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July 17, 2025

Mr. Jay Rodenbeck
Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: 6501 Bataan Dr SW, 120-unit apartment project on a 5 acre site

Dear Mr. Rodenbeck:

I am writing to submit a formal request for approval of a 120-unit apartment project on a 5-acre site located at 6501 Bataan Dr SW, (Tract 155, Unit 6, Atrisco Grant, UPC 101005652542410601). This letter serves as the justification for the proposed project, detailing how it meets the applicable requirements of the Albuquerque Zoning Ordinance and how the development will contribute positively to the local community. No variances from the IDO are requested for this project.

Project Description:

The proposed project is a multi-family residential development consisting of 120 apartment units, to be built on a 5-acre parcel located within [Insert Zoning District Name], and is designed to accommodate the growing demand for affordable and market-rate housing in the City of Albuquerque. The development will include a combination of one-, two-, and three-bedroom units, landscaped open space, and necessary infrastructure improvements.

Zoning Ordinance Justification:

The proposed development complies with the relevant sections of the City of Albuquerque Zoning Ordinance, as outlined below:

1. Zoning District Compliance (Article 14-16-2 of the Zoning Ordinance):

The subject property is located within the MX-T zoning district, which allows for multi-family residential developments subject to specific criteria. According to the zoning ordinance:

- **Section 14-16-2-4 (MX-T District):** Multi-family residential developments are a permissive use in this zone. The proposed project complies with all dimensional requirements including parking, open space requirements, tree count, setbacks, and allowable building heights.

2. Density and Land Use Compatibility (Article 14-16-4):

- **Section 14-16-4-1 (General Intent of the Zoning Ordinance):** The intent of the multi-family zoning districts is to provide adequate residential housing while promoting compatible development that is harmonious with surrounding uses. The proposed development has been designed with consideration for adjacent residential, commercial, and open space areas, ensuring minimal disruption to existing land uses. The site plan includes thoughtful buffer zones, landscaping, and pedestrian-friendly features to integrate seamlessly into the surrounding neighborhood.
- **Section 14-16-4-3 (Density and Use Criteria):** The property meets the density and use criteria set forth for multi-family developments. The location is well-served by public infrastructure such as roads, public transit, and utilities, and is in close proximity to commercial and retail areas, making it an ideal site for residential development. The project will also provide much-needed housing in this area, contributing to the city's goals for sustainable growth and urban development.

3. Open Space and Environmental Considerations (Article 14-16-3):



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- **Section 14-16-3-1 (Open Space Requirements):** The proposed development exceeds the amount of site area dedicated to open space, outlined in the zoning ordinance. The open space will feature landscaped areas, pedestrian paths, and recreational amenities for residents, contributing to a high quality of life and promoting environmental sustainability.
- **Section 14-16-3-3 (Environmental and Sustainability Standards):** The development will also include sustainable design elements, such as energy-efficient buildings, water-conserving landscaping, and stormwater management practices, in compliance with the city's environmental standards.

Conclusion:

The proposed 120-unit apartment development aligns with the City of Albuquerque's goals for sustainable urban growth, providing new housing options in a high-demand area while adhering to the applicable zoning regulations. The project has been carefully designed to meet all zoning requirements, including density limits, parking standards, open space provisions, and environmental sustainability practices.

We respectfully request your approval of this development application. Should you require any additional information or have any questions regarding the project, please do not hesitate to contact me at 505 401-7575 or scott@scaarchitects.com.

Thank you for your time and consideration.

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects