

**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**

GCD VS, LLC.  
6900 East Camelback Road, Suite 240  
Scottsdale, AZ 85251

**Project# PR-2024-010074**  
**Application#**  
**SI-2024-01090** Site Plan Administrative DFT

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOT/TRACT A, COTTONWOOD** zoned **NR-BP**,  
located at **3601 SEVEN BAR LOOP RD NW**  
**between 7 BAR LOOP NW and MELANIE NW**  
containing approximately **1.957** acre(s). **(B-14)**

On January 22, 2025, 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 98,789 square-foot self storage facility.
2. The site is located within an Area of Change, within the (CPO-2) Coors Boulevard Overlay Zone, (MT) Major Transit Corridor-Cottonwood & Seven Bar Loop, and the (EC) Cottonwood Center-Employment Center.
3. The zoning for this site is NR-BP. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
4. In a separate action, the applicant requested that the Environmental Planning Commission (EPC) remove Tract A, an approximately 2-acre portion of the larger approximately 17-acre site, from the controlling Site Development Plan for Subdivision (SDPS) (PR 1000316). The subject site (Tract A) would then be controlled by the IDO, DPM, and other applicable City regulations rather than the design standards associated with the SDPS. This request was approved in April of 2024 and completed DFT final sign-off in October of 2024.

5. No major public Infrastructure is required with this Application. All public infrastructure was installed previously and any improvements will be done by work order.
6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO. The applicant sent the application packet to the Superintendent of Petroglyph National Monument on May 16, 2024 and no comment was received.
7. 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 IDO 4-2, Allowable Uses, table 4-2-1, the proposed self-storage facility is an allowable use under this zoning designation (NR-BP).

Per IDO 5-1 Dimensional Standards for NR-BP zone district. The proposed height of the building is 35 feet to the parapet and is under the allowed 65 feet.

Per IDO 5-5, On-Site parking: 22 parking spaces are required; 24 spaces are provided. 2 motorcycle parking spaces are required and 2 spaces are provided. 2 ADA parking spaces are required and 2 spaces are provided. 4 bicycle parking spaced are required; 4 spaces are provided.

Per IDO 5-6, the minimum required landscape area (15% of net lot area) for this project is 7888 SF; the provided landscape area is 16,257 SF. Required vegetative coverage is a minimum of 10,631 SF (75% of the total landscape area). Provided vegetative coverage is 13,584 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 2658 SF. The provided ground-level vegetative coverage is 5542 SF. Included in those calculations is a landscape buffer with trees along the northern property line, helping the separation and transition between the self storage building and the multi-family development to the north.

Per IDO 5-11, Building Design, the façade provides a sense of human scale by adding dimension to the building with the architectural trim work on the facades, weather protection overhangs positioned over the doorway areas. Outdoor seating is provided along the front façade.

- b) 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.

- c) 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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **FEBRUARY 7, 2025**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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/rw