

Comment Received: 12/16/2024, 7:33AM

Commenter: Baldez  
Email: [Senorabaldez@gmail.com](mailto:Senorabaldez@gmail.com)  
Address: *Not Provided*

Property owner within 100 feet

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

“Our comment has been submitted as a PDF file Campus Blvd Zone Change”

Attachment: Yes

We are opposed to the zoning change from R1-B to MX-T. Our 95 year old house, where we've lived for 35 years, is across the street from Elevation School.

The neighborhood that surrounds the school and church is historic and is completely residential.

Your proposed change to MX-T zoning has no pertinent use in this situation. By the city's own definition, MX-T is to be used as a transition to commercial zoning, which does not exist

here.

Any zoning change in this area will affect the history of our neighborhood, now and in the future.



Comment Received: 12/16/2024, 7:43 AM

Commenter: Brunt  
Email: [bruntdeb@gmail.com](mailto:bruntdeb@gmail.com)  
Address: 3401 Purdue Pl NE

Property owner within 100 feet.

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

“My concern with this zone change is that it opens the property use to a lot of other uses in addition to the current uses as a religious institution and child care facility.. We have had issues with the people who use the child care facility, running the stop sign and speeding in our residential neighborhood. I fear that, if the property owner decides to sell and one of the other permitted MX-T uses then moves in, that traffic and speeding will increase. We have a recent issue with the church allowing unhoused people to camp on their property and they left trash, including needles behind. I do not want a halfway house or group home on that property because of this experience.

Although the application states that the child care center has been there since 1955, I do not believe it was there when I moved into my house in 2005.

Thank you for considering my comments.”

Attachment: No

Comment Received: 12/16/2024, 6:32PM

Commenter: Robey  
Email: [kenrobey2@gmail.com](mailto:kenrobey2@gmail.com)  
Address: 121 Tulane Dr NE  
Albuquerque, NM, 87106

Property owner within 100 feet

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

"I am opposed to the rezoning. The EPC agenda summary has numerous false and/or misleading statements. See attached pdf document."

Attachment: Yes

Comments from Kenneth Robey re:  
Project #: 2024-010327 Case #: RZ-2024-00049

**Point A-** The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. 3501 Campus is entirely surrounded by residential zoning, primarily single-family homes.

Page # (“p#”) references below refer to the Staff Report- Project #: 2024-010327 Case #: RZ-2024-00049:

p7 Context: “A medical clinic and offices zoned MX-T lie directly south of the subject site.” [False. The MX-T offices are located “kitty corner” to the SE, not directly south]

p14 Applicant’s Response: “the subject property is adjacent to an MX-T zone, it is situated where transitional zoning is appropriate.” [False]

p16 Staff Response: “The subject site is adjacent to R-1B, R-T and MX-T lots.” [False]

p18 Staff Response: “There are lots in the vicinity of and adjacent to the subject site that are currently zoned MX-T” [False. See IPO definition of “adjacent.” “In the vicinity of” is undefined & vague and therefore irrelevant.]

**“Adjacent” Definition** (IDO p 559): Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. **Properties that are on opposite of an intersection diagonally** (e.g. “kitty corner” or “catty corner” or “caddy corner”) **are not considered.**

**Point B-** The proposed change to MX-T does not reinforce a sense of place tied to history and culture.

Finding 8-C claims that it does because: “the day care has been operating since 1955.” The day care’s website <https://www.elevationchildrenscenter.org/history> states: “Elevation opened its doors in the summer of 2014.” It is unlikely that a mere 10-year-old program has “a sense of place tied to history and culture.”

**Point C-** The proposed change to MX-T would allow many permissive uses and potential conditional uses that would be harmful to the surrounding residential areas.

p16 Staff Response: “The majority of new permissive uses on the subject site would not be harmful to the residential areas of the surrounding neighborhood.” The Staff Response is inadequate & misleading. The issue should be whether the existing residential character of the neighborhood could be harmed by the rezoning.

Allowable Permissive Uses in a MX-T zone include office, bank, medical clinic, business services, general retail (small), testing facility, bed and breakfast, hotel or motel, etc. In addition, MX-T zoning allows for the property owner to apply for a Conditional Use to permit a bar, restaurant, event facility, liquor or nicotine retail, general retail, etc. All of these Uses are potentially harmful to the neighborhood.

**Point D-** pp14-15 “The established character of the surrounding area will not change since the current land uses are to remain.” This statement is unsupported by any factual evidence. The land uses could change at any time at the whim of the property owners.



Comment Received: 12/16/2024, 3:37PM

Commenter: Leith  
Email: [leithtom@gmail.com](mailto:leithtom@gmail.com)  
Address: 3401 Purdue Pl NE,  
Albuquerque, NM, 87106

Property owner within 100 feet

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

"I oppose the zone change. I have lived at Purdue and Berkeley for twenty years. The traffic through the neighborhood has become intolerable, speeding and running stop signs. Changing the zoning to allow future development would have a negative impact on the quality of life for a quiet neighborhood so close to Central Ave. The uses allowed under MX-T are too broad to maintain the historical integrity of the neighborhood. Please do not approve this change. Thank you."

