



REQUEST FOR SPECIAL EXCEPTION

☐ Variance ☐ Conditional Use ☐ Other Interpreter: ☐ Yes ☐ No
VA# VA-2022-00167 PR# PR-2019-002663

Date: 6/6/2022		Received By: Concetta Trujillo	
Address of Request: 99999 Paseo del Norte NW just west of Kimmick Rd NW			
City: Albuquerque	State: NM	Zip: 87120	
Lot: Portion of Tract 1	Block: 2	Zone: MX-M	Map page: C-11-Z
Subdivision: Volcano Cliffs Unit 26		UPC# 101106404014530102	
Property Owner(s): GROUP II U26 VC LLC			
Mailing Address: 2400 Louisiana Blvd NE, Bldg 3, Room 115			
City: Albuquerque	State: NM	Zip: 87110	
Phone: (505) 897-2229	Email: aleemhasham@gmail.com		
Agent: Consensus Planning, Inc.			
Mailing Address: 302 8th Street NW			
City: Albuquerque	State: NM	Zip: 87102	
Phone: (505) 764-9801	Email: fishman@consensusplanning.com		
Fee Total: \$ 265.20			

Completed Application Requirements:

- Copy of relevant IDO section
- Letter of authorization (if agent representation)
- Proof of Pre-application Meeting (not required for a variance)
- Proof that neighborhood meeting requirements were met
- Proof that public notice requirements were met
- Photos (site and existing structures)
- Sketch plan
- Justification letter
- Sign posting

Approved for acceptance by:	Date:	Hearing Date:
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ZONING OFFICIAL USE ONLY			
Request for exception to IDO Section: 14-16- 4-3(D)(29) Table 4-2-1			
Description of request: CONDITIONAL USE to allow for self storage.			
<input type="checkbox"/> Ownership verified on AGIS	<input type="checkbox"/> Proof of ownership included	<input type="checkbox"/> Letter of authorization included	
Case history number(s) from AGIS: 1009082, PR-2019-002663			
APO:	CPO# 13	HPO#	VPO# 2
Wall variances not allowed in low-density residential development in these 2 areas per 5-7(D)(3)(e):			
1) CPO 3 and 2) Monte Vista / College View Historic Dist. - Mapped Area:			
2) CPO-8 states walls no more than 3 feet high, but may request a variance			

Part 14-16-4: Use Regulations

4-3: Use-specific Standards

with all State and federal requirements regarding the storage, handling, transfer, use, and safety of those materials, procedures, or radiation, and shall require a Conditional Use Approval pursuant to Subsection 14-16-6(A).

4-3(D)(28)(b) If located in an MX-T or MX-L zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(D)(28)(c) Facilities that require Conditional Use Approval pursuant to Subsection (a) above are prohibited in the MX-T or MX-L zone districts.

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

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

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

4-3(D)(29)(c) 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 any lot line that abuts any Residential zone district or lot containing a residential use in any Mixed-use zone district.

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

4-3(D)(29)(e) 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.

4-3(D)(29)(f) 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.

4-3(D)(30) Balloon Fiesta Park Events and Activities

Uses and conditions on operations are governed by the Balloon Fiesta Master Plan, as amended.

4-3(D)(31) Drive-in Theater

4-3(D)(31)(a) This use shall be enclosed with an opaque wall, fence, or vegetative screen at least 6 feet and no more than 8 feet high.

4-3(D)(31)(b) A screen located less than 500 feet from an arterial street or interstate highway shall be located, oriented, or shielded so that the picture surface cannot be seen from the arterial street or interstate highway.

4-3(D)(32) Other Outdoor Entertainment

4-3(D)(32)(a) This use shall include fencing or other measures meeting the standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening) and designed to prevent balls or other objects from the activity from passing beyond the property line and onto any

June 6, 2022

Robert Lucero, Zoning Hearing Examiner
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Paseo del Norte and Kimmick NW – Conditional Use Approval

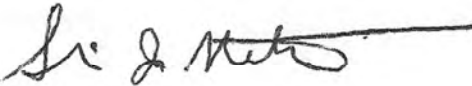
To Whom it May Concern:

The purpose of this letter is to authorize Jubilee Developments, LLC and Consensus Planning, Inc. to act as our agents for a Conditional Use Approval request for self-storage on the property located at the southwest corner of Paseo del Norte and Kimmick Drive NW.

The property is legally described as a portion of Tract 1, Block 2, Volcano Cliffs Subdivision Unit 26. Group II U26 VC, LLC is the owner of the subject property.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Metro", with a long horizontal line extending to the right.

Steve Metro
Managing Member
Group II U26 VC LLC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

Official Use only

PA#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

Applicant Name: Jubilee Developments, LLC Phone#: (505) 764-9801 Email: vos@consensusplanning.com
Agent: Consensus Planning, Inc.

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 15.7 acres Existing Zoning: MX-M Proposed Zoning: MX-M

Previous case number(s) for this site: PR-2019-002663; 1009082

Applicable Overlays or Mapped Areas: CPO-13 and VPO-2

Residential – Type and No. of Units: _____

Non-residential – Estimated building square footage: ~105,000 square feet No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 99999 Paseo del Norte NW Zone Atlas Page (Please identify subject site on the map and attach) C-11

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Conditional Use Approval for a self-storage facility on a portion of Tract 1, Block 2, Volcano Cliffs Unit 26

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

If Conditional Use is approved, the applicant intends to subdivide the existing tract and submit for site plan approval for the storage facility through the Site Plan - DRB process. Are there any other processes or important issues to be aware of for this site?

PRE-APPLICATION MEETING NOTES

PA#: 22-163 Notes Provided (date): 06/09/22

Site Address and/or Location: 99999 Paseo del Norte NW

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Self-Storage

Basic Site Information

Current Use(s): Commercial

Size (acreage): 15.7

Zoning: MX-M

Overlay Zone(s): CPO-3, VPO-2

Comprehensive Plan Designations

Development Area: Change

Corridor(s): Urban Center Buffer

Center: None listec

Near Major Public Open Space (MPOS)?: No

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Self-Storage

Use Specific Standards: 14-16-4-3(D)(29)

Applicable Definition(s): Self-storage A use consisting of 3 or more individual, small, self-contained, fully enclosed units in building that are leased or owned for the storage of business and household goods or contractors' supplies. Storage areas provided for renters of residential dwellings on the same premises are not considered self-storage.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Conditional Use Approval

Specific Procedure(s)*: 14-16-6-6(A)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: ZHE

Is this a PRT requirement? YES

Handouts Provided

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | X <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Leroy Duarte lduarte@cabq.gov at (505) 924-3860 to schedule a follow-up meeting.

From: [Planning PRT](#)
To: [Michael Vos](#)
Cc: [Sanchez, Suzanna A.](#)
Subject: RE: ZHE PRT for the Southwest Corner of Paseo del Norte and Kimmick Drive NW
Date: Monday, June 6, 2022 11:04:16 AM

Michael,

Your application has been received. We have had an influx of request therefore your application will be submitted for review on Wednesday, June 15, 2022 after 12:00 PM.

At this time there are no in person consultations taking place, the team will review your application on the date noted and provide note/comments in regards to your request.

Once the team has finalized the application they will then email the completed packet.

Your PRT Request # 22-163 ZHE

Thank you,



Planning Pre-Application Review Team (PRT)

Office email planningprt@cabq.gov

From: Michael Vos <Vos@consensusplanning.com>
Sent: Friday, June 3, 2022 3:46 PM
To: Planning PRT <PlanningPRT@cabq.gov>
Cc: Sanchez, Suzanna A. <suzannasanchez@cabq.gov>; Patten-Quintana, Lorena <lpatten-quintana@cabq.gov>
Subject: ZHE PRT for the Southwest Corner of Paseo del Norte and Kimmick Drive NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello,

Please see attached for a pre-application inquiry for the site referenced above to obtain a Conditional Use Approval. We have already held a facilitated neighborhood meeting and will submit for future information of site planning processes separately.

Please let me know if you have any questions.

Thanks,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

From: [Sanchez, Suzanna A.](#)
To: [Michael Vos](#)
Subject: RE: Paseo del Norte and Kimmick Self-storage Conditional Use
Date: Wednesday, April 27, 2022 2:55:01 PM

Good afternoon,

Below is a list of representatives for the subject site.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114

Thank you,

Suzie

From: Michael Vos [mailto:Vos@consensusplanning.com]
Sent: Wednesday, April 27, 2022 11:17 AM
To: Sanchez, Suzanna A.
Subject: Paseo del Norte and Kimmick Self-storage Conditional Use

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning Suzie,

We are beginning work on a conditional use application for a self-storage facility on a portion of the property located at the southwest corner of Paseo del Norte and Kimmick. The approximate area is shown on the attached zone atlas page, although I understand that we may be making the request based on the larger parcel at this time. If you can provide the neighborhood contacts, we would appreciate it.

Let me know if there are any questions.

Thanks,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

From: [Jackie Fishman](#)
To: [aboard111@gmail.com](#); [ekhaley@comcast.net](#); [ta_a@msn.com](#)
Cc: [Michael Vos](#)
Subject: Pre-application Notification - PdN and Kimmick NW
Date: Monday, May 9, 2022 2:55:19 PM
Attachments: [Paseo and Kimmick Neighborhood Meeting Information.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning is assisting Jubilee Developments, LLC with a Conditional Use application for a proposed self-storage facility to be located on the south side of Paseo del Norte and west of Kimmick Drive NW. Please see the attached City forms and information for the property, including the preliminary site plans and building elevation.

As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the application prior to our submittal to the Zoning Hearing Examiner. Should you have any questions or if you would like to request a meeting regarding this proposed application, please do not hesitate to email me at fishman@consensusplanning.com, Michael Vos at vos@consensusplanning.com, or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until May 24, 2022, to request a meeting.

Sincerely,

Jacqueline Fishman, AICP

Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Conditional Use Approval

Decision-making Body: Zoning Hearing Examiner (ZHE)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Paseo del Norte NW

Name of property owner: GROUP II U26 VC LLC

Name of applicant: Jubilee Developments LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

TBD

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

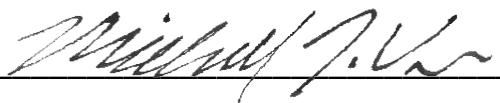
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

 (Applicant signature) May 9, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

REQUEST FOR NEIGHBORHOOD MEETING

Date: May 9, 2022

To Whom This May Concern:

I am requesting approval from the Zoning Hearing Examiner within the City of Albuquerque for a **conditional use** or variance to allow a self-storage facility on a portion of the property located at the southwest corner of Paseo del Norte and Kimmick Drive NW.

_____ (summary of request).

Property owner GROUP II U26 VC LLC (Applicant: Jubilee Developments LLC)

Agent if applicable Consensus Planning, Inc.

Property Address 99999 Paseo del Norte NW, Albuquerque, NM, 87120 (zip code).

This letter is an offer to meet with you to provide additional information. If you wish to meet, please respond within 15 days. If you do not want to meet, or you support the proposal, please let me know.

Thank you,

Applicant Name Jackie Fishman, AICP, Principal, Consensus Planning, Inc. (Agent)

Email fishman@consensusplanning.com

Phone Number (505) 764-9801

The City may require the applicant to attend a City-sponsored facilitated meeting with the Neighborhood Associations whose boundaries include or are adjacent to the proposed project, based on the complexity and potential impacts of a proposed project. For more information, please contact the ZHE Administrative Assistant Suzie Sanchez at 505-924-3894 or suzannasanchez@cabq.gov.

Please note: "You may submit written comments to the Zoning Hearing Examiner up to 6 days before the hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline will not be taken into consideration for this application.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: May 9, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: Jackie Fishman, fishman@consensusplanning.com or
Michael Vos, vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Paseo del Norte NW
Location Description West side of Kimmick Dr NW between Paseo del North and Rosa Parks Rd.
2. Property Owner* GROUP II U26 VC LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Jubilee Developments LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☒ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Conditional Use request for proposed self-storage facility.

