



September 4, 2025

Jay Rodenbeck,  
Development Facilitation Team (DFT)  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Site Plan Administrative for Self-Storage

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 Mr. Rodenbeck,

The purpose of this letter is to request approval of a Site Plan Administrative for a new indoor, climate controlled, Self-Storage facility at 99999 Woodmont Avenue, NW, zoned MX-L. The legal description of the lot is *Tract 3 Bulk Land Plat of The Trails Unit 3A (Being a replat of Tracts 1 thru 8, OS-1 & OS-2 The Trails Unit 3 & Tract 12 The Trails Unit 2) containing 5.8729 acres.*



*Subject property on the southeast corner of Paseo del Norte and Woodmont Avenue NW.*

**PROJECT DESCRIPTION**

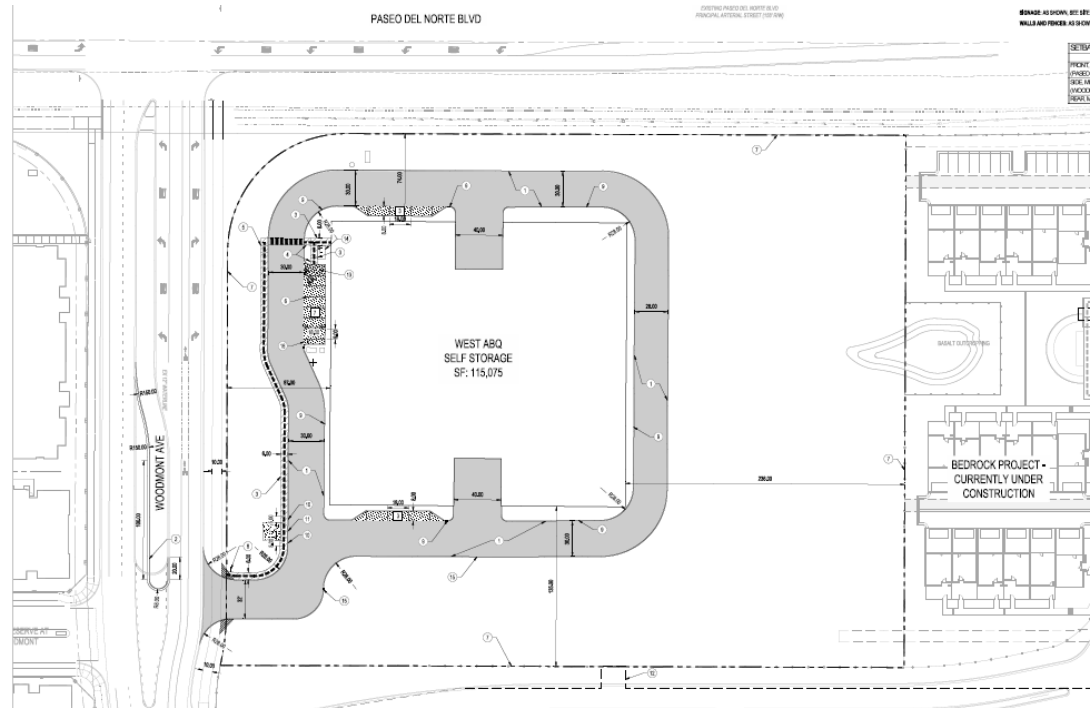
The Applicant proposes to develop the site with a two-story, indoor, climate controlled, self-storage facility. It will be an approximately 116,000 square feet climate-controlled facility on the west side of the site. Access to the facility will be from Woodmont Avenue. The self-storage office will be located at the northwest corner of the building. Loading entrances will be on both the north and south sides of the building. There is an identified rock outcropping (sensitive land) on the east side of the site which will be preserved. A conditional use permit for self-storage (PR-2024-011291, CU-2025-00002) was approved by the Zoning Hearing Officer on April 2, 2025.

**PRINCIPALS**

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

**ASSOCIATES**

Ken Romig, PLA, ASLA



*Proposed Site Plan*

### EXISTING CONDITIONS

The subject property is located on the southeast corner of Paseo del Norte and Woodmont Avenue, is approximately 6 acres, and is currently vacant. It is within an Area of Consistency and the Northwest Mesa Community Planning Area designated within the ABC Comprehensive Plan. The subject site is within the Northwest Mesa Escarpment View Protection Overlay (VPO-2) but is outside the Height Restrictions Sub-area. Therefore, development on the subject site must meet and comply with the requirements within *IDO Section 3-6(E)(5-7)*, which addresses colors, reflectivity, and mechanical equipment screening. The subject property is also within the Volcano Mesa Character Protection Overlay (CPO-13). The CPO-13 only addresses low density residential, so while the subject property is in the area, none of the restrictions apply.

