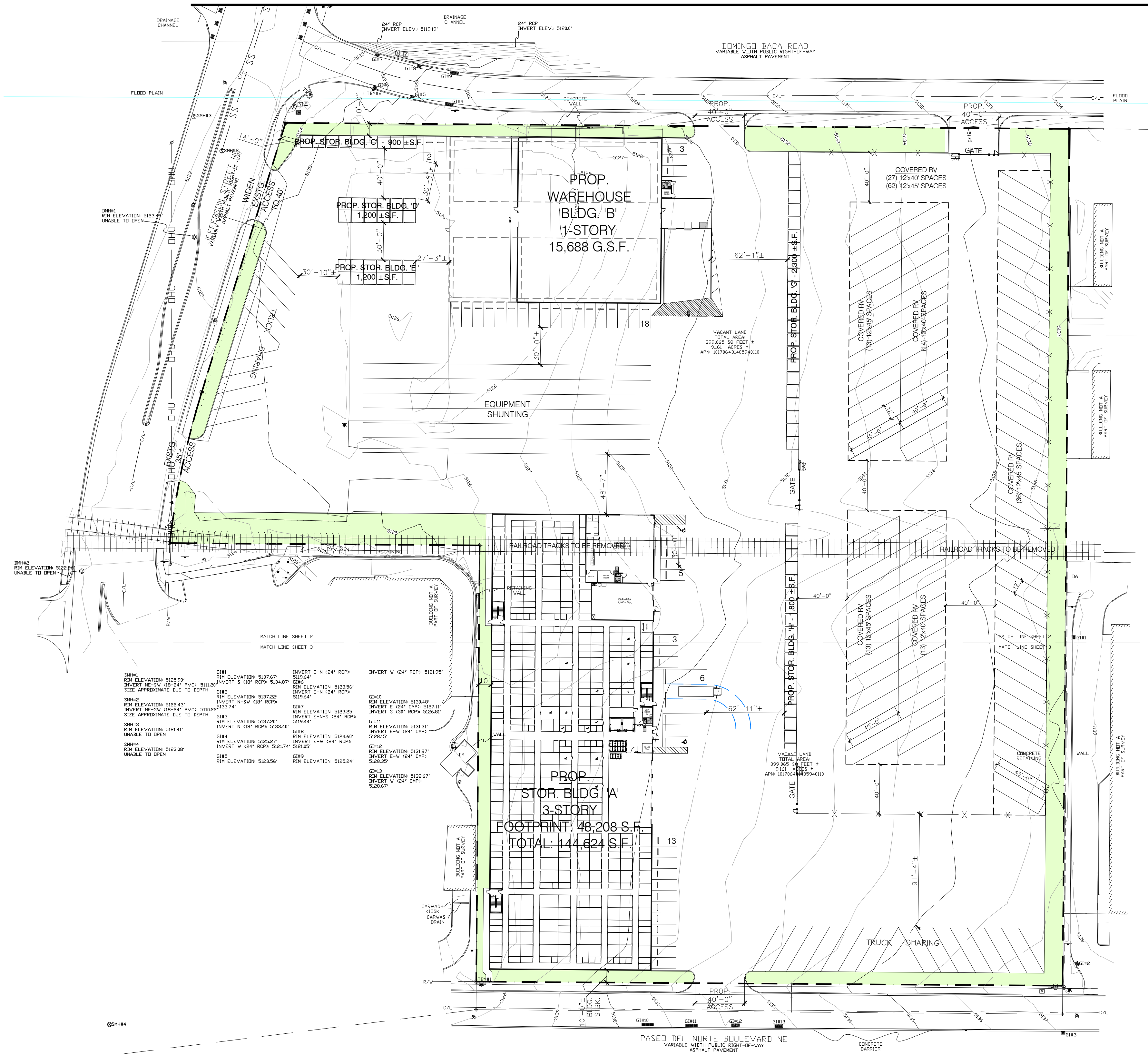
COVERED RV
(27) 12x40 SPACES
(62) 12x45 SPACES

U-BOX AREA = 15,323± S.F.
U-BOXES = 1,200 (240 x 5-HIGH)
FUTURE U-BOX AREA = 7,297± S.F.
FUTURE U-BOXES = 600 (120 x 5-HIGH)
TOTAL U-BOXES = 1,800 (360 x 5-HIGH)



SITE AERIAL

SCALE: N.T.S.