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☒ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
Please contact Jackie Fishman, fishman@consensusplanning.com or Michael Vos, vos@consensusplanning.com or
(505) 764-9801

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 15.7 acres total (self-storage to be on approx. 1.82 acres)
- b. IDO Zone District Mixed-Use Moderate Intensity (MX-M)
- c. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and NW Mesa Escarpment VPO-2
- d. Center or Corridor Area [if applicable] N/A

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

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To: [Michael Vos](#)
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Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114

Thank you,

Suzie

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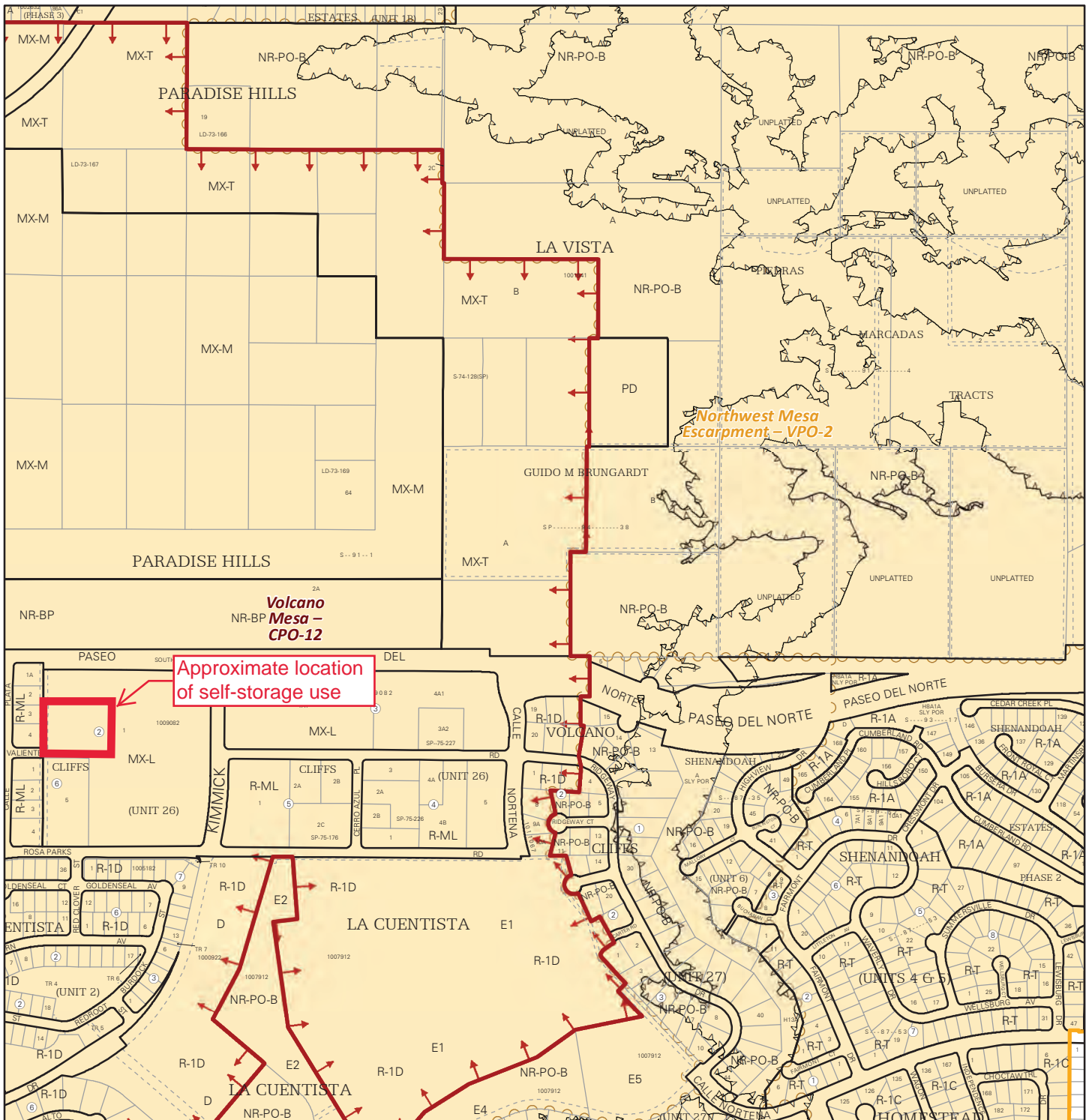
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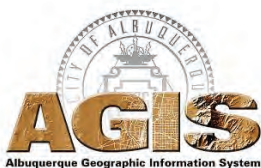
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Thanks,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

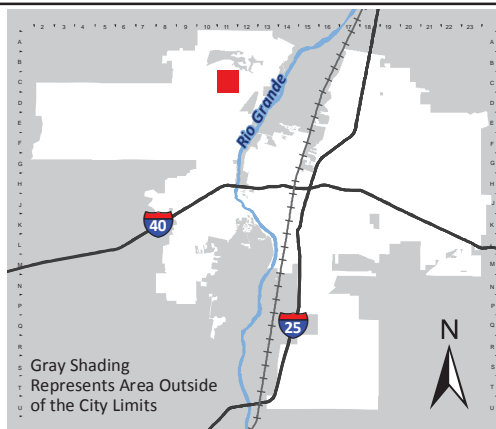


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



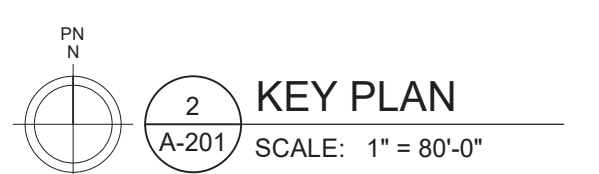
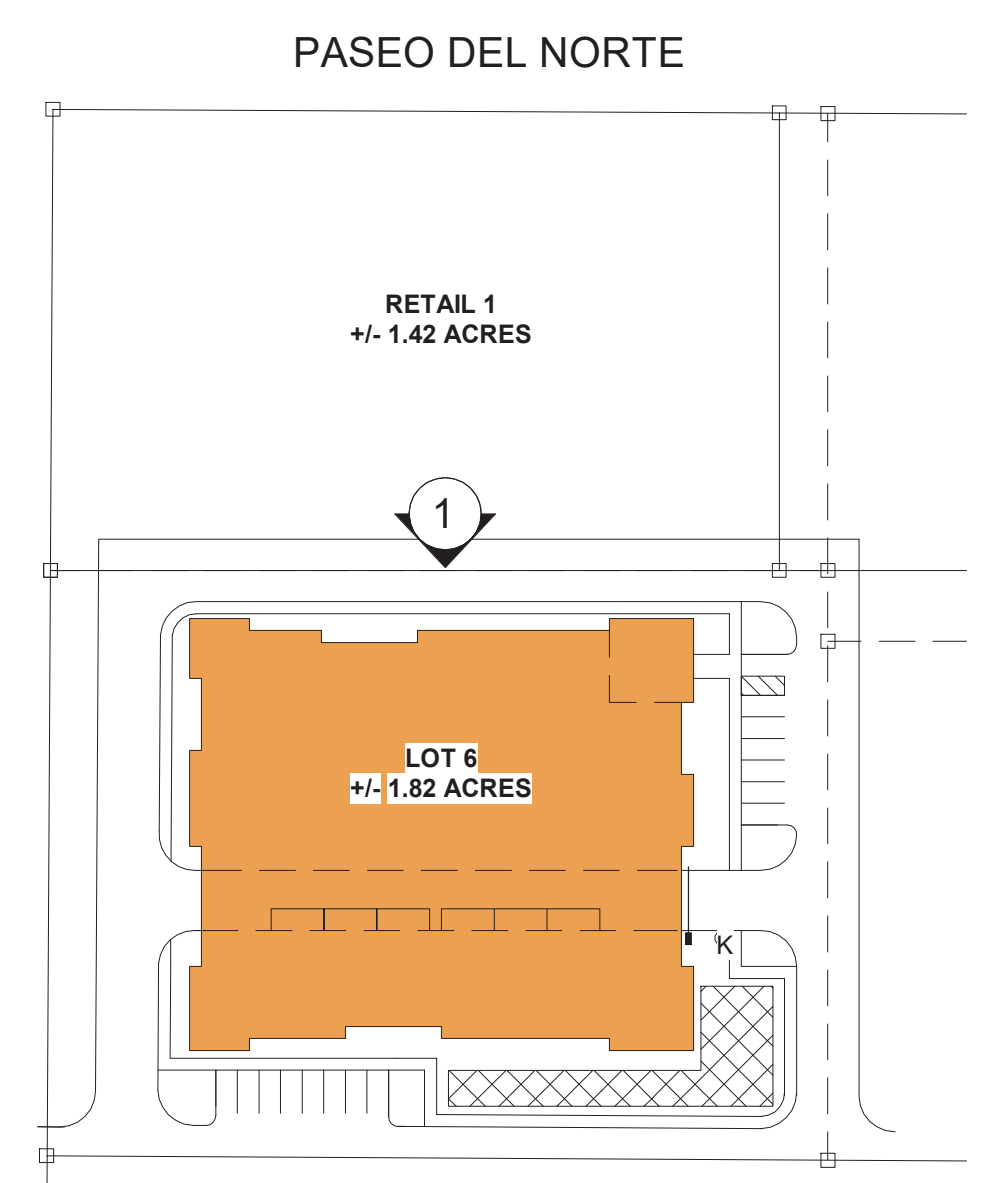
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



From: [Rene' Horvath](#)
To: [Jackie Fishman](#)
Cc: [ekhaley@comcast.net](#); [ta_a@msn.com](#); [Michael Vos](#)
Subject: Re: Pre-application Notification - PdN and Kimmick NW
Date: Tuesday, May 10, 2022 8:14:15 PM

Dear Jackie,
Thank you for the notice. I would like to request a facilitated meeting regarding the storage facility.
Rene' Horvath

On Mon, May 9, 2022 at 2:55 PM Jackie Fishman <fishman@consensusplanning.com> wrote:

Dear Neighbors,

This email is notification that Consensus Planning is assisting Jubilee Developments, LLC with a Conditional Use application for a proposed self-storage facility to be located on the south side of Paseo del Norte and west of Kimmick Drive NW. Please see the attached City forms and information for the property, including the preliminary site plans and building elevation.

As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the application prior to our submittal to the Zoning Hearing Examiner. Should you have any questions or if you would like to request a meeting regarding this proposed application, please do not hesitate to email me at fishman@consensusplanning.com, Michael Vos at vos@consensusplanning.com, or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until May 24, 2022, to request a meeting.

Sincerely,

Jacqueline Fishman, AICP

Principal

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

PDN and Kimmick - ZHE Pre-Application

Project: PDN and Kimmick - Pre-Application to ZHE for Storage Facility Conditional Use

Property Description/Address: PDN and Kimmick

Date Submitted: June 7, 2022

Submitted By: Jocelyn M. Torres

Meeting Date/Time: June 2, 2022, 5:30 pm -7:00 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Applicant: Jubilee Developments, LLC

Agent: Consensus Planning - Jackie Fishman, Principal and Michael Vos, Senior Planner.

Neighborhood Associations/Interested Parties: Westside Coalition, Neighbors

Background Summary:

This was a pre-application meeting for a Conditional Use Storage Facility application to be submitted to the Zoning Hearing Examiner (ZHE) the week of June 6, 2022. Estimated hearing date is July 29, 2022. Notice will be provided per the Integrated Development Ordinance (IDO) requirements.

The facility will be indoors, with no outdoor access. The zoning is MX-M and the location is Paseo and Kimmick. The elevation resembles an apartment or hotel. Parking is underneath and on the sides of the building. Access is through Kimmick. MX-M allows a maximum height of 48 feet. The tip of the building is just above 48 feet and the bulk is about 43 feet and a little lower in the center. The building will have multiple stucco colors and some detail as well as IDO required landscaping. If the conditional use is approved the Developer will proceed to the Development Review Board (DRB). IDO required notice will be provided. The ZHE and DRB have public hearings.

The storage facility will face Paseo to the north. MX-L is the southernmost zone. The residential multi-family development in the MX-L zone will face Kimmick. The current owner is selling the 15.7 acres and will not be developing the site.

