

August 27, 2025

Robert Webb & Jolene Wolfley
Development Facilitation Team
City of Albuquerque
Albuquerque, NM

ISG

**RE: Applications PR-2023-008710 & SI-2025-00082
U-Haul Site Plan Comments/Responses #2
8200 Jefferson St NE, Albuquerque, NM**

Development Facilitation Team,

Thank you for your time reviewing the U-Haul Site Plan application for the proposed development at 8200 Jefferson St NE. We received your comments dated July 1, 2025 and have addressed your comments. Below we have copied all your review comments and then provided written responses explain how each item was addressed.

WATER UTILITY AUTHORITY COMMENTS

1. UTILITY PLAN

- a. As proposed, the meter box appears to be shown within the property. Please revise or provide an easement for the meter box.

ISG Response: Proposed meter box is within the current private property but will be in the new public ROW once replatted to align with new city ROW. It will be in City ROW.

- b. Please also make it clear at the connection point what is public. E.g. the infrastructure for water within right of way is public.

ISG Response: Proposed site plan label and linework shown on the plans.

ENGINEERING COMMENTS

1. Transportation has an approved Conceptual TCL and a Traffic Scoping Forms shows no TIS is required.

ISG Response: Noted.

2. Please update the infrastructure list to include the new sidewalks as it only lists the roadway and curb and gutter. This can be a condition of sign-off by Transportation.

ISG Response: This has been updated.

PLANNING COMMENTS

1. Applicant must ensure that all revised and/or final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.

ISG Response: This has been provided.

2. The project and application numbers must be added to the Site Plan and any associated IL.

ISG Response: This is shown on the title block on the right side of the page.

3. Confirm if the IL-Infrastructure List is complete per the engineering team or if revisions are still required. Once the IL is approved, a recorded Infrastructure Improvements Agreement w/ financial guarantee will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.

ISG Response: IL list has been updated per engineering comments.

4. Clarify in detail how all Use Specific standards for Self-Storage, Light/Heavy Vehicle & Equipment sales, rental, fueling, and repair are being met. See IDO 4-3 and reference each use specific-standards and how they are met.

ISG Response: Please see the applications sections of the IDO copied below with our responses to each requirement on how the proposed site is compliant.

4-3(D)(17) Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair

- i. 4-3(D)(17)(a) This use must comply with stormwater quality requirements found in the DPM.

ISG Response: This use complies with stormwater quality requirements found in the DPM. The grading and drainage plans along with stormwater design for this project has been approved by city staff.

- ii. 4-3(D)(17)(b) The lot must be graded and surfaced pursuant to DPM standards and shall be maintained in a level and serviceable condition.

ISG Response: We have created a site grading and erosion control plan and will acquire all applicable permits needed and grad the site to development standards.

- iii. 4-3(D)(17)(c) This use must be screened as required by Subsection 14-16-5- 6(G)(4) (Outdoor Storage Areas for Vehicles, Equipment, and Materials). The Planning Director may require a taller wall, fence, or vegetative screen to provide an adequate buffer for an abutting Residential zone district or lot containing a residential use in any Mixed-use zone district from the reasonably anticipated visual or noise impacts of this use.

ISG Response: Not applicable as no adjacent site contains a residential use.

- iv. 4-3(D)(17)(d) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.

ISG Response: No fueling station canopies are proposed on this project.

- v. 4-3(D)(17)(e) Vehicle repair, servicing, and maintenance shall be conducted within fully enclosed portions of a building.

ISG Response: No vehicle repair, servicing or maintenance are proposed as a use on this project.

- vi. 4-3(D)(17)(f) Any building that contains vehicle repair, servicing, and maintenance is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

ISG Response: This site is over 25-ft of any residential use in any direction.

- vii. 4-3(D)(17)(g) If located within 330 feet of any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsections 14-16-5-2(E) and 14-16-6-6(A).

ISG Response: This is not applicable as the closest residential property is a little over 500-ft away from the closest edge of the subject site.

- viii. 4-3(D)(17)(h) This use is prohibited within 330 feet in any direction of Major Public Open Space.

ISG Response: Not applicable as the site is not within 330-ft of any major public open space.

- ix. 4-3(D)(17)(i) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area, pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

ISG Response: Not applicable as the site is not within this area.

4-3(D)(29) Self-storage

- i. 4-3(D)(29)(a) All storage shall be within fully enclosed portions of a building.

ISG Response: Site programs with this requirement as all buildings provide fully enclosed storage units.

- ii. 4-3(D)(29)(b) Security fencing shall not include razor wire or barbed wire.

ISG Response: Fencing does not include razor wire or barbed wire.