Zoning Information
 Project Name: Project # 724081
 U-Haul Moving & Storage at Journal Center
 Municipality: City of Albuquerque
 Project Address: 8200 Jefferson St., Albuquerque, NM 87113
 APN / Acre / Area: 101706431405940110 / 9.161± Acre / 399,065± s.f.
 Zone: NR-LM - Light Manufacturing Non-Residential
 Adjacent Zoning:
 N- NR-LM - Light Manufacturing Non-Residential
 E- NR-LM - Light Manufacturing Non-Residential
 S- NR-BP - Business Park Non-Residential
 W- NR-LM - Light Manufacturing Non-Residential
 Uses: Heavy Vehicle/Equip. Rental, Light Vehicle Rental, Outdoor Vehicle Storage, Self-storage
 Bulk Requirements
 Setbacks:
 Front yard: 5-ft.; Provided: ±10-ft.
 Side yard: 0-ft.; Provided: ±10-ft.
 Rear yard: 0-ft.; Provided: ±15-ft.
 Height Limit: 65-ft.; Provided: ±52-ft. 2-in.
 Max lot Coverage: N/A
 Parking:
 Heavy Vehicle/Equip. Rental = 1 sp / 1,000 sf. of gross floor area
 Light Vehicle Rental = 2 sp / 1,000 sf. of gross floor area; Required: 2 sp.
 Self-storage = 1 sp / 3,000 sf. of gross floor area; Required: 48 sp.
 Total Required: 50 sp.
 Total Provided: 50 sp.

- PRELIMINARY -

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/04/22	KMB	REV. SITE PER EJS REVIEW (122121)
2	04/18/22	KMB	REV. PER EJS REVIEW (021822)
3	06/07/22	KMB	REV. PER EJS REVIEW / OK (050322)
4	08/12/22	KMB	REV. SITE PLAN
5	10/04/22	KMB	REV./OMTS FROM FIELD
6	11/18/22	KMB	SW DOOR CHANGES PER R.BARANSKI
7	12/27/22	KMB	REV. ELEV./FLR. PLAN. PER ART DEPT. ELEV.
8	01/17/23	NH	UPDATE ADA LOCKERS

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS -
 NOT FOR CONSTRUCTION.
 FOR INFORMATION ONLY.

ARCHITECT LOGO:
AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL at Journal Cntr.
 8200 Jefferson St.
 Albuquerque, NM 87113