Adjacent roadway improvements to Woodmont Avenue are in their final stage of construction. Future improvements to Paseo del Norte are part of the City's ongoing widening project. This project will coordinate with these future improvements.



*Facing south at subject property on Paseo del Norte*



### ZONING AND LAND USE

Adjacent zoning is Residential-1A and Residential Multi-family Low Density (R-ML). To the north, there are low-density single-family detached residential houses. Multi-family residential housing is under construction on the lots to the south and east. The property to the west is vacant with an approved site plan for multi-family residential.

Direction	Zoning	Land Use
North	R-1A	Low-density residential
South	R-ML	Vacant, (multi-family residential under construction)
East	R-ML	Vacant, (multi-family residential under construction)
West	R-ML	Vacant, (approved site plan for multi-family residential)

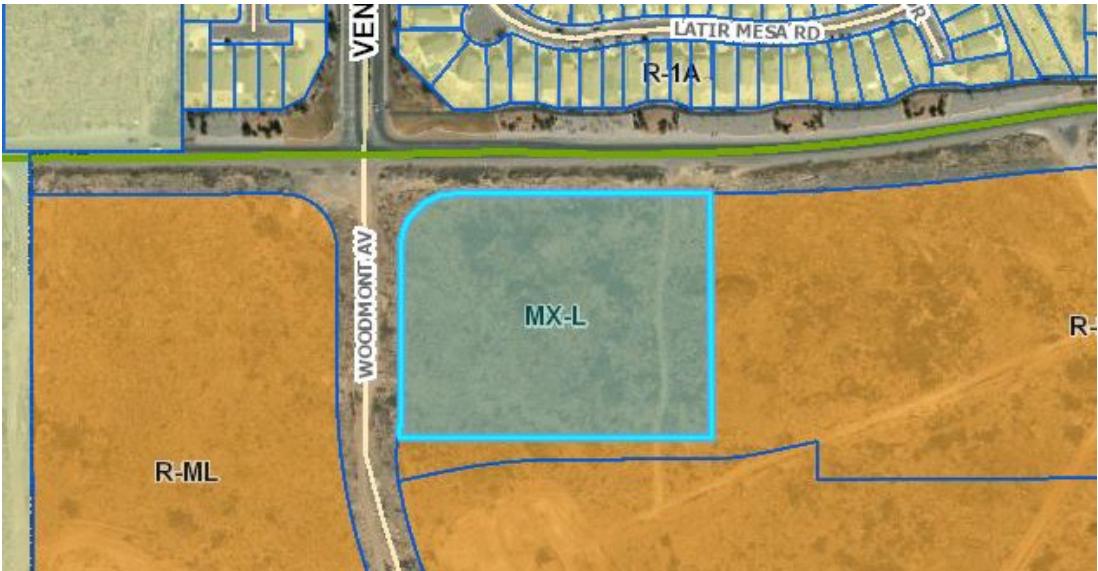


Figure 3: Existing Zoning

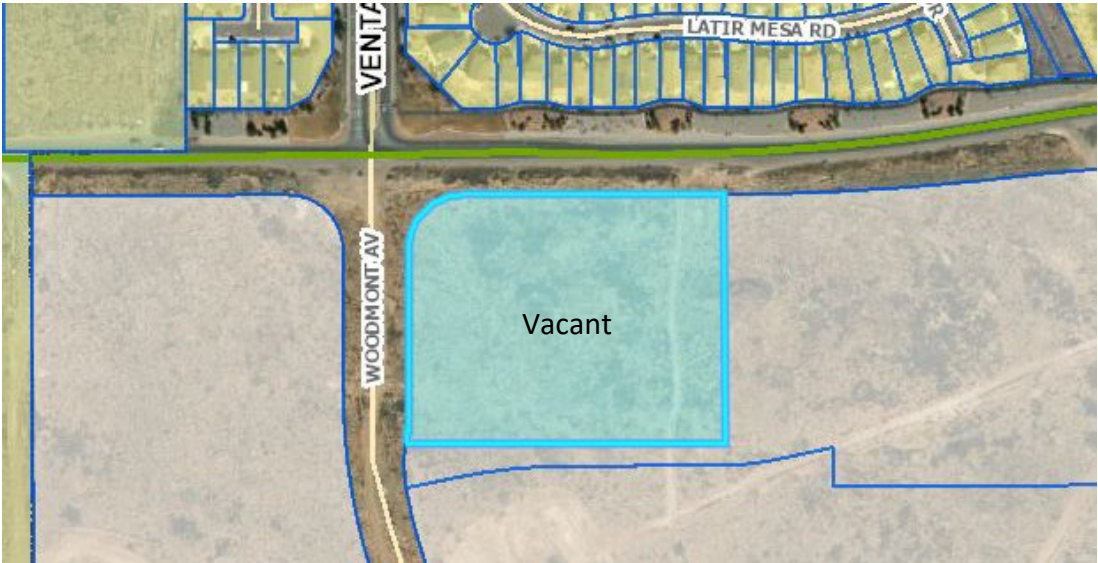


Figure 4: Existing Land Use

## REVIEW AND DECISION CRITERIA

The following is an explanation of how the request meets the requirements for a Site Plan-Administrative approval:

6-5(G)(3)(a) The Site Plan complies with all applicable standards in 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 Site Plan complies with all applicable standards related to the subject property. A conditional use permit for the self-storage in the MX-L zone was approved by the DHO and the site plan has been designed in accordance with all applicable standards in the IDO and DPM. Self-storage is subject to the Use-Specific Standards in IDO Section 4-3(D)(29) Self-Storage as follows:*

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

***Applicant Response:*** *The proposed self-storage facility will be a climate-controlled, fully enclosed building, and all storage units will only be accessible through interior corridors.*

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

***Applicant Response:*** *The proposed self-storage facility will meet IDO standards for security fencing and does not include razor wire or barbed wire.*

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.

***Applicant Response:*** *A 50-foot-wide landscape buffer has been provided along the south and east lots lines as they abut a property zoned Residential-Multi-Family (R-ML).*

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.

***Applicant Response:*** *The proposed operating hours for the self-storage facility are 7 a.m. to 10 p.m. There will be no public access during the prohibited timeframe.*

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.

***Applicant Response:*** *All lighting will comply with the New Mexico dark sky ordinance. A photometric site plan will be generated for external lighting utilizing Table 5-8-3. Interior lighting will be motion sensor controlled and display windows lit not to exceed Table 5-8-3 values during the hours between dusk until dawn.*

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.

**Applicant Response:** *The proposed self-storage units will only have direct access through interior corridors. There are loading docks on both the north and south sides of the building. There will be no direct access to individual units from outdoor areas.*

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.

**Applicant Response:** *This Criterion is not applicable. The subject site is within the MX-L zone, not in the NR-C zone district.*

### **Northwest Mesa Escarpment View Protection Overlay Zone**

In addition to the Use-Specific Standards for Self-Storage, development on the site is also subject to the requirements contained in the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The site is not within the Height Restrictions Sub-area and therefore is not subject to the standards within *IDO 3-6(E)(4)*. Development is required to meet and will comply with the standards within *IDO 3-6(E)(5-7)*.

3-6(E)(5) Colors: The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

**Applicant Response:** *Per the elevation drawings, the proposed self-storage building façade meets the minimum requirements LRV ranging between 21 and 50 percent.*

3-6(E)(5)(a) Colors include the yellow ochers, browns, dull reds, and grey-greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

**Applicant Response:** *The colors on the building façade include those within the above stated colors, primarily greys.*

3-6(E)(5)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

**Applicant Response:** *The trim materials are corresponding to the VPO-2 color standards with a dull red.*

3-6(E)(6) Reflectivity: Reflective or mirrored glass is prohibited.

**Applicant Response:** *The proposed self-storage design uses vision glass. Reflective or mirrored glass is not utilized.*

3-6(E)(7) Roof-mounted Equipment: No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

**Applicant Response:** *Mechanical units are adequately screened with parapets from the nearest public streets and are not visible from the escarpment.*

6-5(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 or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or



a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

***Applicant Response:*** *The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development as evidenced by the following pre-approvals.*

- *Grading and Drainage Plan:* *Approved by Hydrology on August 5, 2025.*
- *Water and Sanitary Sewer Serviceability Letter:* *#250320 Issued on August 13, 2025.*
- *Traffic Circulation Layout (TCL):* *Approved on August 5, 2025. A 10' wide Multi-use trail is required on both Paseo del Norte and Woodmont Avenue. The Paseo del Norte trail is part of the City's widening project. An Infrastructure List has been submitted as part of this request.*

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

***Applicant Response:*** *The subject property is not within an approved Master Development Plan, therefore this criterion does not apply.*

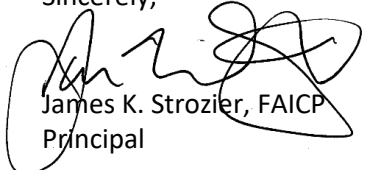
6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

***Applicant Response:*** *The subject property is not within an approved Framework Plan, therefore this criterion does not apply.*

## **CONCLUSION**

On behalf of Jaden Washington, we respectfully request that you review and approve the proposed Site Plan-Administrative for a self-storage facility. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP  
Principal