

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

February 16, 2023

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

Project PR-2023-008086
SI-2023-00068 - Site Plan- Major Amendment

LEGAL DESCRIPTION:

Jessica Lawlis, Dekker Perich Sabatini (D/P/S), agent for DXD Capital, requests a Site Plan- Major Amendment for all or a portion of 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, located at 8041 Ventura St. NE, between Palomas Ave. NE and Paseo del Norte Blvd. NE, approximately 6 acres
(D-20-Z) Staff Planner: Leroy Duarte

On February 16, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008086, SI-2023-00068 - Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is for a 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").
2. The request is to amend the previously approved 13,500 sf small shops building on Parcel A-2-A of the Ventura Plaza Shopping Center to facilitate future development of a 96,000 sf self-storage facility.
3. The subject site is zoned MX-L (Mixed-use – Low intensity), a zoning designation received upon adoption of IDO in May 2018.
4. A conditional use request for self-storage in an MX-L Zone was granted by the ZHE on November 15, 2022 (Case# VA-2022-00296).
5. 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 City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following, applicable Goal and policy regarding character and process Chapter 4: Community Identity:

A. Policy 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development would be consistent to the surrounding area. The subject site is located within the Ventura Plaza. The request would facilitate development of a class A Self-storage facility. A self-storage facility would have less impact than other retail uses that would be permissive under the MX-L zoning. In addition, the request would provide a landscape buffer to both adjacent residential developments to the south and west, thus enhancing the area and preserving the area with a less impactful use.

B. Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged in two meetings with the public and identified concerns such as building height, traffic and security. Based on the input from the community the request has been designed taking all concerns such as building height into account. The request will keep the character of the surrounding area consistent by capping the building height to 26 feet as opposed to the allowed 38 feet under the MX-L zone.

8. The request is consistent with the following, applicable Goal regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate development of a large 96,000 sq. ft. class A Self-storage facility along the Paseo del Norte Commuter Corridor. The request aligns with the Comprehensive Plan where development along commuter corridors should be auto oriented and include strip retail and large facilities that buffer residential uses. The request would provide a landscape buffer that would act as a buffer from residential uses and is within the Ventura Plaza.

9. The request is consistent with the following Goal regarding Efficient Development patterns in Chapter 5-Land use:

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is well-served by existing infrastructure and public facilities, the redevelopment made possible by the request would promote efficient development patterns and use of land.

10. The request is consistent with the following Goal regarding City Development Areas and area of consistency in Chapter 5-Land use:

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency, where the intensity and character of the surrounding area is protected. The request would enhance the character of the existing single-family neighborhood (Near Heights), thus reinforcing the character and intensity of the surrounding area as described in the Comprehensive Plan.

11. The request is consistent with the following Goal regarding Public Health in Chapter 6-Transportation:

Goal 6.4 Public Health: Promote individual and community health through active transportation, noise mitigation, and air quality protections.

The request would promote community health through active transportation, noise mitigation, and air quality protections. The proposed landscaping would act as a buffer that would mitigate noise from Paseo del Norte, and also include trees which would improve air quality. Two access points off of Ventura Plaza would alleviate traffic congestion.

12. The request is consistent with the following Goals regarding Streetscapes & Development Form, Pedestrian Accessible Design, Sense of Place, and Context Sensitive Site Design in Chapter 7-Urban Design:

- A. Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

The request would create a range of environments and experiences for residents and visitors through the facilitation of the self-storage development that includes a newly landscaped buffer that would mitigate noise from the Ventura Plaza to adjacent residential uses.

- B. Goal 7.2 Pedestrian Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request would increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts through the development of a self-storage facility. The development would create connectivity within the area and concerns from previous meetings have been addressed such as stop controls and the shortening of the median.

- C. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce sense of place through context-sensitive design of development and streetscapes through the design of the proposed development. The site was also refined to be sensitive to its context. The building design takes the 4% slope into account and uses it as an opportunity to limit the building height keeping it at 26 feet rather than the 38-foot height allowance in the MX-L zone

- D. Goal 7.5 Context Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The request would facilitate development in which the design sites, buildings, and landscape elements that would respond to the high desert environment by incorporating plants that are native or adaptive to the Albuquerque climate. The request would also use the existing 4% slope with the building design.

13. The request is consistent with the following Goal regarding Climate Change in Chapter 13-Resilience and Sustainability:

Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The request would promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts. The development of a self-storage facility would reduce carbon emissions by eliminating the number of vehicles traveled to the site and reduce the HVAC system required as opposed to retail usage.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(I)(3)(b) The subject site is zoned MX-L; therefore, this criterion does not apply.
- C. 14-16-6-6(I)(3)(c) The proposed major amendment is to facilitate future development of an approximately 96,000 sq. ft. Self-storage facility. The subject site is within the controlling Site Development Plan for Subdivision Ventura Plaza. The request would comply with all applicable provisions of the IDO, DPM, and other adopted City regulations.
- D. 14-16-6-6(I)(3)(d) The subject property is an infill site. The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.
- E. 14-16-6-6(I)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on the responses to applicable Comp Plan Goals and Policies. The proposed major amendment would allow the development of a 96,000 sq. ft. self-storage facility on a vacant parcel within the Ventura Plaza Site Development Plan for Subdivision. The subject site is zoned MX-L in which self-storage is a conditional use. The proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
- F. 14-16-6-6(I)(3)(f) 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. The request to facilitate the development of a self-storage facility on the subject site and is a conditional use under this zone district pursuant to IDO 14-16-2-4-(B).
- G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

15. The affected neighborhood organizations are the Heritage Hills Neighborhood Association (NA) and the Heritage East Association of Residents, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff has not been contacted and there is no known opposition. A pre-application neighborhood facilitated meeting was not held.
16. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff planner prior to submitting for Building Permit.
3. Conditions from the Solid Waste Management Department:
 - A. A site plan approved for access signed by the Solid Waste Department will be required.
 - B. The trash enclosure shall meet the City of Albuquerque's minimum requirements.
4. Conditions from PNM
 - A. The applicant shall coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
 - B. Any existing and/or new PNM easements and facilities shall be reflected on this Site Plan.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 3, 2023**. The date of the EPC'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(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

OFFICIAL NOTICE OF DECISION

Project # PR-2022-008086

February 16, 2023

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Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/LD

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