Outcomes:

1. Areas of concern:

- a. Neighbors are primarily concerned about:
 - i. the facility's proximity to the Volcano Monument and the Escarpment;
 - ii. the building heights for this and other planned development;
 - iii. whether a storage facility draws homeless individuals and burglaries;
 - iv. locating the proposed storage facility near their homes and neighborhood; and
 - v. the likely increase in traffic.

2. Conclusions.

- a. The developer seeks to design the storage facility in an attractive manner that is most conducive to the location.
- b. The Agent will be working with the National Park Service regarding the development.
- c. Neighbors oppose the proposed conditional use application for a self-storage facility.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

PDN and Kimmick - ZHE Pre-Application

Meeting Specifics (*Participant Questions and Comments are Italicized*):

1. Type of Development.

a. *Q: What type of development will this be?*

A: This will be a mixed use commercial, retail and residential development.

b. *Q: So the storage is for the apartments?*

A: No this is a mixed use project that includes residential and nonresidential. Self-storage is popular now so those in the apartments can rent a space. It is an indoor facility that doesn't allow for drive-up access.

c. *Q: So this is the MX-M zone change that they got a few years ago?*

A. Correct.

d. *C: When the zoning amendment was approved by the EPC, they recommended that the developers consult with the National Park Service. I don't recall that happening yet. I don't know if you reached out to us at all or if that was ignored, but we would appreciate being consulted for the development that is occurring in this area. Even though we're not directly adjacent to this area, we are affected by it. The view shed would be affected by it. The cultural integrity of the area likely will be affected by it. So I would request that the developer work with us to do things like try to limit to under 35 feet. We also have concerns about light generated by this building. If anybody is interested, there is one of these very small developments off of I-25. If you're driving over I-25, it is a pretty large facility. It does not look like an apartment building. I also was concerned about access on Paseo Del Norte. I think there's a stop right there now that's not working or has an operation at this point to generate more traffic on the road.*

A. Yes, there is a traffic light there. It's not operational. Our clients have paid for that. They paid for the extension of utilities. And yes, at some point when this area gets developed, the traffic light will be operational. Our access to the site will be from Kimmick and going through the center. It will also have access mostly to the multi-family from Rosa Parks on the south.

e. *C: So when the last zoning change was done, it was done assuring us that the real reason was they wanted future developers to be able to build a grocery store for us, and most grocery stores were larger than would be allowed. They were assuring us that this was going to be low density; small things useful for the nearby neighborhoods. Well, that's not what this is. So that was kind of a bait and switch, which is what we expected. But when we look at the three story choice on this location, it flies in the face of the character protection overlay for Volcano Mesa, because the main characteristic is the view corridor that we have to the volcanoes, to the rest of the city and the views of the Escarpment from below not being impacted by tall buildings. That's the main characteristic of the entire character protection overlay zone.*

That character protection definition states that that in accordance with the Albuquerque Comprehensive Plan, our key cultural landscapes and resources, including the volcanoes and Northwest Mesa Escarpment and the Bosque, will be protected from the negative impacts of nearby development and preserved in perpetuity for future generations as priceless community

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

PDN and Kimmick - ZHE Pre-Application

assets and key contributors to our sense of place and identity as a community of diverse cultures and rich heritage.

Putting a three story self-storage facility right along the corridor for everyone involved here is not compliant with the Comprehensive Plan. I know I will personally oppose it. I'm pretty sure everyone that I've spoken to in Petroglyph Estates is up in arms about this. I've heard from folks in La Cuentista 1 and 2 who are utterly disgusted with putting a three-story building right there. So I feel that it's going to be cost prohibitive for the developer to try to move this forward because it flies in the face of the Albuquerque Comprehensive Plan. And even though the representatives of the developer here scrutinize the idea for loopholes and where they can go, and they may look at the character protection overlay zone and say, oh, the height limits are only for residential buildings. That was a typo. And it's only in the character protection overlay zone for Volcano Mesa, where it had a little additional stuff about residential buildings. Every other character protection overlay zone specifies other limitations, but regardless, because it's not compliant with the spirit or the letter of the Comprehensive Plan and just completely ignores that, I think you could probably let the clients know that this is going to be opposed at each and every step, most likely vociferously, and it'll probably go all the way to the City Council and possibly beyond that, because a three-story storage facility right up here amongst mostly residential properties is not what people want.

f. C: *I'd just like to echo what was just said, because it covers what I was going to say and even more. I would just like to emphasize some points. In the character protection overlay zone, it says only 50 percent on that second story. So how anybody thinks that they're going to put a three-story building in here without massive opposition and without having to change the actual wording of documents and the city's concept for this area, I have no idea. They may have a plan to do it, but I'm going to be very interested in watching it. I guarantee you that I'll be following it every step of the way. That's all I had to say.*

g. Q: *I live in La Cuentista. Was that zoning always a mixed use or commercial or residential? How was that zoned before?*

A: *In the sector plan, which has gone away, like all the sector plans in the city, it has always been a mixed use site. So when the IDO was adopted in 2018, the site converted from the previous zoning to MX-L. This area on the north side of the site was subject of a zone change from MX-L to MX-M because of its adjacency to Paseo.*

Q: *Next question is that if the community is opposing this whole project, how could we actually affect the submittal of this application, or can we stop the application to the zoning department?*

A: *No, you cannot stop somebody from making an application. That's part of their constitutional right. You can oppose it, but you can't stop them from asking.*

Q/C: *What is the likelihood of the opposition to actually succeed on your experience? Because I know projects that have been approved and (opposition) didn't matter and still went through.*

A: *It depends on a lot of factors, but I'm not sure I can address that. I think we have a good chance of getting this done, but I can't really project what's going to happen in the future.*

Q: *As far as the actual storage is concerned, do you have any other elevations of that storage facility or just the one that you showed on the screen? Is that the only one that you have?*

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A: Yes, that's the only one that we have. We're pretty early in the design process because we are asking for the use first. Typically, a developer doesn't want to go through the whole design process unless they know that they can do the project first.

- h. C/Q: It appears that the proposed siting of the building abuts the RM-L property that is right next to the MX-M property. Isn't there a height restriction for the view that goes from the MX-M property and west to Unser?.*

No, the prior statement was in error. The VPO does not impact this site at all. Some residentially zoned lots are protected. The IDO has a maximum building height of 30 feet within 100 feet of the protected lots.

Q: Then how do you build a 48 foot building?

A: We have a 20 foot landscape buffer to the west; 26 feet to the east; a five foot sidewalk; and another eight feet or so, which does not equal 100 feet.

Clarification: The RM-L lots are in a multi-family zone district and are not subject to the height step down requirement, They are subject to a landscape buffer. The 20 foot dimension that's on the site plan will be a heavily landscaped buffer separating this from the properties to the west.

A: I misspoke. The protected lot is to the south. This storage facility is not even close to being within 100 feet of a protected lot to the south. Right?

Clarification: Yes the protected lots are far south of this location.

- i. C/Q: I live in La Cuentista and back up to Rosa Parks. I'm confused on the access. It sounds like there is a gate into Rosa Parks. Who has access to that gate? Because this is residential and we already have speeding problems down Rosa Parks. I'm concerned on that front.*

A. I was trying to explain that the residential part of this property will be gated at the Rosa Parks access point. The roadway itself is not gated. The gate at Rosa Parks will be the residential access point.

Q: Is that just for the residences, or is it also for people who have a storage unit?

A. The only people that will be able to get through the property from Rosa Parks are the residents of this area. The commercial area will be accessed from Kimmick.

Q: There is obviously enough land. Why is there such an insistence on three stories when we have communities that are allowed one story for La Cuentista 2 and maybe two stories in the other communities nearby?

A: There are a lot of self-storage projects going on. Most of them are taller rather than wider. I guess some economy of scale to go up instead of wide, but I really can't speak to that much. That's a comment that I will take back to our team. See Action Item 1.

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j. Q: Can you add an action item for the Agent to consult with the National Park Service?

A. Yes I will consult with the Park Service Superintendent. See Action Item 2.

2. Building Height:

a. Q/C: So the building height is 48 feet? One of the neighborhood issues was height.

A: No the bulk of the building is intentionally less than 48 feet. Presumably the commercial pad sites will be shorter buildings along the (PDN) roadway. We have five lots. Three are along Paseo; one is in the center and we have frontage along Kimmick.

b. Q: Will the retail be two stories?

A: No. Retail is generally one story.

c. Q: What is the building height of the one story commercial?

A: We don't have a user for the retail sites but it is not within the View Protection Overlay (VPO) so we are not limited by the VPO.

d. Q: Please explain the building height once more.

A. The maximum height is measured at the midpoint of the roofline. The tip of the pitched roof I'm pointing to is 48 feet, ten and one-eighth of an inch. The midpoint is 45 feet. It's three feet shorter from the tip to the midpoint. The bulk of the building is about 43 feet.

e. C: We're talking about a three-story storage facility and it's unclear about the other pads. That's very concerning. And I agree with what people have said. We're going to have to watch this. I do hope you'll keep us informed by email on hearings because so many times these situations simply aren't very publicly communicated.

A: We're very transparent about what we're doing. This was a pre-application notice, so the application hasn't been made. Once we make the application, we will notify the official representatives that the Office of Neighborhood Coordination (ONC) will provide information just like we did for this. They'll be notified by mail and then adjacent property owners within 100 feet will be notified by US Postal Service mail.

C: That's great, except that people like me, who are elected officials, get the questions from the neighborhood. That's why I'm hoping that you can notify the people who provided their emails.

Facilitator. The people that provided their names, affiliations and email addresses will be placed on the roster and will be sent the report. Beyond that it's going to be up to the Agent and the Developer to comply with IDO required notice. If you put your information in chat or you email me your name, affiliation and email address, I'll have that information for the roster and for the purpose of sending you a report.

f. Q: Do you have any idea what height the apartments are going to be? If this (storage facility) is going to be four (three) stories and 40 feet, then I'm sure that the apartments are going to be at least three stories high.

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A: They will likely be three stories, but we have protected lots both on the south and on the west side of the property, which means that commercial buildings cannot be over 30 feet within 100 feet of a protected lot. So the first hundred feet from these lots south of Rosa Parks; 100 feet from this point into the site, cannot be taller than 30 feet. Same thing on the west side.

See Clarification.

C: I totally oppose this project. I think everybody is on the same page. We've seen the chat and I just want to voice my opinion.

- g. *C/Q: One of my concerns regarding this parcel, but particularly this planned development, is its close proximity to sensitive land, specifically the escarpment and the adjacent lands above and below the mesa. What consideration is being given to potential impacts on sensitive lands? Has there been any consideration of measures needed to mitigate that?*

A: As I've tried to explain, we intentionally buried this use towards the center of the site. It's not along Paseo. Again, this is not part of the VPO. I do understand that height is a sensitive issue so I encouraged the team to bring it further down towards the center. We are following all City rules that apply to the site. We do have MX-M zoning, which allows a conditional use. Conditional use is not as rigorous a test as that of a zone change or variance. Conditional uses are uses that are anticipated in the IDO but need special consideration.

- h. *C/Q: My issue is not specifically the height. It is its proximity to very sensitive land, specifically the Escarpment. I live in a neighborhood a little further south, which is against the Escarpment. In my view, we've absolutely seen the impacts of development adjacent to the Escarpment and above it. What is the thinking about the potential impact of this particular parcel and proposal on the sensitive lands?*

A. So I was just trying to measure to about 1900 feet away. I don't think it has an impact to the monument in terms of the use and it's not adjacent. It's not even close really to that edge like you can see on my screen. It's over 1900 feet away. I don't agree with you that this is going to have a negative impact. We're trying to be careful about how this is sited and what it looks like. We can take the pitch off the roof if that's the desire of the group and make it all flat and a little bit less interesting looking. That's probably in the realm of possibilities. Going back to the elevation, I thought it looked better to have more detailing along the roofline, but we can try to knock this off and make it flat like the rest of the roofline if that's the overwhelming desire.

C: I do share the concern about height. I guess I would simply disagree significantly that this project poses no potential impact on sensitive lands. In my view 1900 feet is not that far. It doesn't have to be immediately at the edge of the public open space boundary to have potential impact. I hope that that will be considered if this goes forward.

