

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



NOTICE OF DECISION

JLM Living, LLC
3839 Bee Caves Rd. Suite 205
Austin, TX 78746

Project# PR-2024-011291
Application#
SP-2025-00068 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT/TRACT 3, THE TRAILS UNIT 3A ZONED
MX-L, located at SOUTHEAST CORNER OF
PASEO DEL NORTE AND WOODMONT
AVENUE containing approximately 5.87
acre(s). (B-08, C-08, B-09, C-09)**

On October 1, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request for the construction of a 116,000 square feet (SF). two-story, indoor self-storage facility on a 5.9-acre property located at the southeastern corner of Paseo Del Norte and Woodmont Ave.
2. The subject property is currently zoned MX-L. The property is located within the Volcano Mesa Character Protection Overlay (CPO-13) and within VPO-2 but is not in the height restriction sub area. This property is also fully located in an Area of Consistency.
3. A conditional use for a self-storage facility was applied for and approved by the Zoning Hearing Examiner on April 2, 2025 (PR-2024-011291, CU-2025-00002).
4. A Parking Reduction Study was applied for and approved by Planning Department Director Alan Varela on July 11, 2025 per PR-2025-020059, SP-20265-00032. The reduction in parking requirements lowered the amount of parking spaces needed from 38 spaces required down to 13 spaces required.

5. 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 is an allowable use under this zoning designation (MX-L). The ZHE Conditional Use approval was in place at the time of filing of this request.

Per IDO 5-1 Dimensional Standards, the proposed height of the building is 26 feet to the parapet, and is under the allowed 55 feet for MX-L zone district.

Per IDO 5-5, the parking requirements are being met through a Parking Reduction Study that was approved for the subject property to bring the total amount of required off street parking down from 38 spaces to 13 spaces.

Per IDO 5-6, the subject property includes the required landscaping for this type of facility. The minimum required landscape area (15% of net lot area) for this project is 29,862 SF; the provided landscape area is 147,762 SF.

Per IDO 5-11, the Building Design standards are being met. The façade provides a sense of human scale as required.

- 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 featured on the Infrastructure List approved with this request, will ensure there's adequate capacity to serve the proposed development. IIA's were required as a condition of approval from Planning.

- 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 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.

6. An Infrastructure List (IL) was approved with this request.

CONDITIONS

Parks and Recreation

1. Provide a proper buffer for the existing outcropping per [City of Albuquerque Standard Specification 1014].
2. Provide calculations and confirm compliance with 5-6(D)(2) additional frontage landscaping.

Planning

3. Confirm compliance with section 5-8 Site Lighting with Code Enforcement.
4. Add project and application numbers to the IL and Site Plan cover sheet.
5. Add a signature line for Hydrology on the IL.
6. A recorded IIA for procedure B, and IIA for procedure C, based on the DFT and City Engineer approved and signed IL must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 17, 2025**. 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 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.

Official Notice of Decision

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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,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Robyn Rose,
Associate Planning Director

JB/jr

Consensus Planning, 302 Eighth St, Albuquerque, NM 87102