

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

FRE Albuquerque SS, LLC / Goodman
7061 Clairemont Mesa Blvd, Suite 217
San Diego, CA 92111

Project# PR-2020-004645
Application#
SI-2023-01803 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of:

LOT 1B FOR SNOW VISTA INVESTORS zoned
NR-C, located at **9850 DE VARGAS RD SW**
between SNOW VISTA BLVD SW AND DE
VARGAS RD SW containing approximately
4.7454 acre(s). **(M-09)**

On November 29, 2023, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to construct a new 103,951 square-foot single-story self storage facility on a 4.7-acre site.
2. The site is located within an area of change and the Arenal/86th/Benavides Major Transit Corridor Area and the zoning for this site is NR-C. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
3. The AMAFCA Arroyo Snow Vista Channel and Amole Arroyo Trail are abutting to the west of the subject property. To the west of the existing arroyo is an R-1 zone district with single family residential homes.
4. No major public Infrastructure is required with this Application, and an Infrastructure List was not required to be submitted and approved with the Site Plan.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

1) Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a) 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per 5-9(C) and Table 2-5-1, since the project is located within the NR-C zone district and is located in an Area of Change adjacent to an Area of Consistency, the proposed height of the building is under 30 feet, which is in compliance with the 30-foot maximum allowable height for this Sub Area. The Applicant must provide percentages of required façade features as well as colors and a dimension to ensure Building A is setback from De Vargas Rd SW 5' minimum (see conditions of approval below).

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed self-storage facility is an appropriate and allowable use under this zoning designation (NR-C).

Per IDO 5-1 Dimensional Standards for NR-C, the Site Plan as proposed meets the dimensional standards for the NR-C zone district, including setback and building height requirements.

Per IDO 5-5, On-Site parking: 32 parking spaces, 2 motorcycle parking spaces, and 2 ADA parking spaces, are provided. The Applicant must provide two additional parking spaces (see conditions of approval below).

Per IDO 5-6, the minimum required landscape area (15% of net lot area) for this project is 15,468 SF; the provided landscape area is 22,292 SF (22% of net lot area). Required vegetative coverage is a minimum of 11,601 SF (75% of the total landscape area). Provided vegetative coverage is 16,719 SF.

Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 2,900 SF. Provided ground-level vegetative coverage is 4,180 SF.

In order to screen the ground-mounted mechanical equipment and refuse area, vegetative screening is being required. The Applicant must provide additional screening (see conditions of approval below).

Per DPM Table 7.2.29, De Vargas Rd SW is an urban major collector and the site is located outside any Center, a 6-foot wide sidewalk and a 5 to 6-foot-wide landscape/buffer. The subject property has an existing sidewalk and landscape buffer.

- b) 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

This project requires no major public infrastructure, and will not burden the existing systems.

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

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

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

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

Conditions:

1. Per IDO Table 2-5-1 NR-C Zone District Dimensional Standards and 5-9(C) Building Height Stepdown, maximum building height is 30' and a 5' setback is required north of Building 'A'. Show building height dimensions on building elevation sheets, and setback dimensions on the Site Plan.
2. Per IDO 5-2(I)(2)(b) the Applicant must show the location of the arroyo easement on Site Plan.
3. Per IDO 5-11(E)(2), the Applicant must show percentages of façade features and proposed exterior finish colors on building elevation sheets.
4. Per IDO 5-6(C)(13)(a), stormwater management areas shall be incorporated with landscape design and shall meet requirements of City of Albuquerque Standard Specification 1013.

5. The Applicant shall address all landscape comments per IDO 5-6 including shade trees planted 25' on-center along walkway to the east of Building 'B', organic mulch provided as groundcover at 5' radius under trees, providing calculations and dimensions to ensure compliance with parking lot interior tree requirements, and additional landscape screening at refuse area.
6. Per IDO Table 5-5-1: Minimum Off-street Parking Requirements, the Applicant shall provide 34 parking spaces and must show location of bicycle parking on the Site Plan.
7. The Applicant must provide details compliant with IDO 5-2(I)(5) Walls and Fences.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **DECEMBER 15TH, 2023**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan Varela,
Planning Director

JW/jr/bs

Modulus Architects and Land Use Planning, LLC- Regina Okoye, 100 Sun Ave NE Suite 600, Albuquerque, NM 87109