- i. *C:Q:I want to get back to the building height issue. As mentioned, this is a sensitive area. It's right next to national monuments. There is a height restriction in the VPO II.. I know you measured 1900 feet. La Cuentista is just across the street at Rosa Parks and Kimmick. You are adjacent to this open space area. During the zone change the concern was the building height and what was being presented during the appeal is that it was not going to be an issue. There should be some consideration that height was the biggest concern when they got the zone change. It was presented like we're protected with all these protections. Because of that, I'm just*

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wondering whether applicants will go down to two-stories max on all the buildings and apartments? It would be a little more in scale than what you're currently proposing.

A. Are you waiting for me to respond to that? I can't agree to that here. I don't have the benefit of having my client here. It's unlikely that we're going to agree to the entire site being no more than two stories. I agreed to take the comment back about the storage facility itself, and we'll just have to wait and see. *See Action Item 3.*

C: *I'm willing to negotiate with the park service, the neighborhoods to get an appropriate height. Well, that's the whole point of these pre-application meetings is to kind of work out something that's a little more agreeable.*

A. The point of the pre-application meetings is to hear what your concerns are with the project. So given that this is the first time we're hearing about your concerns, although I anticipated some of it, I can't answer tonight what my client will agree to, but I can agree to take the comment back to them and see what the response is.

C: *I would like for you to encourage the Developer to negotiate agreements with the neighborhood to get the heights down. I think it's really important. This is a national monument. There's open space right next to it. La Cuentista open space. And the comprehensive plan, which was mentioned earlier, is all about scale and character and being sensitive to our natural resources. This is a citywide issue too. These natural areas, just like the foothills in the mountains, they try to build sensibly. They don't build three-story storage facilities right up into the foothills. And now we're talking about the Mesa top. They got the zone change. It would be helpful if they could keep the building heights to a maximum of two stories.*

3. Traffic.

a. C/Q: *I'm the state representative for the area in question. I am really concerned. I think somebody brought up the issue of Rosa Parks status. It is a neighborhood road. I'm really concerned about any traffic pattern that relies on Rosa Parks and Kimmick. Has this gone to the Albuquerque Municipal Development Department for the traffic analysis yet or is that in the future?.*

A: Representative the traffic study was done in I believe in 2017. It was approved by City Transportation. We are doing an updated trip generation analysis to see if there's any difference between what was assumed five or six years ago versus what we're looking at today.

b. C/Q: *I think most people on the call know that there is an enormous difference between 2017 and 2022, probably 1000 homes difference, among other things. I have a couple more questions, but you said that the next steps after this event (include) the zoning hearing examiner and then the development review board. Am I correct and do you have a timeline for that?*

A: We haven't made the ZHE submittal yet. This is a pre-application facilitated meeting. We would like to make that submittal next week. That's just for the conditional use, not for the design and site plan. The hearing date will likely be approximately 45 days after the submittal. *See Timetable.* The hearing examiner takes 15 days to make the decision. There is a 15 day appeal period. We won't be done with that process until a month after the hearing. So it's a several month process for the zoning hearing examiner. At some point towards the end of that, we would be looking at making the submittal to the DRB for the site plan.

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C: I'm just very concerned about the traffic pattern because we're right in the middle of the expansion of the sale from Kimmick up to Universe. And it would appear that wasn't part of the 2017 plan since that design has only started in the last year.

A. Representative, this property owner dedicated right of way for Paseo years ago. You can see how the top property line sort of goes down a little bit. I don't remember how many feet of their property they dedicated for Paseo but it was their fair share.

- d. *C/Q: I have a question about the mouth of Kimmick. A couple of things have happened coming down Kimmick. We already have construction traffic that is congested. We already have people not stopping at stop signs. Also, when you get to the mouth of Kimmick, the road narrows significantly. I understand the concept from the owner or the builder of this building. If they paid their fair share (for the Paseo right of way), are they going to pay their fair share and widen that mouth of Kimmick if this goes in? And what are we going to do about all of the traffic when we're looking at the pattern? Yes, that's a pattern coming off Paseo onto Kimmick, but I don't believe that pattern addresses what's going on within the actual development. How is that going to be looked at and how's the traffic from this and the further development of this particular area going to affect this entire development and the traffic patterns within it when we're already getting cut through from Kimmick to Paseo? How will that be addressed and will this owner be paying for a lot of those improvements to those road areas?*

A: So the way this works, as I mentioned before, there was a traffic study done in 2017 by Terry Brown. We are looking at whether or not it needs to be updated. City Transportation makes that decision. If the road needs to be further widened from what it is today, the City Transportation Department makes that decision. And they will tell us if we need to further dedicate any property either on our side or on the property to the east on the other side of Kimmick.

Q/C: Okay. Where do we address the cut through and things of that nature because again, this is going to generate a lot more traffic within the neighborhoods if it goes through. I agree with Mike and everyone else. We're very much opposed to this particular plan. By the way, thank you, Jackie, for coming on and giving us this update. It's much appreciated.

4. Self-Storage Facility.

- a. *C/Q: I live in La Cuentista and work for the Albuquerque Police Department as a crime scene investigator. The problem that I'm having is that a storage facility is going to be placed there. Our homeless population is not getting smaller and is starting to migrate towards the west side. I'm sure everybody that has been a west side intersection has seen somebody panhandling. Right now, our crime with storage facilities has completely increased because homeless people feel that they have nowhere to live. The first place they migrate to is towards the freeway and a really busy intersection. They break into these facilities. I think that that's going to start increasing our crime on the west side. Right now we don't have any crime in our neighborhoods.*

Another concern is its aesthetics and what it's going to do to our property values. With Pulte building a Cuentista 3, the traffic will increase. West side traffic is already horrible as it is.

Crime is my biggest concern with that storage facility.

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A: I am not aware of increased crime near storage facilities and will research this. See Action Item 4.

- b. *C/Q: When I purchased my home, this property was zoned for commercial like in a nice village atmosphere. When we moved in they talked about a coffee shop or that kind of atmosphere. I'm worried about traffic and about putting in a storage unit and apartments. It is hard to connect with the EPC. When Pulte applied for their development the hearing was continually postponed.*

How do citizens of this area, who bought with that intent and the benefits of living here get before the EPC to suggest a good plan for this area? I think we need a better way to be able to weigh in and provide input. For example, the City's traffic department needs to look at this holistically along with the big plan. Just because it has MX-M zoning doesn't mean that we shouldn't be more mindful about the buildings and opportunities located here.

A: Something that I didn't say earlier, but I want to say now is if you're concerned about traffic, a self-storage facility probably generates the least amount of traffic. Because how many people want to go and visit their storage unit? It's probably a handful of cars a day for this one use; less than retail; and far less than residential. So to me, that is a positive for you guys if you're concerned about traffic.

C: It's not just about traffic but about the cumulative effect for the whole area. It's also about the design, height and other issues. Like others have said, I'd just like to see a better plan for this area in general. I believe our planning boards and our commissioners have an obligation to do that for us as well.

- c. *C/Q: The storage site appears to be to the west end of the land zoned MX-M. You indicated that there would be access from Kimmick. I did not hear there was going to be access from Rosa Parks. I'd like that clarified.*

A: The commercial area access is going to be from where the Valiente right of way used to be, which was vacated.

Q: So where the split between MX-M and MX-L is?

A. That's where our access is going to be to this MX-M area. The residential access can also come from Kimmick, but their main access point is going to be from Rosa Parks. That will be a full access. They will likely have access roadway area. The people in the commercial area will not be able to drive through the MX-L area and access Rosa Parks. The residential area will be gated.

- d. *Q: Is this only an indoor storage? Are they going to store RVs and boats?*

A. This is solely indoor storage.

Q: Is there going to be a full time person to stop the homeless people from coming in? We're all worried about this. These are half-million dollar homes. We chose to live here. Our taxes are enormous. We pay at least \$5,000 to \$6,000 a year. Of course, we are going to be very concerned about what is going in here; especially after we've been told since 2014 what is supposed to be going in.

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A. I'm very sensitive to the homeless issue. I live and own a small business in District two. We're continually impacted by homelessness. I also do a number of homeless shelter projects in Albuquerque. I'm keenly aware of those issues. I'm not aware that storage facilities attract homeless people any more than anything else attracts homeless people. That was the first time I ever heard that. I'm happy to try to follow up with some of the people I work with on homelessness. It's the first I've ever heard someone say that, and I would say too, there will be staff in this building and it will be fully secured and there will be people around it because we're trying to do a mixed use development as the original sector plan anticipated on this property. See Action Item 5.

e. C/Q: The City Council is considering a provisional homeless area or encampment in open space, which is directly across from here. If we're going to be housing homeless people directly across from Paseo, how does that affect us? This open space actually opens up on backyards of homeowners. I'm concerned that this development might attract a much larger homeless population.

A. They have not taken action on it at Council.

C: As mentioned in the Chat, this Monday the City Council will be looking at safe outdoor spaces and lots regarding homeless encampments. They're looking at whether to make them permissive in mixed use and non-residential commercial zones. Right here you have a lot of mixed use zones. So that's what they're looking at.

5. Action Items (Target response date is 6/13/22):

- a. The Agent will inquire as to why the storage facility is designed to be taller rather than wider.*
- b. The Agent will consult with the National Park Service Superintendent.*
- c. The Agent will inquire as to whether the Developer will limit building heights to two stories.*
- d. The Agent will research whether storage facilities are more susceptible to break-ins.*
- e. The Agent will research whether storage facilities attract homeless individuals.*

6. Anticipated Application and Hearing Timetable:

- a. The application to the Zoning Hearing Examiner will be submitted the week of June 6, 2022.*
- b. The anticipated hearing date is July 29, 2022.*
- c. For questions or more information, call Suzie Sanchez, ZHE Administrative Assistant at (505) 924-3894.*

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 99999 Paseo del Norte NW between Paseo del Norte and Kimmick Drive NW Neighborhood Meeting Inquiry Sheet Submission
Date: Monday, May 9, 2022 8:28:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[IDZoneAtlasPage_C-11-Z_Site.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	5059805376
Paradise Hills Civic Association	Tom	Anderson		10013 Plunkett Drive NW	Albuquerque	NM	87114	5053040106	5058972593

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Sunday, May 8, 2022 1:40 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 1 BLK 2 PLAT OF TR 1 BLK 2 VOLCANO CLIFFS SUBD UNIT 26 and *00050006VOLCANO CLIFFS SUBD UNIT 26

Physical address of subject site:

99999 Paseo del Norte NW

Subject site cross streets:

Paseo del Norte and Kimmick Drive NW

Other subject site identifiers:

Southwest corner of the referenced intersection

This site is located on the following zone atlas page:

C-11

From: [Michael Vos](#)
To: [aboard111@gmail.com](#); [elizabethkayhaley@gmail.com](#)
Cc: [Jackie Fishman](#)
Subject: Public Notice for Conditional Use at Paseo del Norte and Kimmick Drive NW
Date: Tuesday, June 7, 2022 11:37:00 AM
Attachments: [Paseo and Kimmick Public Notice Packet.pdf](#)

Dear Neighbors,

This email is to notify you that on behalf of Group II VC U26, LLC, Consensus Planning has submitted an application for a Conditional Use Approval for Self-Storage for the property located at the southwest corner of Paseo del Norte and Kimmick Drive NW.

A hearing will be held on July 19, 2022 beginning at 9:00AM via ZOOM. Please call 505-924-3894 for details and updates regarding an in-person hearing. If an in-person hearing is available, it will occur in the Plaza Del Sol Hearing Room at 600 2ND Street NW-Basement Level.