SHEET CONTENTS:
 Preliminary
 Site Plan

724081
 DRAWN: KMB
 CHECKED: NH
 DATE: 11/05/21
 SP1
 724081A1H.dwg

PRELIMINARY SITE PLAN

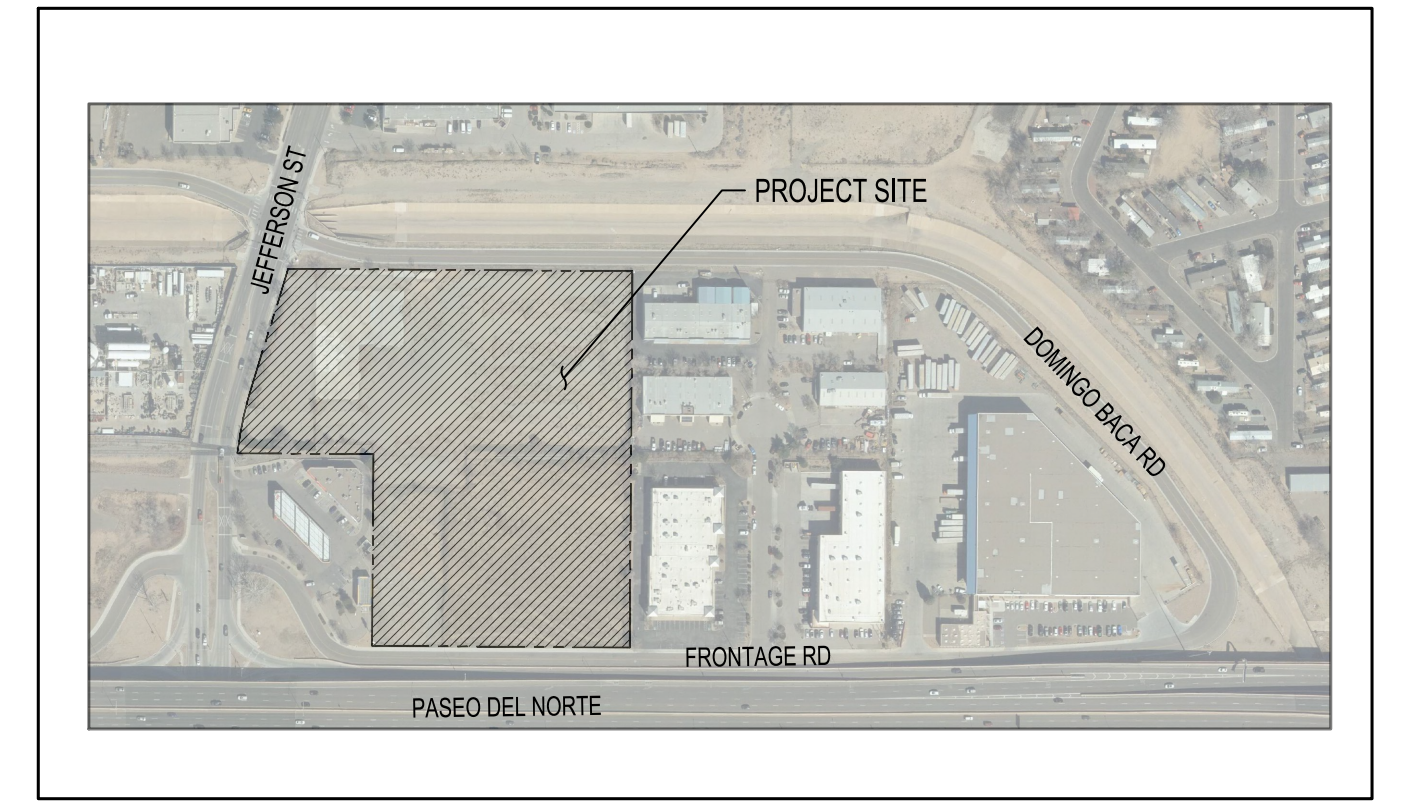
SITE DATA

SCALE: 1" = 50' - 0"

