



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

Jim Strozier, Consensus Planning request a Conditional Use to allow a Self-Storage on the property for TR C-1 SUBDIVISION PLAT OF TRACTS C-1, C-2 AND C-3 THE NEWHOLIDAY PARK (BEING A REPLAT OF TRACT "C" THE HOLIDAY PARK)CONT 1.3814 AC, located at 11311 Montgomery Blvd NE, zoned MX-L [IDO Sections [14-16-6-6(A) Table 4-2-1]

Special Exception No:.....	<b>CU-2026-00001</b>
Project No: .....	<b>None</b>
Hearing Date: .....	03-17-26
Closing of Public Record:	03-17-26
Date of Decision:.....	04-01-26

On March 17, 2026, Jim Strozier, Consensus Planning (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Conditional Use Approval to allow a Self-Storage (“**Application**”) upon the real property located at 11311 Montgomery Blvd NE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Conditional Use Approval to allow for a Self-Storage on the property, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(A).
2. Applicant has authority to pursue this Application, pursuant to 14-16-6-4(D).
3. Applicant is not required to offer a meeting to Indian Nations, Tribes, and Pueblos, pursuant to IDO Section 14-16-6-4(B).
4. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The Application was forwarded to commenting agencies pursuant to IDO Section 14-16-6-4(I).
6. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
7. Applicant has sent an electronic mail notice to the email addresses on file with the Office of Neighborhood Coordination for each pertinent Neighborhood Association as required by IDO Section 14-16-6-4(J)(2).
8. Applicant has sent mailed notices to all property owners within 100 feet of the subject property as required by IDO Section 14-16-6-4(J)(3).
9. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
10. The Subject Property is located in the MX-L zone district.
11. Therefore, a Self-Storage on the Subject Property requires a Conditional Use Approval pursuant to IDO Subsection 14-16-6-6(A).

12. 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 this 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 impacts;*
  - (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 pm and 6:00 am;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.”*
13. 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).
14. 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).
15. Applicant appeared at the March 17, 2026 ZHE hearing on the Application for a Conditional use Approval to allow a Self-Storage on the property and gave evidence in support of the Application.
16. Applicant has met the burden of providing evidence that established that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended. The use provides job opportunities and adds to the mix of services in the area, consistent with the Comp Plan.
17. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval 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. Applicant provided evidence that the proposed use would be operated in conformity with all requirements.
18. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. The site contains

sufficient parking, appropriate buffering, and is designed to be in harmony with adjacent properties, the surrounding neighborhood, and the larger community.

19. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval 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. Evidence shows that the use will not generate problematic traffic and there is sufficient parking planned.
20. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M. Evidence shows that there will be no operations outside of proscribed hours.
21. Applicant has met their burden of providing evidence that establishes that the requested Conditional Use Approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. There is no such negative impact generated.
22. IDO Section 14-16-4-3(D)(29) requires the following Use-Specific Standards for Self-Storage:
  - (a) *All storage shall be within fully enclosed portions of a building.*
  - (b) *Security fencing shall not include razor wire or barbed wire.*
  - (c) *Abutting any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall or fence at least 6 feet and no more than 8 feet high or a landscape buffer at least 50 feet wide shall be provided along the abutting lot line.*
  - (d) *Within 100 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, public access to any storage units is prohibited between 10:00 P.M. and 7:00 A.M.*
  - (e) *Within 200 feet in any direction of any Residential zone district, internal lighting that is visible from the property line shall not exceed the maximum light trespass values listed in Table 5-8-3 for lighting designation Lz1 during the outdoor lighting curfew.*
  - (f) *In the MX-L, MX-M, MX-H, and MX-FB zone districts, and on lots in the NR-C zone district within a UC-AC-MS-PT area, access to individual storage units shall be through interior corridors; direct access to individual units from outdoor areas is not allowed.*
  - (g) *In the NR-C zone district outside of UC-AC-MS-PT areas, exterior doors to individual storage units shall not face any abutting street frontage, or, if the site is located on a corner lot, shall not face the primary street frontage.*
23. Applicant has demonstrated compliance with these use-specific standards.
24. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a Conditional Use to allow for a Self-Storage on the property.

APPEAL:

If you wish to appeal this decision, you must do so by April 16, 2026 pursuant to Section 14-16-6-4(U), 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 Notice of Decision does not constitute approval of plans for a building permit. If your application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.



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Zoning Hearing Examiner

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ZHE File  
Zoning Enforcement