Join Zoom Meeting: <https://cabq.zoom.us/j/7044490999>

Meeting ID: 704 449 0999

One tap mobile

+16699006833,,7044490999# US (San Jose)

+12532158782,,7044490999# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Additional details, including the pre-application facilitated meeting report is attached. If you have any questions, please do not hesitate to contact Jackie Fishman at fishman@consensusplanning.com, myself at vos@consensusplanning.com, or by calling our office at (505) 764-9801.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

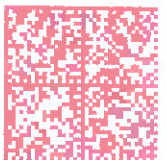
phone (505) 764-9801

vos@consensusplanning.com

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Drive NW
Albuquerque, NM 87114

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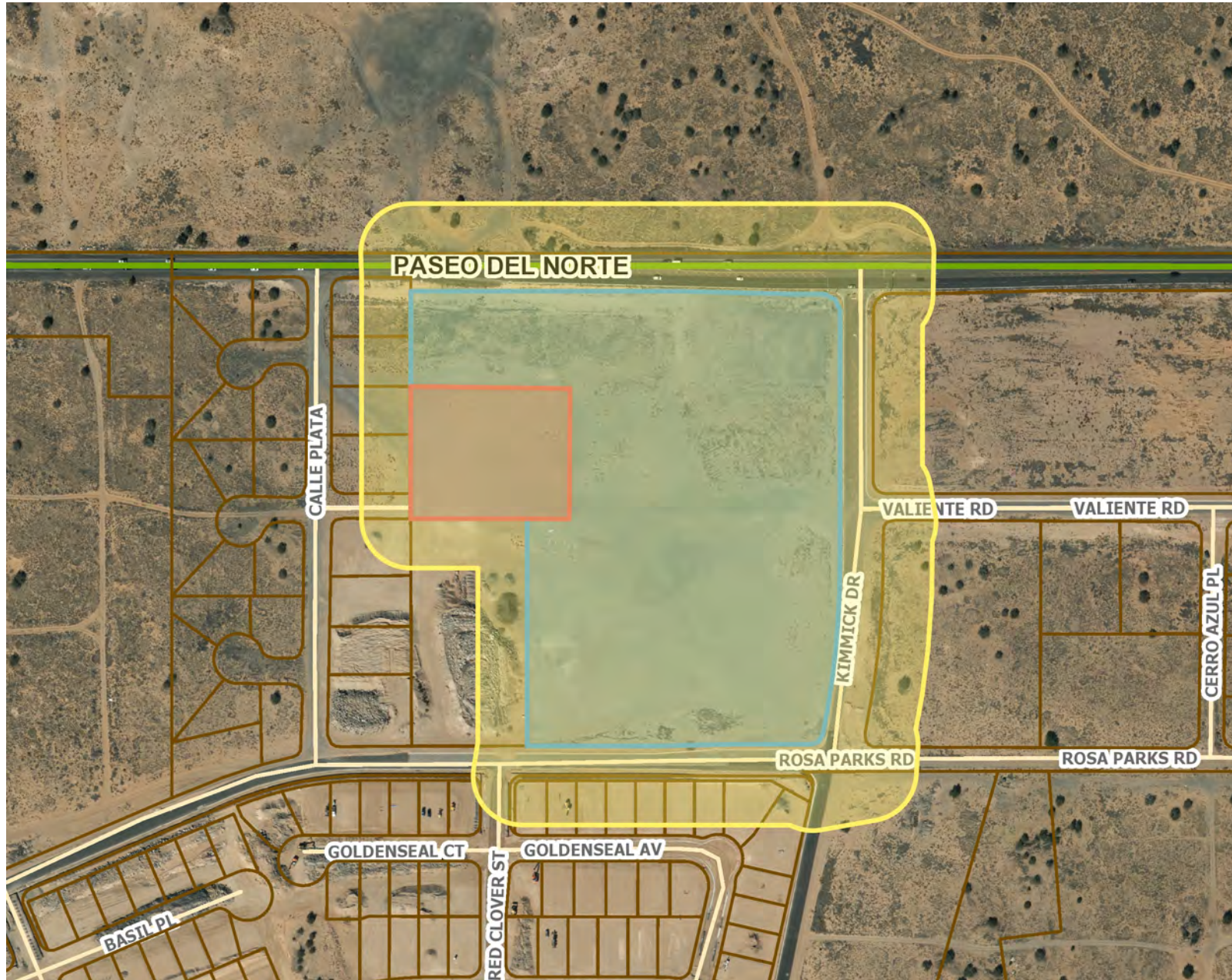


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100-foot Property Owner Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

Prepared by Consensus Planning 6/6/22

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/6/2022 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101006451217240906	AMADOR SAMMY & SYLVIA	14429 CRYSTAL LANTERN DR	HACIENDA HGTS CA 91745-2510	N/A	ALBUQUERQUE NM 87120	* 002 002VOLCANO CLIFFS SUBD UNIT 26	0.3788
101006451218340905	AMADOR SAMMY & SYLVIA	14429 CRYSTAL LANTERN DR	HACIENDA HGTS CA 91745-2510	N/A	ALBUQUERQUE NM 87120	* 01A 002VOLCANO CLIFFS UNIT 26 REPL L 1 & 2	0.4515
101106410522731501	BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP C/O GERALD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712		ALBUQUERQUE NM 87114	TRACT 2-A REPLAT OF TR 2 68.75 AC TRACT & 66	60.67
101106408506130604	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	ROSA PARKS RD NW	ALBUQUERQUE NM 87120	N'LY PORT OF TRACT D CORRECTION PLAT OF THE	5.0006
101106406208330713	ELA CHARLES S & CONNIE C	6001 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6001 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 8 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.2525
101106404208330716	GARCIA JEFFREY C & SANDRA KAREN	6011 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6011 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 5 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1532
101106404014530102	GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115	2400 LOUISIANA BLVD NE BLDG 3	ALBUQUERQUE NM 87110-4362	PASEO DEL NORTE NW	ALBUQUERQUE NM 87120	TR 1 BLK 2 PLAT OF TR 1 BLK 2 VOLCANO CLIFFS S	15.7217
101106402408330719	KING LINDA A	6023 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6023 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 2 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1532
101106404208930721	LA CUENTISTA UNIT II HOMEOWNERS ASSOCIATION INC C/O BL	8700 EDUCATION PL NW BLDG A	ALBUQUERQUE NM 87114-6374	GOLDENSEAL AVE NW	ALBUQUERQUE 87120	TR 10 FINAL PLAT OF LA CUENTISTA SUBDIVISION	0.2018
101006449706142308	LA CUENTISTA UNIT II HOMEOWNERS ASSOCIATION INC C/O BL	8700 EDUCATION PL NW BLDG A	ALBUQUERQUE NM 87114-6374	BUCKTHORN AVE NW	ALBUQUERQUE 87120	TR 9 FINAL PLAT OF LA CUENTISTA SUBDIVISION, I	1.4402
101106403008330718	LOVATO MONICA A & NICOLE D	6019 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6019 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 3 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1532
101106410411830201	MGME DEVELOPMENT INC	600 SAN JOSE AVE SE	ALBUQUERQUE NM 87102-5066	N/A	ALBUQUERQUE NM 87120	*00010005VOLCANO CLIFFS SUBD UNIT 26	3.24
101106405408330714	MOYA JOHN A	6005 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6005 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 7 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1541
101006451216240907	OMLOR MICHAEL A & GLENNA M TRUSTEES OMLOR RVT	600 SAN JOSE AVE SE	ALBUQUERQUE NM 87102-5066	N/A	ALBUQUERQUE NM 87120	* 003 002VOLCANO CLIFFS SUBD UNIT 26	0.3788
101006451213441005	ROLLINS MICHAEL & LINA	10700 MARBLE STONE DR NW	ALBUQUERQUE NM 87114	N/A	ALBUQUERQUE NM 87120	* 001 006VOLCANO CLIFFS SUBD UNIT 26	0.4326
101106404808330715	SANCHEZ JACOB TY	6009 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6009 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 6 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1534
101106403608330717	SAUERS CAROLYN I	6015 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6015 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 4 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1532
101106406907630712	SINCLAIR KARINA L & SONO JON M	8240 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413	8240 BURDOCK ST NW	ALBUQUERQUE 87120	LT 9 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.3393
101106400611830101	TRACT 5 U26 LLC	5700 UNIVERSITY BLVD SE SUITE 310	ALBUQUERQUE NM 87106-9601	N/A	ALBUQUERQUE NM 87120	*00050006VOLCANO CLIFFS SUBD UNIT 26	2.53
101106401708330720	TRAN LARRY & VAN KYLEE	6027 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427	6027 GOLDENSEAL AVE NW	ALBUQUERQUE 87120	LT 1 BLK 7 FINAL PLAT OF LA CUENTISTA SUBDIVI!	0.1643
101006452608142337	TSOSIE PHILLIP R & TSOSIE JUANITA	6101 GOLDENSEAL CT NW	ALBUQUERQUE NM 87120-5431	6101 GOLDENSEAL CT NW	ALBUQUERQUE 87120	LT 36 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIV	0.1623
101106413017030501	VOLCANO CLIFFS INC	4112 BLUE RIDGE PL NE	ALBUQUERQUE NM 87111-4167	VALIENTE RD NW	ALBUQUERQUE NM 87120	LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOL	7.2901
101006451215140901	ZIA TRUST CUSTODIAN THANH VAN NGUYEN R/O IRA	PO BOX 30928	ALBUQUERQUE NM 87190-0928	N/A	ALBUQUERQUE NM 87120	* 004 002VOLCANO CLIFFS SUBD UNIT 26	0.4515

anning, Inc.
reet NW
NM 87102

GROUP II U26 VC LLC
C/O WRIGHT BILLY J ROOM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4362

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lanning, Inc.
treet NW
, NM 87102

TSOSIE PHILLIP R & TSOSIE JUANITA
6101 GOLDENSEAL CT NW
ALBUQUERQUE NM 87120-5431

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lanning, Inc.
treet NW
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SINCLAIR KARINA L & SONO JON M
8240 BURDOCK ST NW
ALBUQUERQUE NM 87120-5413

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10700 MARBLE STONE DR NW
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MGME DEVELOPMENT INC
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ALBUQUERQUE NM 87102-5066

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is Planning, Inc.
h Street NW
que, NM 87102

KING LINDA A
6023 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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s Planning, Inc.
h Street NW
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ELA CHARLES S' & CONNIE C
6001 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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h Street NW
que, NM 87102

AMADOR SAMMY & SYLVIA
14429 CRYSTAL LANTERN DR
HACIENDA HGTS CA 91745-2510

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VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111-4167

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Planning, Inc.
Street NW
ue, NM 87102

ZIA TRUST CUSTODIAN THANH VAN
NGUYEN R/O IRA
PO BOX 30928
ALBUQUERQUE NM 87190-0928

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h Street NW
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TRAN LARRY & VAN KYLEE
6027 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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TRACT 5 U26 LLC
5700 UNIVERSITY BLVD SE SUITE 310
ALBUQUERQUE NM 87106-9601

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Street NW
Albuquerque, NM 87102

SAUERS CAROLYN I
6015 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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Planning, Inc.
Street NW
Albuquerque, NM 87102

OMLOR MICHAEL A & GLENNA M
TRUSTEES OMLOR RVT
600 SAN JOSE AVE SE
ALBUQUERQUE NM 87102-5066

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Planning, Inc.
Street NW
Albuquerque, NM 87102

LOVATO MONICA A & NICOLE D
6019 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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s Planning, Inc.
h Street NW
que, NM 87102

SANCHEZ JACOB TY
6009 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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s Planning, Inc.
h Street NW
que, NM 87102

MOYA JOHN A
6005 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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s Planning, Inc.
h Street NW
que, NM 87102

LA CUENTISTA UNIT II HOMEOWNERS
ASSOCIATION INC C/O BLUE DOOR REALTY LLC
8700 EDUCATION PL NW BLDG A
ALBUQUERQUE NM 87114-6374

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s Planning, Inc.
r Street NW
que, NM 87102

GARCIA JEFFREY C & SANDRA KAREN
6011 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

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s Planning, Inc.
h Street NW
que, NM 87102

BEDROCK PARTNERSHIP & N M GEN
PARTNERSHIP C/O GERALD GOLD
1509 HARVARD CT NE
ALBUQUERQUE NM 87106-3712

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is Planning, Inc.
h Street NW
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CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

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Public Notice of Hearing

Date: June 6, 2022

To Whom This May Concern:

I am requesting approval from the Zoning Hearing Examiner within the City of Albuquerque for a conditional use or variance to allow a self-storage facility on a portion of Tract 1, Block 2, Volcano Cliffs Unit 26 (summary of request).

