

September 21, 2025

Development Facilitation Team

City of Albuquerque

600 Second Street NW

Albuquerque, New Mexico 87102

RE: Site Plan-Administrative – Westside Blvd and Golf Course Rd

Dear Megan Jones,

The purpose of this letter is to request the approval of a Site Plan – Administrative for a property located on the corner of Westside Blvd and Golf course Rd. The legal description of the site is TR A-1-A-1 PLAT OF TRS A-1-A-1, B-1-A-1 & B-1-A-2 BLACKARROYO DAM CONT 8.0350 AC.

## **BACKGROUND**

A 2013 approved Site Development Plan, under project #1004976, was proposed for a self-storage development site that did not come to fruition. The pre-approved plan included a medical facility (HME Specialists) which was developed on the adjacent parcel and is currently in operation today, located on the hard corner of Westside and Golf Course.

In late 2024, we submitted our pre-application for the project (PRT 24-051) and then in early 2025 submitted a site plan EPC, Major Amendment to remove Tract A-1-A-1 from the controlling site plan, which was approved.

Today, the roughly 8.03 acre site in discussion is vacant land and is poised for created development.

## **PROJECT DESCRIPTION**

The proposed project is a build-for-rent multifamily residential community consisting of 144 attached units. In accordance with the IDO, because the development contains two or more multifamily units, the entire site is classified as a multifamily development. The project has been thoughtfully planned to provide high-quality living accommodations and a variety of shared amenities that support a vibrant, active community. On-site features include a leasing office, co-working spaces, a swimming pool, a fitness and wellness center, a pickleball court, communal gardens, and an orchard. Together, these amenities foster a balanced lifestyle by combining residential comfort with opportunities for recreation, productivity, and wellness, while creating a cohesive and community-oriented environment.

## **EXISTING CONDITIONS**

The subject site is located at the intersection of Westside Boulevard and Golf Course Road and encompasses approximately 8.03 acres. The property lies adjacent to the Black Arroyo, which provides a natural open space feature along the site's edge. The land is currently vacant and undeveloped, with no existing structures on the property. Surrounding development includes a mix of residential and commercial uses along Golf Course Road, with access provided from Westside Boulevard.

## **6-6(L)(3) REVIEW AND DECISION CRITERIA**

The following responds to the criteria for approval of a Site Plan- Administrative DFT.

### **Site Plan Administrative Criteria**

#### **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.*

#### **Response:**

The Site Plan has been prepared in accordance with the requirements of the IDO and the DPM. The property is zoned MX-M, and the proposed development is consistent with the uses and standards permitted within this zone. No zone change or variances are being requested as part of this application.

The Site Plan, Landscape Plan, and building elevations reflect sensitivity to the surrounding context and mixed-use environment. Building placement, setbacks, landscaping, parking, and pedestrian connections are designed to meet the requirements of the MX-M zone and ensure compatibility with nearby residential and commercial development.

Architectural elevations employ a coordinated color palette and material selection consistent with the intent of the IDO, providing variation and visual interest while maintaining cohesion throughout the site. Light reflectance values fall within the acceptable range, further aligning with City requirements.

The project has obtained necessary approvals including Fire 1, Grading and Drainage, Transportation Circulation Layout (TCL, Solid Waste, and a Water Serviceability Letter from ABCWUA. In addition, a traffic scoping form was submitted reviewed, and it was determined that no Traffic Impact Study (TIS) is required. These approvals confirm that the project meets applicable technical standards and demonstrates full compliance with the IDO and DPM.

#### **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.*

**Response:**

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development, and the project complies with the requirements of **14-16-1-7(B)(2)** and **14-16-5-4(N)**. Drainage and grading improvements have been designed to manage stormwater on-site, traffic circulation and parking comply with the IDO and DPM, and connections to municipal water and sewer systems ensure reliable service. Any necessary easements or rights-of-way will be coordinated with the City Engineer, and all required improvements—including sidewalks, curb and gutter, pavement, storm drainage, and utilities—will be constructed to City standards. Collectively, these provisions confirm that the project will be fully served by adequate infrastructure and that all improvements will be provided in compliance with the IDO and DPM.

**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.*

**Response:**

The site is not located within a previously approved Master Development Plan and is designed to comply with IDO standards.

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**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.*

**Response:**

There is no previously approved Framework Plan covering this property.

**CONCLUSION**

In conclusion, the proposed Site Plan-Administrative for The Future Westside and Golf Course project has been carefully designed to comply with all applicable provisions of the IDO, the DPM, and City regulations. The Site Plan demonstrates compatibility with surrounding development, provides adequate infrastructure capacity and public improvements, and ensures safe and efficient access, drainage, and utility connections. No variances, zone changes, or waivers are being requested, and all required improvements will be constructed in accordance with City standards.

Collectively, these measures ensure that the project meets the intent of the regulations, supports orderly growth, and contributes positively to the surrounding community.

Rembe Urban Design + Development respectfully requests that the DFT approve the request for Site Plan-Administrative. We appreciate your time and consideration.

Sincerely,

Jay Rembe,

Rembe Urban Design + Development