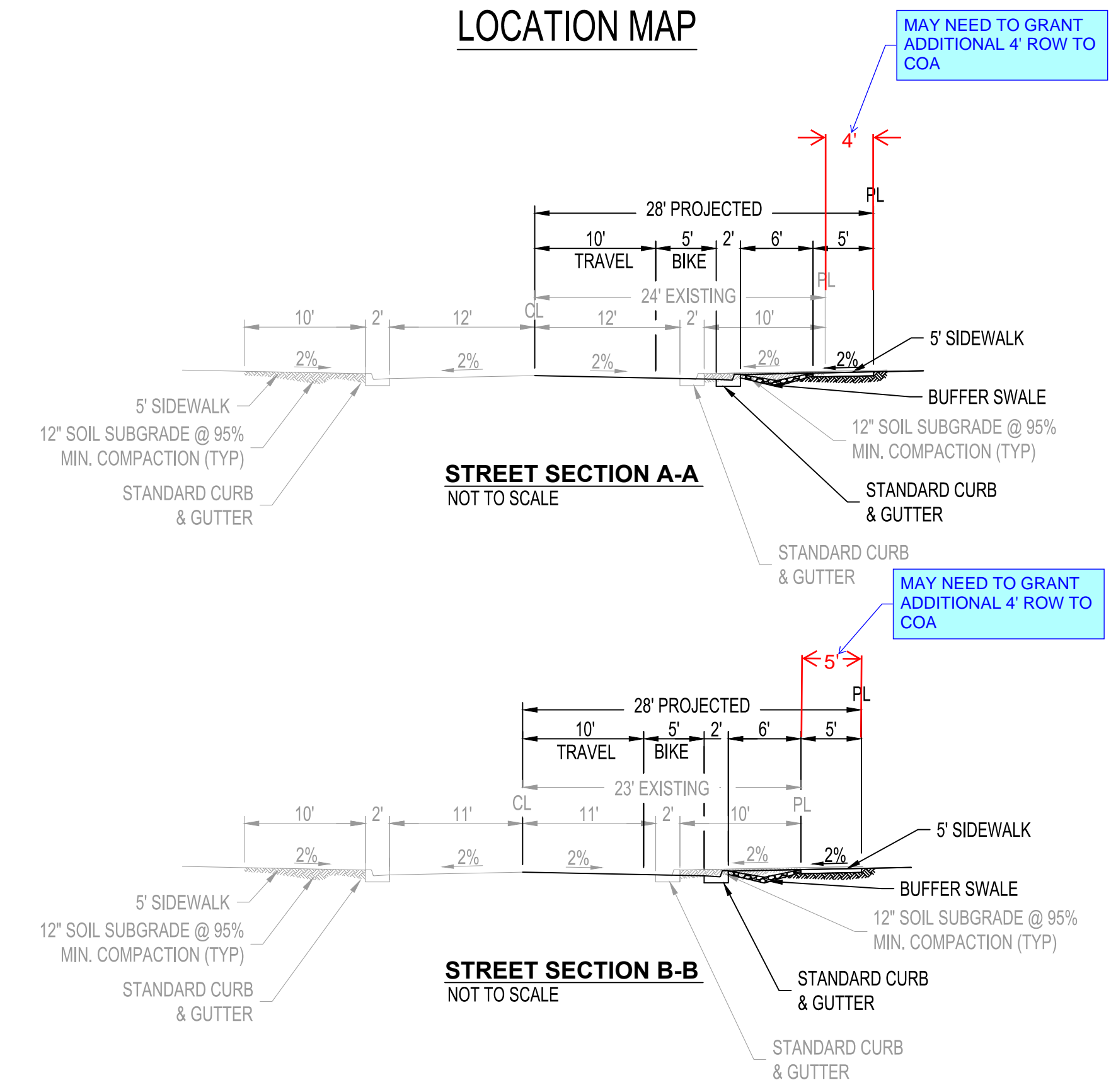
© 2023 AMERCO REAL ESTATE COMPANY

SKETCH PLAT EXHIBIT U-HAUL AT JOURNAL CNTR.

FEBRUARY 2023



LOCATION MAP



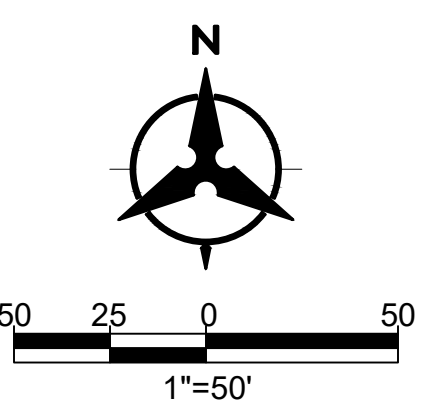
MAY NEED TO GRANT ADDITIONAL 4' ROW TO COA