Property owner: GROUP II U26 VC LLC

Agent (If applicable): Consensus Planning, Inc.

Property Address: 99999 Paseo del Norte NW, Albuquerque, NM, 87120 (zip code).

A hearing will be held on July 19, 2022 beginning at 9:00AM via ZOOM. Please call 505- 924-3894 for details and updates regarding an in-person hearing. If an in-person hearing is available, it will occur in the Plaza Del Sol Hearing Room at 600 2ND Street NW-Basement Level.

Join Zoom Meeting

<https://cabq.zoom.us/j/7044490999>

Meeting ID: 704 449 0999

One tap mobile

+16699006833,,7044490999# US (San Jose)

+12532158782,,7044490999# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Find your local number: <https://cabq.zoom.us/u/a2s7T1dnA>

Thank you,

Applicant's Name: Jackie Fishman, AICP and Michael Vos, AICP

Applicant's Number or Email Address: fishman@consensusplanning.com and vos@consensusplanning.com

For more information, please contact the ZHE Administrative Assistant Suzie Sanchez at 505- 924-3894 or suzannasanchez@cabq.gov.

Please note: "You may submit written comments to the Zoning Hearing Examiner up to 6 days before the hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline may result in deferral. An agenda can be found at <http://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner/zhe-agendas-action-sheets-decisions>.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Conditional Use Approval

Decision-making Body: Zoning Hearing Examiner

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Paseo del Norte NW (southwest corner of Paseo del Norte and Kimmick Drive)

Name of property owner: GROUP II U26 VC LLC

Name of applicant: Jubilee Developments, LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

July 19, 2022 9:00 AM via Zoom (Meeting ID# 704 449 0999)

Address, phone number, or website for additional information:

www.cabq.gov/zoninghearingexaminer or 505-924-3894

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

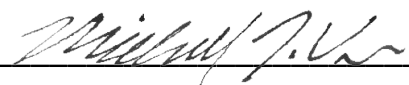
☐ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

 (Applicant signature) June 6, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



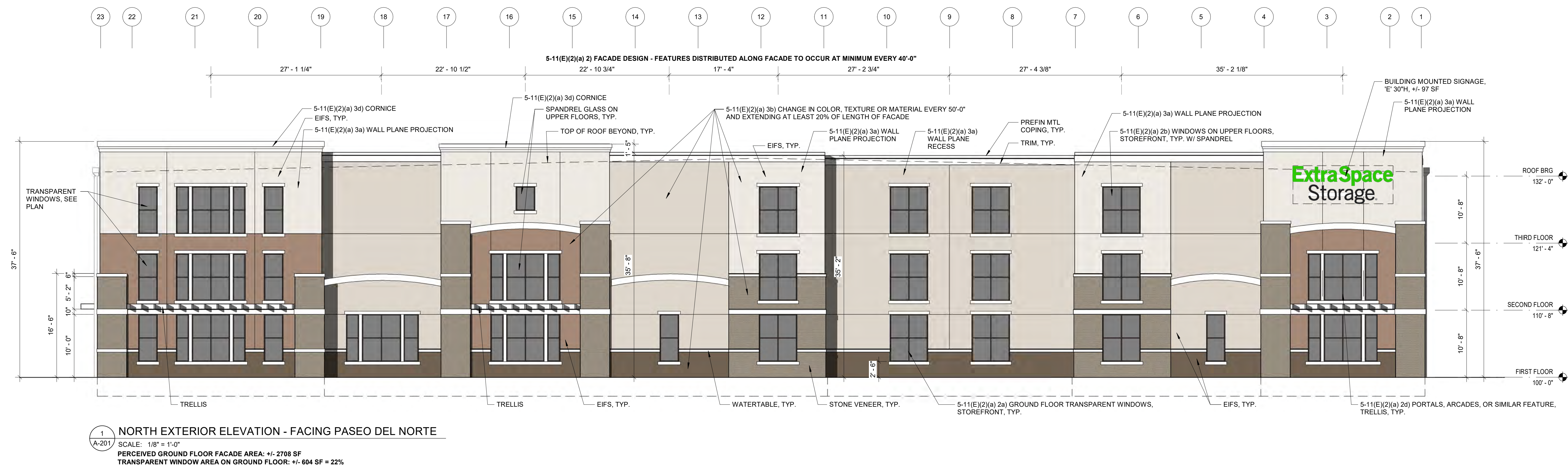
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



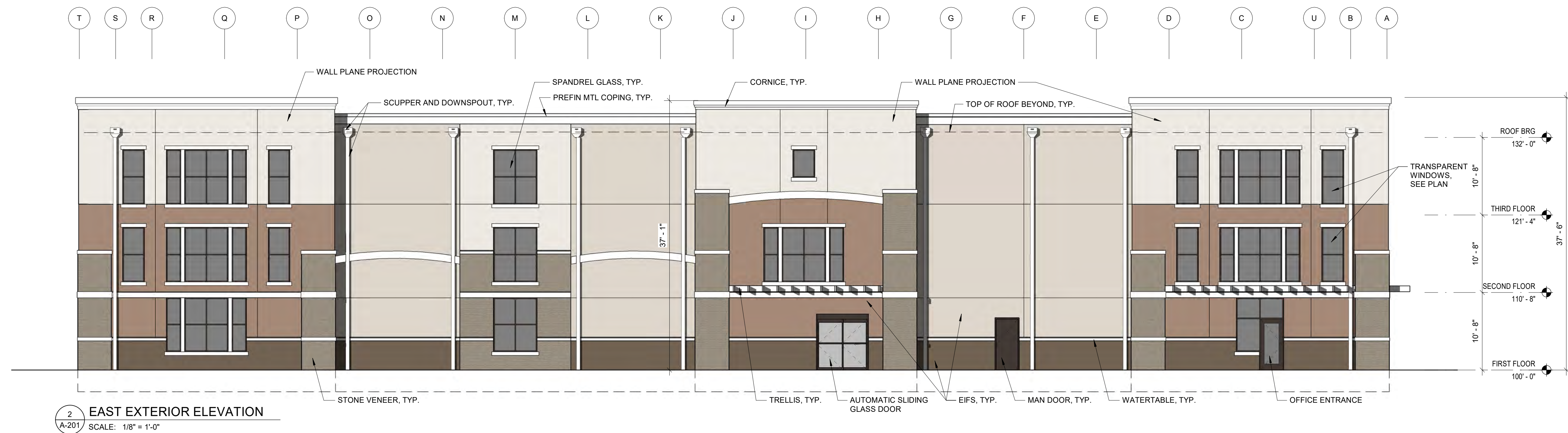
PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

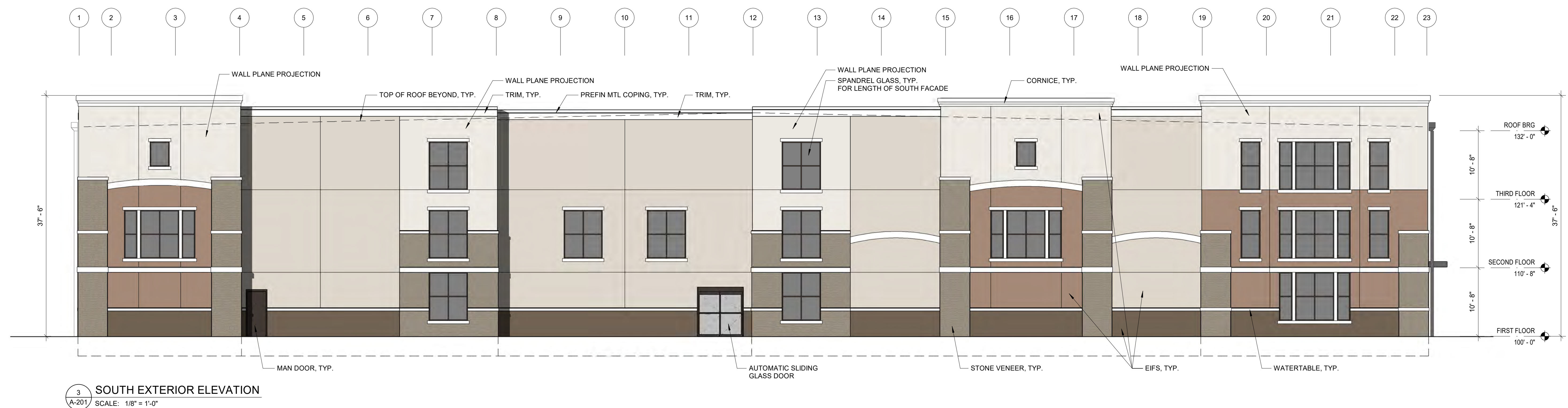
- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.



1 NORTH EXTERIOR ELEVATION - FACING PASEO DEL NORTE
SCALE: 1/8" = 1'-0"
PERCEIVED GROUND FLOOR FACADE AREA: +/- 2708 SF
TRANSPARENT WINDOW AREA ON GROUND FLOOR: +/- 604 SF = 22%



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4-3(D)(29) SELF STORAGE

4-3(D)(29)(a) ALL STORAGE SHALL BE WITHIN FULLY ENCLOSED PORTIONS OF A BUILDING.

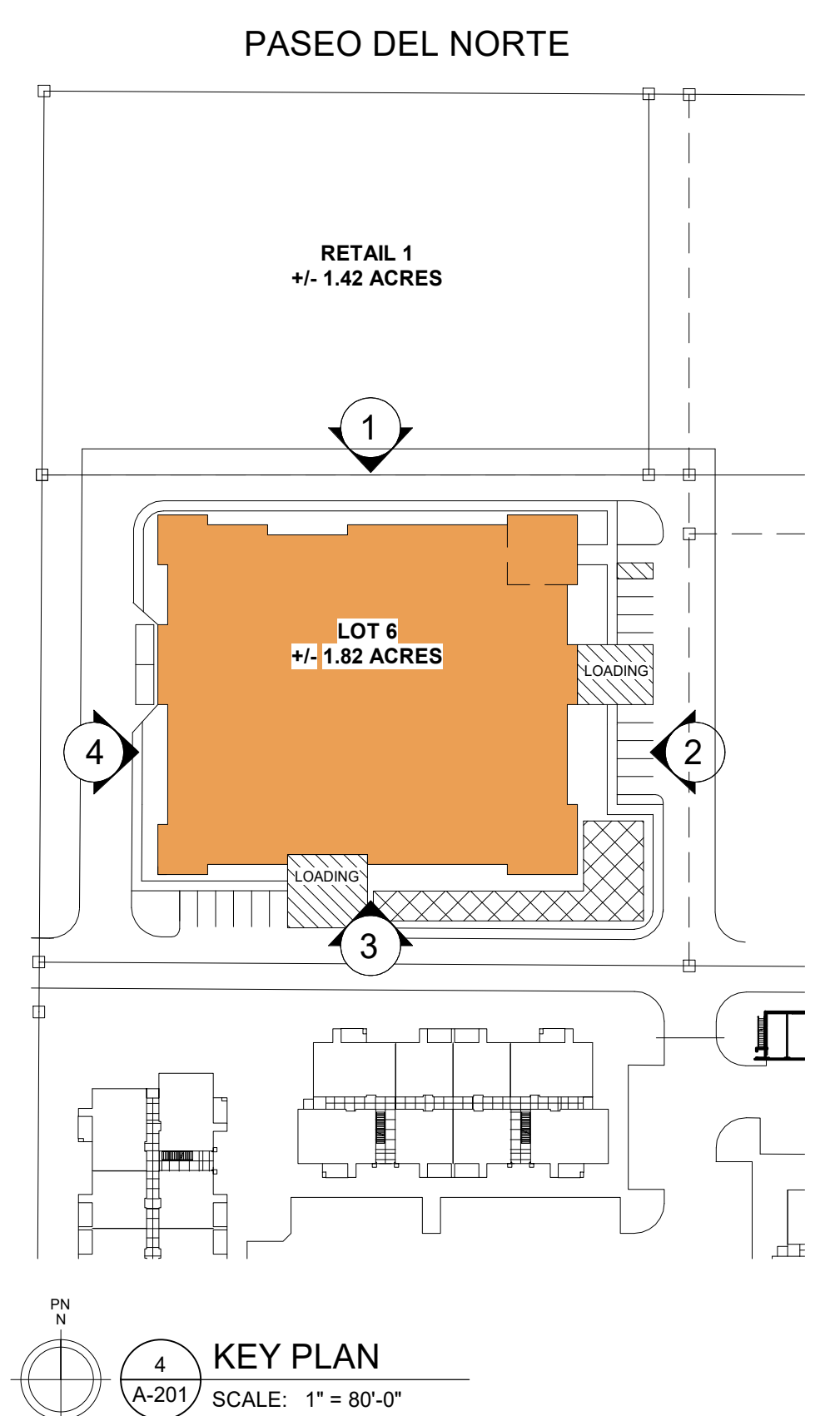
4-3(D)(29)(b) PUBLIC ACCESS TO ANY STORAGE UNITS WITHIN 100 FEET IN ANY DIRECTION OF ANY RESIDENTIAL ZONE DISTRICT OR LOT CONTAINING A RESIDENTIAL USE IN ANY MIXED-USE ZONE DISTRICT IS PROHIBITED BETWEEN 10:00PM AND 7:00 AM

4-3(D)(29)(c) 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 ANY LOT LINE THAT ADJUTS ANY RESIDENTIAL ZONE DISTRICT OR LOT CONTAINING A RESIDENTIAL USE IN ANY MIXED-USE ZONE DISTRICT.

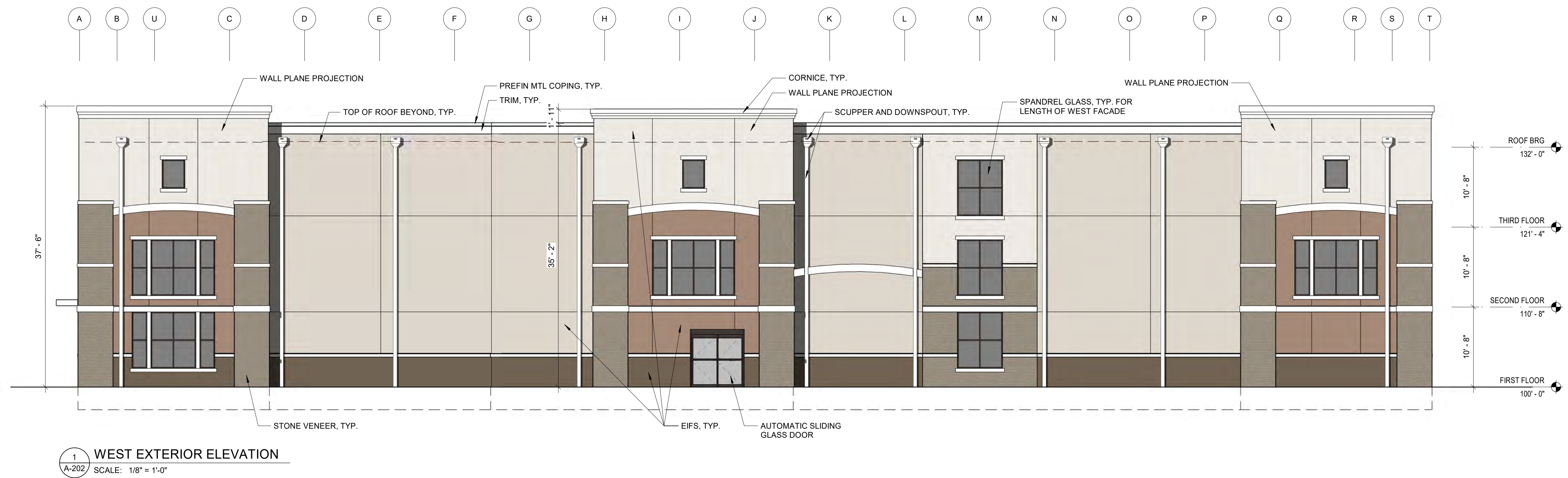
4-3(D)(29)(d) SECURITY FENCING SHALL NOT INCLUDE RAZOR WIRE OR BARBED WIRE.

4-3(D)(29)(e) 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.

4-3(D)(29)(f) IN THE NR-C ZONE DISTRICT OUTSIDE OF UC-AC-MS-PT AREAS, EXTERIOR DOORS TO INDIVIDUAL STORAGE UNITS SHALL NOT FACE ANY ADJUTING STREET FRONTAGE. OR, IF THE SITE IS LOCATED ON A CORNER LOT, SHALL NOT FACE THE PRIMARY STREET FRONTAGE.



4 KEY PLAN
SCALE: 1" = 80'-0"





June 7, 2022

Robert Lucero, Esq.,
Zoning Hearing Examiner
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Request for Conditional Use Approval for Self-Storage

Dear Mr. Lucero,

The purpose of this letter is to request approval of a Conditional Use for Self-Storage on the property located at the southwest corner of Paseo del Norte and Kimmick Drive NW, zoned MX-M. The location of the self-storage facility is proposed on the west side of the subject site (see below). Self-storage requires a Conditional Use Approval if located within the MX-M zone district per *IDO Part 14-16-4 Table 4-2-1 Allowable Uses*. The legal description of the existing tract is *Tract 1, Block 2, Volcano Cliffs Subdivision Unit 26, containing 15.7217 acres*. If approved, a replat will be processed to create a separate tract for development of the self-storage use. The storage facility is proposed on approximately 1.82 acres of the larger tract.

Subject Property highlighted in blue and self-storage location outlined in red.



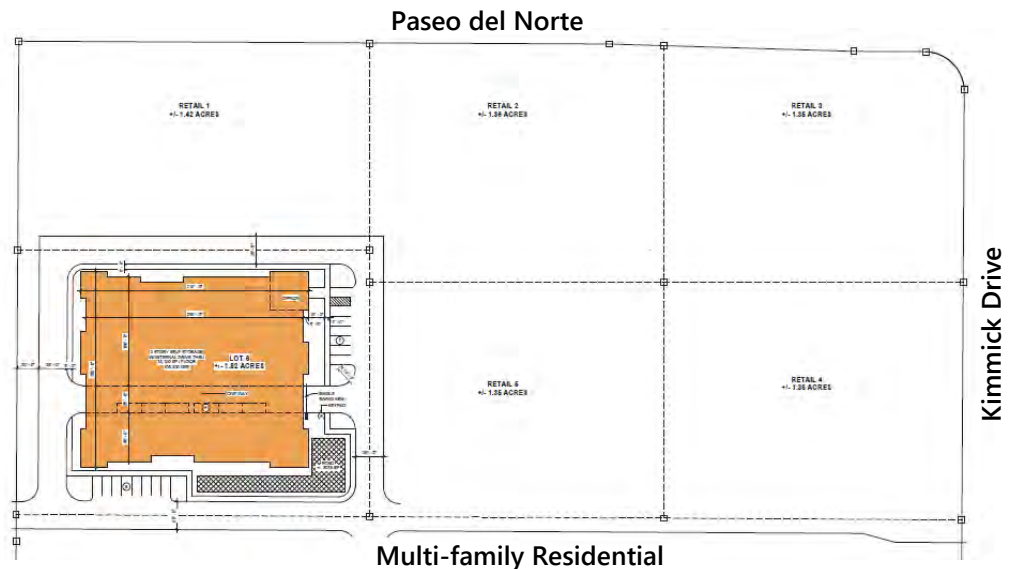
PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



PROJECT DESCRIPTION

The Applicant proposes to develop the overall site with self-storage, multi-family residential, and several small commercial pad sites in the future. The self-storage facility is proposed to be a three-story facility totaling approximately 105,300 square feet. It will be a fully enclosed, climate-controlled facility with interior access as specified for mixed-use zone districts. The height of the three-story structure was originally designed to accommodate a drive aisle through the center of the building, necessitating taller ceiling height and an overall height for most of the structure being 42 feet, 5 inches and pitched roof sections up to 48 feet tall at the peak. However, after meeting with the neighborhood associations in a facilitated meeting on Thursday, June 2, 2022, the Applicant revised the building elevations with a lower building height of approximately 37 feet, 6 inches with a flat roof only. Paseo del Norte is a limited access roadway, so access to the facility will be from Kimmick Drive to the east and shared with the future commercial pads. No public access to the commercial area is proposed from Rosa Parks Road to the south.



BACKGROUND

The subject property was formerly part of the Volcano Cliffs Sector Development Plan, which designated the property as mixed-use and converted to MX-L upon the effective date of the Integrated Development Ordinance (IDO) in 2018. A Site Plan for Subdivision consistent with the previous Volcano Cliffs mixed-use zoning was approved by the Development Review Board in 2017, which will be superseded or amended by the proposed development.

In 2019, the property owner requested a Zoning Map Amendment for the northern half of the property from MX-L to MX-M, which was approved by the Environmental Planning Commission (EPC) on October 10, 2019 (PR-2019-002663, RZ-2010-00043). The MX-M zone provides for a wide array of moderate-

intensity retail, commercial, institutional, and multi-family residential uses consistent with the site's location adjacent to an Urban Center.

EXISTING CONDITIONS

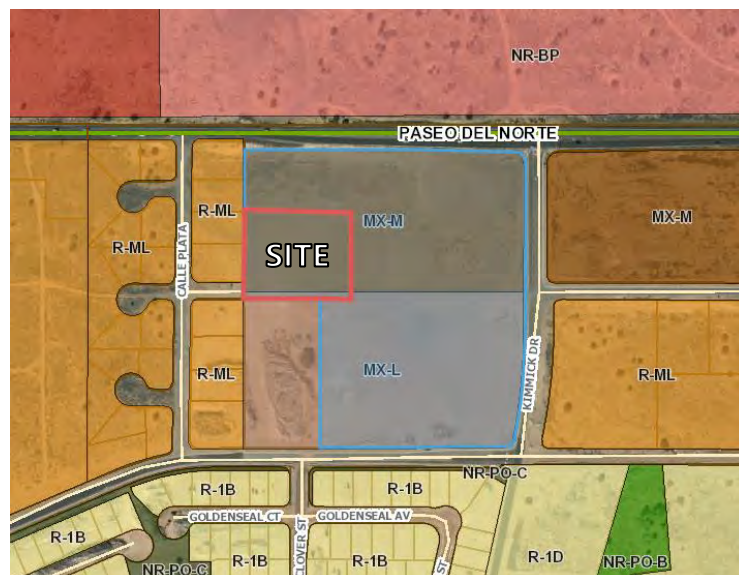
The subject property is located on the southwest corner of Paseo del Norte and Kimmick Drive and is currently vacant. It is within an Area of Change and the Northwest Mesa Community Planning Area designated within the ABC Comprehensive Plan. The Volcano Heights Urban Center is located adjacent to the project site to the north across Paseo del Norte, which is designated as a Commuter Corridor as well as a future Premium Transit Corridor.

The subject site is located 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 will comply with the requirements within *IDO Section 3-6(E)(4-6)*, which address colors, reflectivity, and mechanical equipment screening. The site is also within the Volcano Mesa Character Protection Overlay (CPO-13); however, this overlay only applies to low-density residential development.

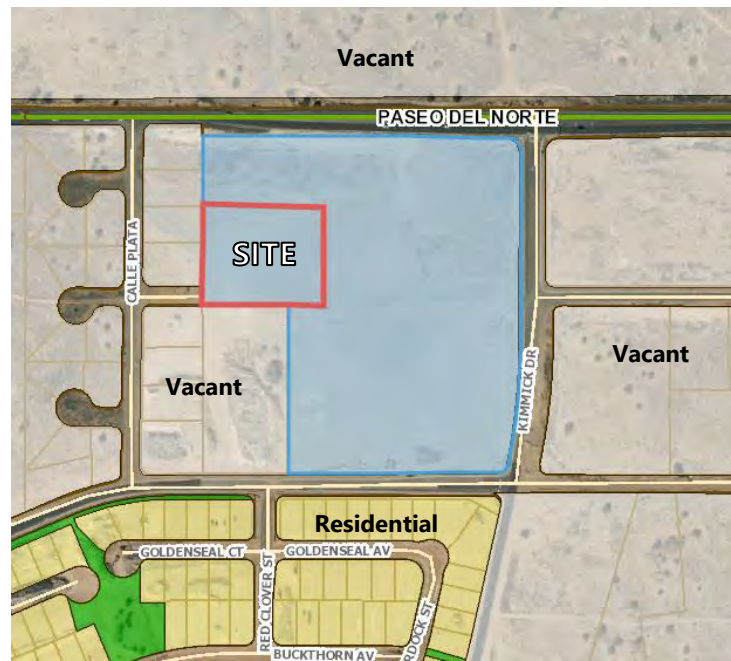
Zoning and Land Use

The following table and maps show the existing land uses and zoning from AGIS. Adjacent zoning includes MX-L, MX-M, NR-BP, R-ML, and R-1B. Most of the surrounding lots are vacant, including within the Volcano Heights Urban Center to the north. Single-family residential uses are built within the La Cuentista subdivision to the south.

