

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1001209

Property Description/Address: Unser Blvd NW between Western Trails NW and Atrisco NW being all or a portion of Lot A-2, Lava Trails

Date Submitted: August 29, 2008

Submitted By: Diane Grover

Meeting Date/Time: August 27, 2008 4:30 P.M.

Meeting Location: Don Newton Community Center (fka Taylor Ranch Community Center)

Facilitator: Diane Grover

Co-facilitator: Susan Clair

Parties:

John Coelho for Western Trail Self Storage, LLC
Taylor Ranch NA (TRNA)
Quaker Heights NA (QHNA)
Petroglyph National Monument
Story Rock HOA
Ventana Ranch neighbors

Note: Individual names can be found at the end of this report.

Background/Meeting Summary:

Applicant John Coelho for Western Trails Self Storage, LLC, requests a zone map amendment to add "... and self-storage units with direct access and outside storage of cars, recreational vehicles and boats" to the existing SU-1 for neighborhood commercial zoning designation.

He plans to purchase the subject property and use 3.8 acres of the total 4.99 acre plot for his storage facility. The remaining approximately 1.2 acre piece at the corner of Unser and Western Trails will not be used for this project. The applicant plans to either exclude the high-visibility 1.2 acre portion from the land he is purchasing if possible, or sell that portion at a later date.

He presented tentative plans for the facility, for the building, and for outside RV and boat storage. Plans are not set in stone, and he is happy to work with the community to achieve a project that addresses as many of their concerns as possible. If his application is approved, he will come back at a later date with specifics and site plans.

Neighbors and representatives from the Petroglyph National Monument hold the monument and its guests in high regard and would prefer that the subject site be used for something that would appeal to neighbors and to visitors of the monument. They stress that there are only 13 national monuments in New Mexico, and only this one in Albuquerque. They feel that with the close proximity of the subject property to the monument, visual appeal was of the utmost importance.

They do not want outside RV and Boat storage, and they believe the property should be pleasing to both neighbors and visitors.

Neighbors also had concerns about saturation for storage facilities, given that others have been recently constructed in the area, and they question a need for another such facility.

The neighbors appreciated the applicant's willingness to hear them and try to incorporate some of their ideas, and despite differing viewpoints there was mutual respect between the applicant and the neighbors. The applicant would like to continue working with neighbors to achieve a product that everyone could live with.

While a vote has not yet been taken, the president of QHNA believes that his group will oppose this project. He feels that the group would be willing to continue conversation, but does not have enough information at this time to even consider backing this project.

The applicant indicated a willingness to consider a deferral if neighbors feel that negotiation could lead to support

Outcome:

Areas of Agreement:

- There were no clear areas of full agreement, however respect was shown to all

Note: Diane Souder of Petroglyph National Monument indicated that she was pleased that the corner, high visibility piece of the property would not house the storage facility, and could have other future uses.

Unresolved Issues, Interests and Concerns:

- Outside RV and boat storage
- Appropriateness of a storage facility so close to the Petroglyph National Monument

Meeting Specifics:

- 1) Applicant history
 - a) Owns small property management company in Santa Fe
 - b) Developed residential properties in Belen and Bernalillo among other projects
 - c) Has now turned to commercial ventures to maximize earning potential
 - d) Proposed project is his first storage facility
- 2) Applicant interests
 - a) Marketability – meeting demands
 - b) Economically sound investment
 - c) Would like to work with neighbors to mutual benefit wherever possible
 - i) Willing to make project more aesthetically pleasing to neighbors
 - ii) Would be happy to work with a group of neighbors towards a mutually agreeable outcome
 - iii) Applicant invites ideas from neighbors

- 3) Research
 - a) Looked at facilities within 5 miles
 - b) Found 240,000 sq. ft. storage deficiency at time of study
 - c) Further research will follow (occupancy rates of existing facilities, etc.)
- 4) Current plans
 - a) Applicant will either
 - i) Purchase entire 4.99 acre lot and sell approximate 1.2 acre portion at the corner of Unser and Western Trails or
 - ii) Exclude the 1.2 acre portion of the parcel from his purchase
 - b) Storage facility will occupy approximate 3.8 acre portion back from the corner
 - c) Stages
 - i) Applicant is applying for zone change now
 - ii) Has tentative concept for the facility
 - iii) Plans will be brought back at a later date with Site Plan for Building Permit to include details on landscaping, elevations, et al
- 5) Location of subject property
 - a) Corner of Western Trails and Unser
 - b) Adjacent to City owned lot
 - i) City lot was to be Park and Ride
 - ii) There are indications that plans have changed and eventual use of adjacent City property is unknown at this time
 - c) Across the street from Chaparral Elementary School
 - d) Falls within Quaker Heights boundaries
- 6) Impacted neighbors (from applicant viewpoint)
 - a) QHNA
 - b) Story Rock HOA
- 7) Tentative plans
 - a) Planning to build and hold (rather than sell)
 - i) Applicant sees this as part of his retirement plan
 - b) Shielding
 - i) 6 ft. split-face earth tone block wall with some texture
 - ii) Construction to begin in NW corner with block wall set first
 - (1) Southern section to stay open in Phase I
 - (2) Will continue to shield as construction progresses
 - iii) Buffers between facility and homes
 - iv) Trees all around for additional shielding from all directions
 - c) No use of berms
 - d) Gravel surface rather than paved
 - e) Lighting – will use down lighting throughout
 - f) Access with gate entry keys
 - g) Traffic impact expected to be minimal
 - i) Applicant states that about 30,000 cars per day pass through the corner of Western Trails and Unser
 - h) Site to be developed in phases
 - i) Full site plan should be ready within 6 months
 - ii) Phase I on the north side with estimated 2 year time line