MAY NEED TO GRANT ADDITIONAL 4' ROW TO COA

CONFIRM IF EXISTING DRIVEWAYS CAN BE MAINTAINED WITH CURRENT SEPARATION DISTANCE

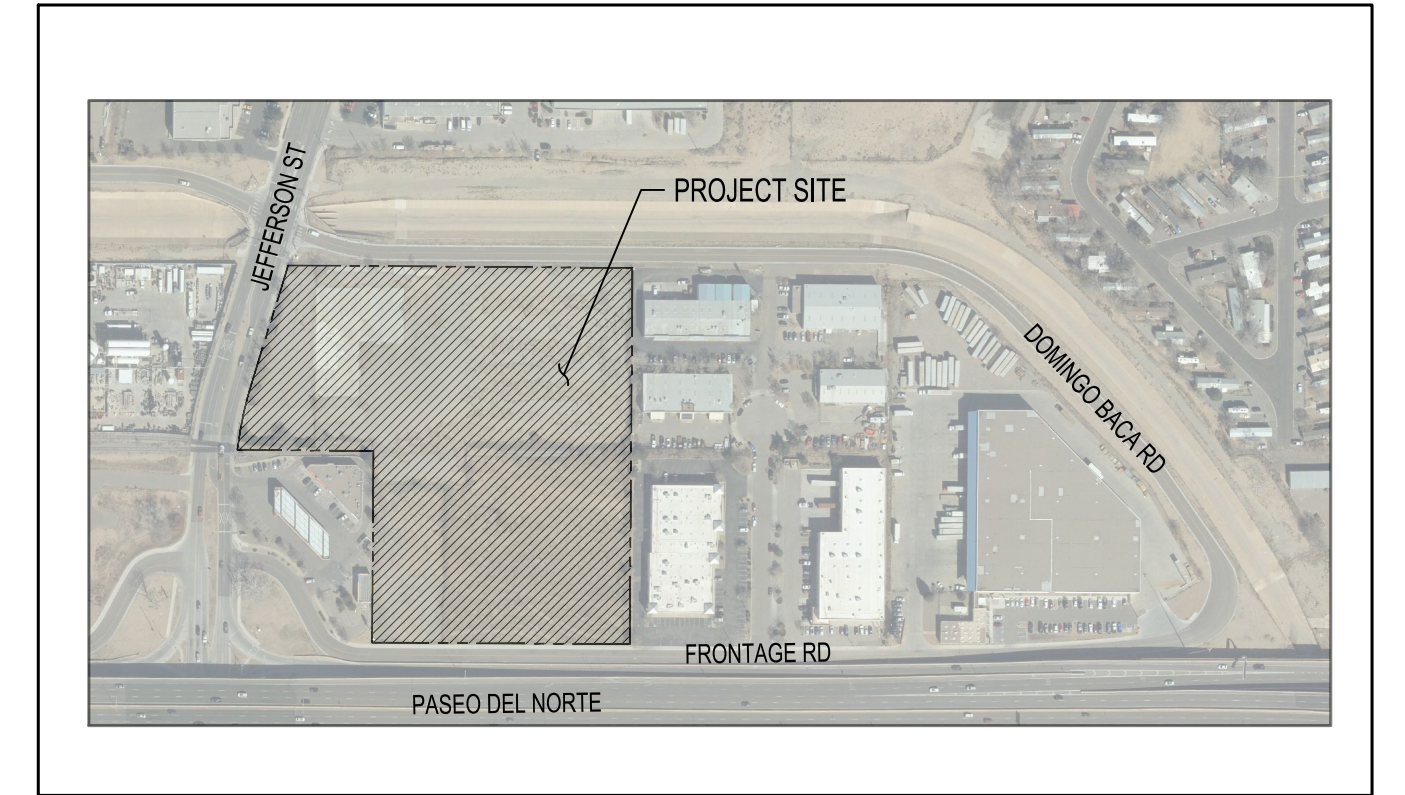
CAN EXISTING RAIL ROAD TRACK TO BE REMOVED?

CONFIRM THE FRONTAGE ROAD IS WITHIN COA JURISDICTION FOR DESIGN AND REVIEW STANDARDS



UTILITY EXHIBIT U-HAUL AT JOURNAL CNTR.