- iii. 4-3(D)(29)(c) Abutting any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall or fence at least 6 feet and no more than 8 feet high or a landscape buffer at least 50 feet wide shall be provided along the abutting lot line.

ISG Response: This is not applicable as the closest residential property is a little over 500-ft away from the closest edge of the subject site.

- iv. 4-3(D)(29)(d) Within 100 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, public access to any storage units is prohibited between 10:00 P.M. and 7:00 A.M.

ISG Response: This is not applicable as the closest residential property is a little over 500-ft away from the closest edge of the subject site.

- v. 4-3(D)(29)(e) Within 200 feet in any direction of any Residential zone district, internal lighting that is visible from the property line shall not exceed the maximum light trespass values listed in Table 5-8-3 for lighting designation Lz1 during the outdoor lighting curfew.

ISG Response: This is not applicable as the closest residential property is a little over 500-ft away from the closest edge of the subject site.

- vi. 4-3(D)(29)(f) In the MX-L, MX-M, MX-H, and MX-FB zone districts, and on lots in the NR-C zone district within a UC-AC-MS-PT area, access to individual storage units shall be through interior corridors; direct access to individual units from outdoor areas is not allowed.

ISG Response: This is not applicable as the property is zoned NR-LM.

- vii. 4-3(D)(29)(g) In the NR-C zone district outside of UC-AC-MS-PT areas, exterior doors to individual storage units shall not face any abutting street frontage, or, if the site is located on a corner lot, shall not face the primary street frontage.

ISG Response: This is not applicable as the property is zoned NR-LM.

- 5. Confirm that Code Enforcement has approved the lighting plan, per IDO section 3-4-K and 5-8.

ISG Response: Parking lot light pole is being shifted to accommodate the Balloon Landing Committee comments.

- 6. An outdoor seating area is required for a primary building(s) more than 30,000 s.f

ISG Response: This is located in the NE corner of the proposed 3-story building shown on Sheet C3-10.

- 7. An Alternative Landscape Plan has been submitted and reviewed in concurrence with this Site Plan; the Alternative Landscape Plan must be approved prior to the approval of this Site Plan.

ISG Response: Noted

PARKS & RECREATION

- 1. Need to be signed/sealed by a NM Licensed Landscape Architect

ISG Response: NM licensed LA has signed the LA sheets.

CITY FORESTRY

- 1. Replace grey Oak with larger deciduous tree

ISG Response: Grey oak has been replaced with a larger deciduous

- 2. Alligator Juniper is listed as a street tree. Per Parks and Recreation, the Alligator Juniper, will need to be replaced with something deciduous capable of reaching a mature canopy for shade purposes.

ISG Response: Alligator Juniper has been replaced with a deciduous canopy tree

- 3. Relocate some trees from north to stormwater basin area

ISG Response: Trees have been relocated to the stormwater basin area.

ALT. LANDSCAPE PLAN COMMENTS

- 1. The following note needs to be placed on a Landscape sheet:

Per IDO 5-6(C)(5)(e) Organic mulch is required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

ISG Response: Note has been added to all Planting & Restoration sheets

2. It was requested to provide the mature tree canopy calculations on the landscape sheet. Please label which trees are included in this canopy math.

ISG Response: Trees have been identified in the Mature tree canopy calculation table as well as the tree radius for each species has been identified the Plant Schedule. Please revise the plant schedule for tree codes identifying each species and their locations on the plan.

3. Alligator Juniper is listed as a street tree. Per Parks and Recreation, the Alligator Juniper, will need to be replaced with something deciduous capable of reaching a mature canopy for shade purposes.

ISG Response: Alligator Juniper has been replaced with a deciduous canopy tree

4.

The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:

- *5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.*
- *5-6(C)(16)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.*
- *5-6(C)(16)(c) Do not include a reduction of tree planting requirements.*
- *5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.*
- *5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.*
- *5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.*

5. The Alt. Plan is supported, especially because of the cooperation for balloon landing, but it does need to document how it qualifies per the IDO.

- *ISG Response: The alternative landscape plan is consistent with the requirements of Section 14-16-5-6. It does not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook. It does not include a reduction of tree planting requirements. It provides equal or superior buffering of adjacent properties from anticipated impacts of the proposed development. It provides equal or superior visual appearance of the property when viewed from the street. It provides equal or superior carbon dioxide absorption and heat island reductions. We have responded to staff comments to remove undesired species and include preferred species. We have placed trees strategically where they will fit, flourish and contribute to the overall site aesthetics.*

Thank you again for reviewing the attached materials. Please contact me at 952.426.0699 or via email at Andrea.Rand@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Andrea Rand, AICP
Development Services Coordinator