- iii) Phase II will encompass rest of property with estimated 2 year time line
- i) Outside RV and boat storage
- j) Office
 - i) Planning for 2-story office (up to 26' height)
 - ii) Easier to achieve climate control in 2-story building
- k) Landscaping
 - i) Trees all around
 - ii) Will follow City requirements for landscaping
 - iii) Will maintain landscaping
 - iv) Use of bubblers for maintenance of shrubbery
 - v) Applicant offered to implement aesthetic landscaping on the south end of the property prior to Phase II if neighbors prefer
- l) Footprint
 - i) 38,000 sq. ft. in Phase I
 - ii) 80,000 sq. ft. total
- m) Security
 - i) Enclosures and walls are advantageous for security purposes
 - ii) Security is in his best interest
- 8) Concerns of neighbors
 - a) Preservation of views (view shed)
 - i) From Petroglyph National Monument
 - ii) From neighbors' homes
 - iii) From the City towards Petroglyph National Monument

Note: Neighbors and representatives of the Petroglyph National Monument did not have a good feel for the effect of elevations on surrounding view shed, which is one of their concerns.

- b) Respect for Petroglyph National Monument
 - i) Only national monument in Albuquerque
 - ii) One of 399 national monuments in the Country
 - iii) One of 13 national monuments in New Mexico
 - iv) Surrounding properties should be developed with respect to the monument
 - v) Surrounding properties should be attractive to visitors
- c) RV and boat storage
 - i) Concern about unsightliness from monument representatives and neighbors
- d) Landscaping
 - i) Maintenance
 - ii) City's lack of enforcement of maintenance
- e) Walls
 - i) One neighbor requested high walls
 - ii) Applicant would be happy to have walls as high as legally possible to increase his security
 - iii) TRNA feels West Side is inundated with walls and do not favor more walls
- f) Abundance of storage facilities and fear of saturation
 - i) Neighbors stress more facilities have been built since applicant's study
 - ii) Occupancy levels of existing facilities are unknown

- g) Lighting
 - i) Would need to be tall to accommodate RV and boat storage and structures
 - ii) Can't help but bleed into surrounding neighborhood
- h) TRNA
 - i) Wants gateway to the monument acknowledged
 - ii) Would like to see property used for something appealing or useful to monument visitors
 - iii) Neighbors value the Monument and its visitors
- i) QHNA
 - i) President expects group to oppose this application
 - (1) Official vote has not yet been taken
 - (2) Too many unknowns at this time
 - (3) Suggested deferral until further discussion
 - ii) Have deep respect for the monument, its visitors, and its value to New Mexico
 - iii) Does not feel a storage facility belongs so close to the monument
 - iv) Appreciates applicant's willingness to work with neighbors

Action Plan:

Representatives of the Petroglyph National Monument, TRNA and QHNA will be sending formal comments and positions to the City.

The applicant would like to continue working with neighbors to incorporate their ideas and suggestions into his plans for the project.

Action Items:

- Shannon Watson will get an answer from Matt Conrad concerning responsibility for landscape maintenance and enforcement. Response will be relayed to attendees in the email that accompanies the report
- Shannon Watson will find out whether the next step of the project will come before the EPC. Response will be relayed to attendees as in above bullet
- Applicant is happy to hear from neighbors who have concerns or suggestions. He can be reached by cell phone in Santa Fe at (505)780-2555, or by e-mail at jcoelho@pueblomanagement.com
- Applicant told Story Rock resident he would be happy to present to Story Rock HOA or their board, at their invitation, prior to EPC hearing
- Matt Baca invited applicant to speak at QHNA board meeting in October if he were willing to defer for this month.

Application Hearing Details:

1. Hearing scheduled for Thursday, September 18, 2008
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 A.M.

- b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
- a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
- a. Written comments must be received by 9:00 A.M., September 5, 2008, to be included in the Planner's report. Comments received by no later than Monday, September 15, will be forwarded directly to the Commissioners the following morning, and placed in the file. Any comments made by email on September 15, should be sent to the planner AND copied to amcandelaria@cabq.gov Comments may be sent to:

Carol Toffaleti
 600 2nd St. NW
 Albuquerque, NM 87102
 (505) 924-3345
cgtoffaleti@cabq.gov

OR

Laurie Moye, EPC Chair
 C/o Planning Department
 600 2nd St, NW, Third Floor

Names and Addresses of Attendees:

Bill Roberts	TRNA
Rene Horvath	TRNA
Joe Horvath	TRNA
Anni de Steiguer	TRNA
Joseph Sanchez	Petroglyph National Monument
Diane Souder	Petroglyph National Monument
Susan King	Ventana Ranch Self-Storage
Tim King	Ventana Ranch Self-Storage
Matt Baca	QHNA
Lael Kohr	Story Rock HOA
Dan Rich	