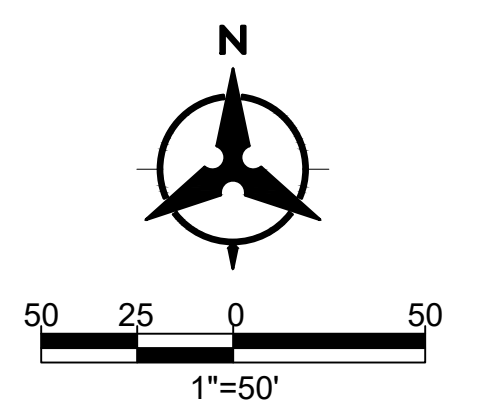
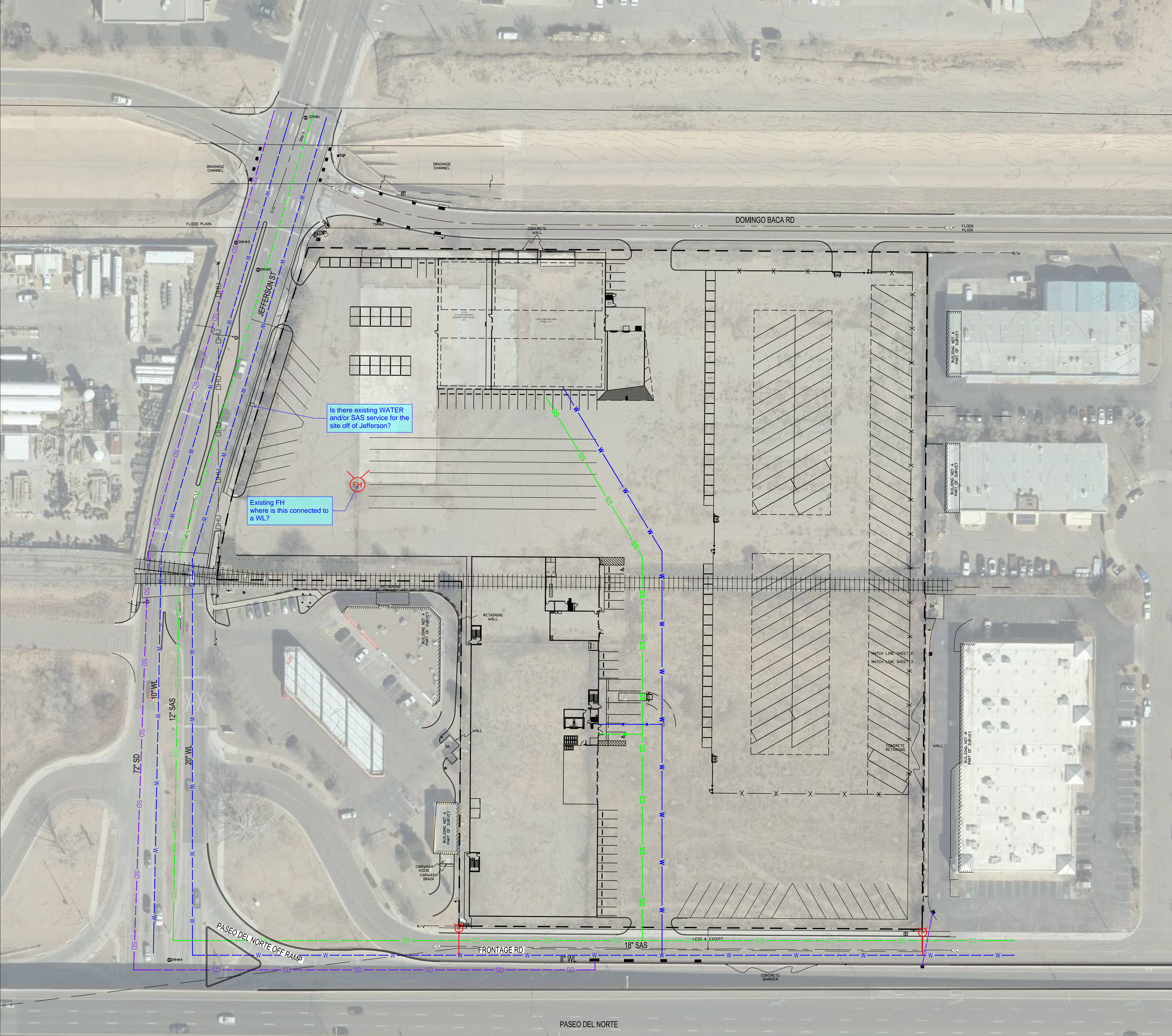
FEBRUARY 2023



LOCATION MAP

LEGEND

- EXISTING STORM DRAIN --- SD --- SD
- EXISTING SANITARY SEWER --- SS --- SS
- EXISTING WATER LINE --- W --- W
- PROPOSED WATER LINE — W — W — W
- PROPOSED SANITARY SEWER — SS — SS — SS
- FIRE LINE —
- EXISTING FIRE HYDRANT ⊘ FH





City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: U-Haul Moving and Storage Store at Jefferson Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: C-17-Z DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT NO 1) EXCLSLY PORT OUT TO R/W
City Address: 8200 Jefferson St NE

Applicant: U-Haul of New Mexico / Amerco Real Estate Contact: Cody Lane
Address: 5571, Midway Park Pl. NE, Albuquerque, NM 87109
Phone#: 505-453-3718 Fax#: _____ E-mail: codylane@uhaul.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-LM

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:
Self Storage Facility with approximately 166,000 Gross Square footage

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): 166,000 SF

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* N/A

Expected Number of Employees (if known):* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour (if known):* 15 AM / 25 PM using ITE Trip Rate 151

Driveway(s) Located on: Street Name Jefferson st, Domingo Baca Rd, and Frontage Rd

Adjacent Roadway(s) Posted Speed: Street Name Jefferson St Posted Speed 35 MPH

Street Name Domingo Baca Rd Posted Speed 30 MPH

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 26,136 Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): At Jefferson/Domingo Baca

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: No bike lanes on Jefferson
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk is existing and will remain as part of site

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No [] Borderline []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

TRAFFIC ENGINEER

DATE



Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.