

**NORTH VALLEY COALITION, INC.**

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**Individuals, Neighborhood Association, Business, Community groups**

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The North Valley Coalition would like to express opposition to several IDO amendments. On a philosophical level, we do not think it is a good plan to change the IDO based on the covid pandemic – a once in a 100-year phenomenon. If serious pandemics such as covid occur more frequently, that would be the time to address changes to the IDO.

The amendments we oppose that are explained as a response to covid include adding a food truck court as permissive in numerous zones, allowing drive thrus and drive ups as permissive uses in MX-L zones, and allowing campgrounds and RV parks as permissive uses in MX-L and MX-M zones.

All three of these affect our 4<sup>th</sup> Street corridor and several blocks east and west. We oppose them because we do not think they enhance the walkability of streets and this is something we are trying to achieve on 4<sup>th</sup> Street, as are numerous other neighborhoods in town. The Winrock area had an amendment and discussion to allow drive thrus and we support the testimony of the City Planner that allowing them will reduce the goals of the area becoming pedestrian friendly. Allowing drive thru as a conditional use during covid is an adequate way to address the issue.

Another reason for opposing expansion of drive thru uses is that idling cars emit greenhouse emission, adding to the cause of climate change. To address climate change as a City effort, we should have a plan to reduce the time of idling cars, not increase it. Additionally, we currently have 12 used car lots between Mountain Road and Griegos. There are numerous drive thrus and they back up onto 4<sup>th</sup> Street. These are uses allowed there but we do not want to see the expansion of possible locations in other zones to the east and west of 4<sup>th</sup> Street.

RV Parks and campgrounds seem an odd use in the MX-L and MX-M area. They don't seem to be appropriate sited near residential neighborhoods and possibly next to single family residence. They should be located more on the edges of the city.

We support singular or several food trucks as temporary uses. We do not support permanent food truck courts.

We do not support expanding cottage development on small lots city wide and did not support it in MX-L and MX-M zoning along certain corridors, like 4<sup>th</sup> Street. We would like to see more examples of it before support is given to expand its

application. The example always given is Acequia Jardines next to La Montanita Coop. This is a cohousing development, not just individual homes. They are 800-900 square feet, single story, and communal space. It's a very nice presentable development that does not impact neighbors or views. This concept seems to have morphed into possibly three 2000 gross square foot 2-story homes on less than ¼ acre. There was much compromise that went into the first IDO decision for cottage development in the north valley and part of that compromise was incorporating protections of the North Valley Area Plan into the IDO. This compromise is now being changed without any project we can look at.

We support p. 445 66(l)3 which allows the DRB to mitigate adverse impacts in specific situations. Their responsibilities have increased with the IDO and it is important that these impacts can be addressed in that setting.

We have one question. p. 181 43(E)2 allows cannabis growing within a building. Does it have to be a non-translucent building or does a greenhouse qualify. We are concerned because of complaints we have heard from the negative impacts to a neighborhood of a greenhouse cannabis grower on North 4<sup>th</sup> Street.

Our Executive Committee voted to support these concerns.

We also support any expansion of Open Space protections, multi family design guidelines, changes to cluster development and what qualifies as open space.

Sincerely,

Peggy Norton  
President