

**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

DXD Capital
1718 Central Ave SW, Suite B
Albuquerque, NM, 87104

Project# PR-2023-008086

Application#

SI-2023-01123 EPC SITE PLAN AMENDMENT
FINAL SIGN-OFF / SITE PLAN ADMINISTRATIVE
DFT

LEGAL DESCRIPTION:

Final EPC Sign-off for a major amendment of a site plan to accommodate a new self-storage facility

On September 21, 2023, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project on February 16, 2023 per PR-2023-008086 / SI-2023-00068. The EPC request was for a Site Plan EPC-Major Amendment for an approximately 6-acre site legally described Parcel A-1 plat for parcels A-1 and A-2; Parcels B and C plat of parcels A, B & C; Parcels A-2-A and A-2-B plat for parcels A-2-A & A-2-B Ventura Plaza, between Palomas Ave. NE, and Paseo del Norte NE (the “subject site”). The request was to amend the previously approved 13,500 sf small shops building on Parcel A2-A of the Ventura Plaza Shopping Center to facilitate future development of a 96,000 sf self-storage facility.
2. The EPC approved this project because it was consistent with Comprehensive Plan Goals and Policies regarding character and process Chapter 4 Community Identity, Centers and Corridors Chapter 5 Land Use, Efficient Development Patterns in chapter 5 Land Use, City Development Areas and area of consistency in chapter 5-Land Use, Public Health in Chapter 6- Transportation, Streetscapes & Development Form, Pedestrian Accessible Design, Sense of Place, and Context Sensitive Site Design in Chapter 7- Urban Design, Climate Change in

Chapter 13- Resilience and Sustainability. The request met the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3).

3. A conditional use request for self-storage in the MX-L zone district was approved by the ZHE on November 15, 2022 (Case# VA-2022-00296).
4. On April 20, 2023, a Parking Reduction Study request for a reduction of 14 parking spaces from the required 29 parking spaces for a total of 15 spaces provided on-site was approved per 5-5(C)(5)(d) of the IDO.
5. The subject site is zoned MX-L (Mixed-use – Low intensity), a zoning designation received upon adoption of IDO in May 2018. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. Paseo Del Norte is functionally classified as a Principal Arterial. The subject site is not in a designated Activity Center.
6. The subject property is not within a Master Development Plan. It is within the boundaries of the Ventura Plaza Site Development Plan for Subdivision and is zoned MX-L.
7. The Site Plan meets the EPC conditions. DFT staff coordinated with EPC staff on the request. EPC staff provided written correspondence stating the conditions were addressed.
8. The Applicant provided the required notice as outlined by the IDO in Table 6-1-1.
9. 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.*

The site plan is compliant with the following applicable IDO sections: 4-3 (Use-Specific Standards), 5-1 (Dimensional Standards), 5-6 (landscaping, buffering, and screening Standards and Requirements), 5-8 (Outdoor and Site Lighting), 5-9 (Neighborhood Edges), and 5-11 (Building Design) that includes façade design.

- 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.*

The site has access to a full range of urban services including utilities, roads and emergency services. The project, therefore, 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.

Conditions:

1. Update call-outs on the Utility Plan/Site Plan to state public versus private infrastructure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 10TH, 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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/ha

Jessica Lawlis, Dekker Perich Sabatini, 7601 Jefferson St NE Suite 100, Albuquerque, NM, 87109