

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

Charlene Johnson, AICP, Senior Planner
James K. Strozier, FAICP, Principal
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102

May 27, 2025

RE: Parking Reduction Analysis/Self-storage at 9616 Universe Boulevard NW

Dear Ms. Johnson & Mr. Strozier

Planning has received the Parking Study which provides justification for a reduction in parking spaces through an Alternative Parking Plan for a proposed 111,250 square self-storage facility. The request is for an approval of 23 spaces versus 40 required spaces. We reviewed the Parking Study and Conceptual Site Plan and have the following comments:

- 1) Is there a shared parking agreement within Ventura Plaza? Does each lot have their own parking area? There are extra parking spaces amongst the restaurant and retail uses on other pads nearby.
- 2) Can you clearly show the property lines. There are currently 3 lots. A replat will be required combining all lots into one. Are you going to be meeting all the required setback under the current zoning.
- 3) The building is fairly long and there is no access behind the building. Has Fire department reviewed the plan for accessibility.
- 4) On the notes it is mentioned that one handicap parking spaces is provided. Two handicap parking spaces as shown on the site plan should be provided based on the original required 40 parking spaces, and one must be a van handicap parking space.
- 5) On the north side of the building 4 of the spaces are not shown as actual parking spaces. Bollards are shown within the proposed parking spaces.
- 6) A detail TCL plan must be approved prior to building permit approval.

Please contact us with any question regarding this project and comments provided above.

Sincerely,

Alan Varela (May 28, 2025 12:54 MDT)

Alan Varela, Director
Planning Department
City of Albuquerque






Parking Study_9616 Universe Blvd NW_Comment Letter_5_28_2025

Final Audit Report

2025-05-28

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