Direction	Zoning	Land Use
North	NR-BP	Vacant
South	MX-L, R-1B	Vacant, Single-family Residential
East	MX-M	Vacant
West	R-ML	Vacant



Surrounding Zoning



Surrounding Land Use

CONDITIONAL USE CRITERIA

The following is an explanation of how the request meets the specific criteria for a Conditional Use for Self-Storage:

6-6(A)(3)(a) It is consistent with the adopted ABC Comp Plan, as amended.

POLICY 5.1.4 Urban Centers: *Create highly accessible and walkable Urban Centers that provide a range of employment opportunities and higher-density housing options.*

Applicant Response: Approval of the Conditional Use for Self-Storage will help facilitate growth and development within the Volcano Mesa area and the adjacent Volcano Heights Urban Center. Contributing to an overall mixed-use development on the project site, the request furthers the Urban Center policy by bringing more mixed-use and higher-density development closer to the Urban Center where infrastructure is currently lacking. Construction of additional development and related infrastructure will have a positive impact on the overall development trajectory of the Urban Center and surrounding area and support additional growth and development as desired by the Comprehensive Plan.

POLICY 5.1.12 Commuter Corridors: *Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.*

Sub-policy a) *Allow auto-oriented, single-use development, such as strip retail, large retail facilities, and business and institutional campuses along Commuter Corridors.*



Sub-policy b) Buffer residential land uses adjacent to Commuter Corridors.

Applicant Response: The requested self-storage facility is a large, single-use that is appropriately located along the Paseo del Norte Commuter Corridor, which is also a limited-access roadway. The site will be accessed from Kimmick Drive along with additional commercial pad sites on the northern portion of the subject property. The existing residential subdivisions to the south will be buffered from the proposed self-storage use by the MX-L zoned property in between.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Sub-policy a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Applicant Response: Approval of the proposed self-storage use will bring an in-demand service to the Northwest Mesa with great access for all residents in the subdivisions to the south, future subdivisions to the west, and multi-family residential that will support development surrounding the site and within the Urban Center to the north. As part of an overall mixed-use development of the subject property, the request furthers this policy by adding to the mix of conveniently accessible uses and will encourage additional positive development in the area.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: Approval of the Conditional Use for Self-Storage will allow for the development of an infill site in an area with existing infrastructure, much of which was contributed to by this property owner and built through the Special Assessment District.

POLICY 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: The subject site is within an Area of Change, and approval of the Conditional Use for self-storage helps direct growth and more intense development to this Area of Change. The EPC approved a Zoning Map Amendment for the property in 2019, which was intended to allow for more intense uses and development as appropriate next to an Urban Center, and approval of this Conditional Use is consistent with this previous approval to bring more intense development to this location in a way that is supportive of the surrounding area and, eventually, the Urban Center.



POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Applicant Response: Consistent with this policy, the Applicant has taken great care to site the proposed self-storage facility on the subject property so that it is away from the single-family residential to the south. This creates a transitional area within the MX-L zoned portion of the property for other uses, as well as prevents public access to the storage facility directly from Rosa Parks Road. Access will be limited to a shared commercial access on Kimmick Drive on the east side of the property. Further, the Applicant has taken great care to limit the building height and massing. The three-story structure allows the use to be built within a smaller footprint than would otherwise be accomplished with a shorter building thus limiting the visual impacts of an exceedingly long or wide structure. In addition, while the underlying zoning allows for a 48-foot-tall building, the Applicant has designed significantly below this maximum height and reduced the proposed height following meeting with the neighbors to be 37 feet, 6 inches.

6-6(A)(3)(b) It complies with all applicable provisions of this IDO, including but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; 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, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.

Applicant Response: The Conditional Use for Self-Storage is subject to and will comply with the Use-Specific Standards in *IDO Section 4-3(D)(29) Self-storage*.

4-3(D)(21)(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)(21)(b) Public access to any storage units within 100 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district is prohibited between 10:00 P.M and 7:00 A.M.

Applicant Response: The proposed self-storage building abuts a Residential Zone District on its west edge and the hours of operation will be limited to comply with this restriction. The proposed self-storage business will have standard office hours Monday through Friday from 9:30 A.M. to 6:00 P.M., Saturdays from 9:00 A.M. to 5:30 P.M., and closed on Sunday. Keypad access to the facility will be from 7:00 A.M. to 10:00 P.M. daily. Every customer will have a unique access code to enter the facility.



4-3(D)(21)(c) 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 any lot line that abuts any residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(21)(d) 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 not include razor wire. Additional details for this and related site access will be determined through the Site Plan approval process with the DRB.

4-3(D)(21)(e) 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 will be no direct access to individual units from outdoor areas.

4-3(D)(21)(f) 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-M 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 *Section 3-6(E)(3)*. Development is required to meet and will comply with the standards within *Section 3-6(E)(4) Colors; (5) Reflectivity; and (6) Roof-mounted Equipment*. The conceptual building elevations, included in our pre-application notification to neighbors and within the application packet show a well-designed building with colors consistent with these requirements, including tan, brown, and muted red. In addition, based on the square footage of the storage building, it will require a Site Plan-DRB. The Development Review Board (DRB) will review the site plan and associated building elevations for compliance with the VPO-2 standards.

6-6(A)(3)(c) It will not create adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.

Applicant Response: The self-storage facility will not adversely impact adjacent properties, surrounding neighborhoods, or the larger community. The subject



property is within a mixed-use zone that has been planned for both commercial and multi-family uses for many years and has been recognized by the City and EPC as appropriate for a higher intensity of uses through approval of the MX-M zoning in 2019, which was appealed to the City Council that ultimately rejected the appeal. The specific use of self-storage on the property will attract fewer daily vehicle trips and generate less activity than many other uses allowed by the underlying zoning, as customers visit self-storage infrequently. Self-storage is a very low generator of traffic, and it is anticipated that an average of only 30 customers per day will visit the facility once leasing is stabilized after initial construction. The use of the subject site as self-storage will benefit the surrounding neighborhoods by providing secure indoor, climate-controlled storage units for personal items, and the building and site will meet all IDO requirements for this type of facility and complement the area's surrounding commercial uses. Further, the facility is anticipated to be operated by ExtraSpace, a national, publicly traded company, so it is in their best interest to manage a clean, safe storage facility. Security cameras will monitor all points of entry and elevator lobbies with recording devices, and a staff person will be on site during all normal business hours after the initial lease-up period.

6-6(A)(3)(d) It will not create material adverse impacts on other land in the surrounding area through increases in traffic congestion, parking congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: The self-storage use will not create traffic or parking congestion in the area. Storage uses generate lower traffic volume because users make infrequent trips to the site. As mentioned, it is anticipated that an average of only 30 customers may visit the site daily after the initial lease-up. As customers will not be staying at the site for extended periods of time, and storage is a passive use, noise will be minimal. Any noise or vibration from moving trucks visiting the site will not impact any surrounding neighbors due to the separation of the site from the existing subdivisions. Further, the site access on Kimmick from Paseo del Norte will limit the few visits to the property away from residences.

6-6(A)(3)(e) On a project site with existing uses, it will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.

Applicant Response: This criterion does not apply, as the site does not have existing uses. Nonetheless, the hours of operation as required by the use-specific standards for self-storage and customer keypad access meet the requirement and will not increase non-residential activity between 10:00 P.M. and 6:00 A.M.



6-6(A)(3)(f) It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.

Applicant Response: Self-storage development on the subject property will not negatively impact pedestrian or transit connectivity. ABQ Ride Transit does not serve this area at this time. As the area develops, it is anticipated that transit will be extended, specifically with Paseo del Norte designated as a Premium Transit Corridor. Further, development of this property will not negatively impact pedestrian activity, but it will improve pedestrian connectivity in the area. When this site goes through the subdivision and site plan approval process, the DRB will require frontage improvements to include sidewalks surrounding the site, which will allow users to access not only this property but travel to and from the surrounding neighborhoods.

Conclusion

Based on this justification and supporting documentation, on behalf of Group II VC U26, LLC, we respectfully request that you review and approve this request for Conditional Use for Self-Storage. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

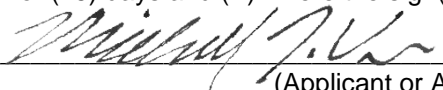
4. TIME

Signs must be posted from July 4, 2022 To August 18, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

6/7/22
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-002663



CITY OF ALBUQUERQUE INVOICE

CONSENSUS PLANNING, INC. JACQUELINE
FISHMAN, AICP

302 8TH ST NW

Reference NO: VA-2022-00167

Customer NO: CU-65594126

Date	Description	Amount
6/08/22	2% Technology Fee	\$5.20
6/08/22	Application Fee	\$100.00
6/08/22	Facilitated Meeting Fee	\$50.00
6/08/22	Posted Sign Fee	\$10.00
6/08/22	Pre-Application Meeting Fee	\$50.00
6/08/22	Published Notice Fee	\$50.00

Due Date: **6/08/22**

Total due for this invoice:

\$265.20

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 6/08/22

Amount Due: \$265.20

Reference NO: VA-2022-00167

Payment Code: 130

Customer NO: CU-65594126

CONSENSUS PLANNING, INC.
JACQUELINE FISHMAN, AICP
302 8TH ST NW
ALBUQUERQUE, NM 87102



130 0000VA202200167001025467159995402000000000000026520CU65594126



Your transaction is complete – Thank you!

Your request for payment has been received.

An additional confirmation will be sent to your email account if it was provided with the payment.

Your Reference Number: **2022159006-34**

06/09/2022 11:01:30 AM

Total Amount:	\$272.49
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Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications 2022159006-34-1	\$265.20
---	-----------------

NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO
CUSTOMER NUMBER: CU65594126

Permit Information PERMIT NUMBER: VA-2022-00167 PERMIT DESCRIPTION: PL002: Planning: Application Fee (Variance and Appeals) NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO	\$100.00
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Permit Information PERMIT NUMBER: VA-2022-00167 PERMIT DESCRIPTION: PL001: Planning: Facilitated Meeting Fee (Variance and Appeals) NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO	\$50.00
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Permit Information PERMIT NUMBER: VA-2022-00167 PERMIT DESCRIPTION: PL003: Planning: Published Notice (Variance and Appeals) NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO	\$50.00
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Permit Information PERMIT NUMBER: VA-2022-00167 PERMIT DESCRIPTION: PL004: Planning: Posted Sign Fee (Variance and Appeals) NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO	\$10.00
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Permit Information PERMIT NUMBER: VA-2022-00167 PERMIT DESCRIPTION: PL002: Planning: Pre-Application Meeting (Variance and Appeals) NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO	\$50.00
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Permit Information PERMIT NUMBER: VA-2022-00167 PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Variance and Appeals) NAME: PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO	\$5.20
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6/9/22, 11:02 AM

iPayment Enterprise 4.5.1.6.56309

American Express Service Fee 2022159006-34-8	\$7.29
American Express Credit Sale M CARD NUMBER: *****1001 LAST NAME: Hasham	\$265.20
American Express Service Fee Credit Sale M CARD NUMBER: *****1001 LAST NAME: Hasham	\$7.29
Total Amount:	\$272.49



Payment processing disclaimer. Set me in Workgroup Config

Powered by CORE Business Technologies

