

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

DBG Properties, LLC
Attn: Eric Grodahl
2164 SW Park Place
Portland, OR 97205

Project# PR-2021-005630
Application#
SI-2024-01679 Site Plan Administrative DFT

LEGAL DESCRIPTION:
For all or a portion of:
RR3B1, WESTLAND SOUTH zoned **R-ML**,
located at **9901 Ceja Vista Rd SW between**
Dennis Chavez Blvd AND 98TH ST containing
approximately **10.19** acre(s). **(P-9)**

On April 9th, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to construct a 240-unit multi-family residential development on a 10.19 Acre parcel. The subject property is located south of Dennis Chavez Boulevard, west of 98th Street, and north of Ceja Vista Road.
2. The subject property is currently zoned R-ML, and is not located within any overlay zone districts. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
3. An EV parking development waiver was approved on January 8th, 2025 by the Development Hearing Officer per PR-2021-005630 / VA-2025-00002; the approval provided a reduction of 8 EV charging stations from the required 20. Therefore the applicant will be providing a total of 12 charging stations and all the required EV capable spaces.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following 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.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed multi-family residential project is an appropriate and permissive use under this zoning designation (R-ML).

Per IDO 4-3(B)(8), Use Specific Standards for Multifamily Dwelling, table 4-2-1, the proposed multi-family project complies with the required useable open space and landscaping requirements of this section.

Per IDO 5-1 Dimensional Standards, for R-ML, the Site Plan as proposed meets the dimensional standards for the R-ML zone district, including setbacks, and building height requirements.

Per IDO 5-3 Access and Connectivity, adequate on-site pedestrian connections and walkways are provided and sufficient shade trees along pedestrian walkways are provided.

Per IDO 5-5 , On-Site parking, this multi-family project requires 405 parking spaces; with a combined total of 392 spaces are provided. Parking provided includes: 17 ADA parking spaces, 12 EV charging station parking spaces, 102 EV capable spaces, 6 motorcycle parking spaces, and 42 bicycle spaces.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (25% of net lot area) for this project is 94,018 SF; the provided landscape area is 171,400 SF.

Required vegetative coverage is a minimum of 128,550 SF (75% of the total landscape area). Provided vegetative coverage is 141,734 SF.

Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Parking lot landscaping and street tree requirements are being met and/or exceeded for this project.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO.

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.

The City's existing infrastructure and public improvements will ensure adequate capacity to serve the proposed development.

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.

The subject property is not within an approved Master Development Plan, therefore this criterion does not apply.

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.

The subject property is not within an approved Framework Plan, therefore this criterion does not apply.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **APRIL 25TH, 2025**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

Official Notice of Decision

Project # PR-2021-005630 Application# SI-2024-01679

Page 4 of 4

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Alan Varela,
Planning Director

RW/jr

Consensus Planning, 302 8th St, Albuquerque, NM 87102