



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Out West Self-Storage, LLC (ABQ Land Use Consulting, Carl Garcia) requests a conditional use for outdoor vehicle storage in an NR-BP zone district for Lot C45, Town of Atrisco Grant Unit 4, located at 8181 Central Ave NW, zoned NR-BP [Section 14-16-4-3(D)(21)]

Special Exception No: ..... **VA-2023-00007**  
Project No: ..... **Project#2023-008063**  
Hearing Date: ..... 02-21-23  
Closing of Public Record: ..... 02-21-23  
Date of Decision: ..... 03-08-23

On the 21st day of February, 2023, ABQ Land Use Consulting, Carl Garcia, agent for property owner, Out West Self-Storage, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow for outdoor vehicle storage in an NR-BP zone district (“Application”) upon the real property located at 8181 Central Ave NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow for outdoor vehicle storage in an NR-BP zone district.
2. Applicant provided evidence that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
3. Applicant provided evidence that all property owners and neighborhood association entitled to notice were notified of the Application.
4. Applicant has authority to pursue this Application.
5. The City of Albuquerque Integrated Development Ordinance (IDO) Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*”
  - (a) *It is consistent with the ABC Comp. Plan, as amended.*
  - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.*
  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impact.*

- (e) *On a project site with existing uses, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.*
- 6. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
- 7. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
- 8. Based on evidence submitted by the Applicant, the requested conditional use is consistent with the ABC Comp. Plan, as amended. Specifically, the Application furthers the following policies of the ABC Comp Plan:
  - a. Policy 2.4.2: *Growing Inward: Encourage infill development in appropriate places.* The proposed use of this property at this infill site because it is located highly commercial area and not adjacent to any residential zone.
  - b. Policy 5.3.1: *Infill Development: Support additional growth in areas with existing infrastructure and public facilities.* The proposed development furthers this policy by redeveloping the site that is served by existing infrastructure (water, sewer and major roadway network) and public facilities.
  - c. Policy 5.5.5.g: *Accommodate new growth through infill and compact development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.* The proposed use will not infringe on the adjacent properties, and the property redevelopment will comply with IDO standards and include buffers per the site plan in the record.
- 9. Based on evidence submitted by the Applicant, the requested conditional use complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, as demonstrated in the site plan submitted by Applicant.
- 10. Based on evidence submitted by the Applicant, the requested conditional use will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. The proposed development is located on an existing commercial lot with adequate capacity for this type of development. Surrounding properties will not experience disruption with the addition of a vehicle storage on this property. Any impact to adjacent properties would be mitigated with the provision of appropriate wall screening, as shown on the site plan.
- 11. Based on evidence submitted by the Applicant, the requested conditional use will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. The City Traffic engineer did not object to the Application.
- 12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 10:00 pm and 6:00 am.

13. Based on evidence submitted by the Applicant, the requested conditional use proposed use will not negatively impact pedestrian or transit connectivity, as required by Section 14-16-6-6(A)(3)(f).

DECISION:

APPROVAL of a conditional use to allow for outdoor vehicle storage in an NR-BP zone district.

APPEAL:

If you wish to appeal this decision, you must do so by March 23, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
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