

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

Kegan Stephans  
5620 Venice Ave. NE, Suite J  
Albuquerque, NM 87113

**Project# PR-2024-011268**  
**Application#**  
**SI-2024-01674** Site Plan Administrative DFT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract I2, Mesa Del Sol Innovation Park II**  
zoned **PC**, located at **5500 Turing DR between**  
**Crick Ave and Turing DR** containing  
approximately **5.1099** acres(s). (**R-16**)

On July 2<sup>nd</sup>, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings and Conditions of Approval noted below:

1. This is a Site Plan request for a new Self-Storage facility, consisting of 11 buildings and a total of 71,560 square feet in size. It will include incidental uses, such as an office and a caretaker's apartment.
2. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
3. The subject property is zoned PC (Planned Community Zone District) in the IDO, however it is also within the Mesa Del Sol Master Plan/Framework Plan area. The site is subject to the standards of the Mesa Del Sol Master Plan/Framework plan and where silent, subject to the IDO and DPM.
4. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district. The proposed use of Self-Storage is permissive within the PC zone district and within the Mesa del Sol Master Plan/Framework Plan.

5. Two Infrastructure Lists were approved with this Site Plan. The infrastructure on the two Infrastructure Lists require a recorded Infrastructure Improvement Agreement(s) with financial guarantee. They must be recorded and submitted prior to final sign-off of the Site Plan by DFT staff.
6. 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 standards in 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 project is a permissive use under this zoning designation (PC).

Per IDO 4-3(D)(29) Use Specific Standards for Self-Storage, table 4-2-1, the proposed storage facility project complies with the required access, parking and landscaping requirements of each IDO section.

Per IDO 5-1 Dimensional Standards, for PC, the Site Plan as proposed meets the dimensional standards for the most similar district as shown in Section 14-16-5-1 of the IDO.

Per IDO 5-3 Access and Connectivity, adequate street connectivity to the subject property from Turing Dr. SE is provided.

Per IDO 5-5 , On-Site parking, this Self-Storage facility project requires 24 parking spaces; with a combined total of 25 spaces are provided. Parking provided includes: 1 ADA parking space, 2 motorcycle parking spaces, and 1 bicycle space.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (15% of net lot area) for this project is 22,646 SF; the provided landscape area is 29,289 SF. Required vegetative coverage is a minimum of 16,984 SF. Provided vegetative coverage is 25,334 SF. Including a total of 38 trees.

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. Parking lot landscaping and street tree requirements are being met and/or exceeded for this project.

Per IDO 5-8 , Outdoor and Site Lighting, the Site Plan will meet the outdoor and site lighting requirements with the submittal of a final lighting plan per Condition #3.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO.

- 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 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 City's existing infrastructure and public improvements coupled with the infrastructure financially-guaranteed with this project and previous projects on the subject property and adjacent to the subject property will ensure adequate capacity to serve the proposed development.

- 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 IDO standards applicable in the zone district the subject property is in.*

The subject property is within the Mesa Del Sol Master Development Plan, requirements are being met, and includes Architectural Committee approval.

- 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 within the Mesa Del Sol Master Development Plan, requirements are being met, and includes Architectural Committee approval.

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### Conditions

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1. The project and application numbers must be added to the final Site Plan and any associated IL.
2. A copy of the Recorded IIA must be submitted before final sign-off of the Site Plan.
3. Provide final lighting plan that demonstrates the Site Plan is meeting requirements of section 5-8, per code enforcement review.
4. Water Authority requires utility labels as existing or proposed and private or public, with line sizes for proposed and existing water and sanitary sewer lines. Please remove the private fire lien from the infrastructure list.

5. Parks & Recreation requires large shrubs to be adjusted to be at least 5 feet away from gas lines. Tree planting detail to be adjusted to reflect the 5-foot radius dimension line for the organic mulch.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JULY 21<sup>ST</sup>, 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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*).

The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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

RW/jr

Consensus Planning, 302 Eighth St. NW, Albuquerque, NM, 87102