Attachment: No

Comment Received: 12/16/2024, 12:42PM

Commenter: Heatly  
Email: [mcheatly@yahoo.com](mailto:mcheatly@yahoo.com)  
Address: 3425 Campus Blvd NE

Resident (Property owner within 100 feet)

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

"I oppose the zoning change from R-1 to MX-T. The proposed category allows an extensive list of permissible property types including hotels/motels, bars, taprooms, etc. Many of these could have a profound and negative impact on the historic neighborhood."

Attachment: No

Comment Received: 12/16/2024, 3:32PM

Commenter: Weirs  
Email: [vgweirs@gmail.com](mailto:vgweirs@gmail.com)  
Address: 328 Sierra Pl. NE,  
Albuquerque, NM 87108

Neighborhood Association Representative

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

“(Comments in attached file.)”

Attachment: Yes

# Nob Hill Neighborhood Association, Inc.

PO Box 4875, Albuquerque, NM 87196

TheBoard@NobHill-NM.com

13 December 2024

Jonathan R. Hollinger, Chair, Environmental Planning Commission  
By email to PlanningZHE@cabq.gov

Re: Monte Vista Christian Church (Agent Debra West, ARIA Studio Consultants, Inc.)  
requests a Zoning Amendment from R1-B to MX-T.

Dear Mr. Hollinger,

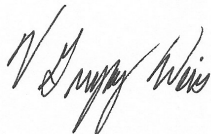
At the regular NHNA Board meeting on December 2nd, Holly Nesbitt of Monte Vista Christian Church (MVCC) presented the reasons for the zone change request.

At present, MVCC has a special exception to allow a school (as a land use) on the property. They lease a building of classrooms and a house (originally the pastor's residence) to Elevation Children's Center, which operates a preschool in the classroom building. The house serves as the school office. Elevation would like to purchase the classroom building and the house, and MVCC is willing to sell. The change of ownership requires a zone change for continued operation of the preschool.

Liz and Gib Dolph, of Elevation, attended the Board meeting and answered questions. They have operated the preschool at the present site for the last ten years. Elevation currently has 80 students, and has capacity for 115. In the future, they may expand to offer pre-Kindergarten (in 4 classrooms that cannot currently be used for the preschool) which would increase their capacity by 76 more students. They have no intention to change the use or otherwise modify the property. Some community members voiced support for the request; none voiced opposition.

**The Board voted 2-0 to support the request.** Mr. Gary Eyster, President of the NHNA, recused himself and was not present for this portion of the meeting.

Respectfully yours,



Greg Weirs  
Chair, Urban Planning Committee  
Nob Hill Neighborhood Association

Comment Received: 12/16/2024, 10:11PM

Commenter: Heatly  
Email: [seheatly@gmail.com](mailto:seheatly@gmail.com)  
Address: 3425 Campus Blvd. NE

Resident (Property owner within 100 feet)

3501 Campus Blvd. NE, on situs address 3300 Purdue NE

“See the attached petition initiated today. We expect many add. signatures to follow as no neighbors have expressed support for proposed zoning change. We urge the EPC to carefully consider the implications of future ownership transitions. While assurances may be offered now regarding the lack of immediate plans for dev. or changes in use, such promises become irrelevant once the property changes hands. The only meaningful&lasting protection in these situations is the zoning code. This multi-acre site extends deeply into our historic neighborhood, which consists entirely of residential properties along its perimeter. The only existing business is catty-corner to the site&not directly adjacent. Allowing a zoning change would prioritize the wishes of 1 church&1 private school over the interests of the neighborhood and its 40+ homes. We have all witnessed the long-term consequences of poor zoning decisions and wondered how they were permitted to happen. Please do not allow a similar mistake here.”

Attachment: Yes – Two

# PETITION

December 16, 2024

Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Subject: **Opposition to Zoning Change at 3501 Campus Blvd NE**  
Project #: 2024-010327  
Case #: RZ-2024-00049

We are writing to formally express our opposition to the proposed zoning change for the property located at 3501 Campus Blvd NE. The proposed zoning change from R-1B to MX-T would have a significant negative impact on the surrounding community, and we respectfully request that the zoning request be denied.

## **We oppose for the following reasons:**

### **Impact on Residential Character of the Area**

Note that the proposed zoning change will allow the following uses

1. Motels
2. Office
3. Tap Rooms and other undesirable uses for this residential area.

We also understand that assurances have been made that this site will only be utilized as a church or preschool, unfortunately this cannot be guaranteed. The only guarantee is that the building ownership will change in the future and at that time the owners will be unencumbered to build a business as they see fit.

Once the zoning is changed, it is out of the neighborhood's hands, even if there are additional steps a developer would be required to undergo, they are merely formalities once the MX-T is approved.

### **Decreased Property Values**

There is a concern that this zoning change could lead to a decrease in property values in the surrounding area. The allowable uses are very broad under the MX-T umbrella and could alter the desirable character of the historic area.

For the reasons stated above, we respectfully urge you to reject the proposed zoning change. As concerned residents of this area, we believe this zoning change will negatively affect not only the neighborhood and we believe that the current zoning reflects the desires of its residents.

Thank you for your attention to this matter.

Sincerely,

X Joseph Baldez X Martha Baldez

X Greg R. Pearson X Kenneth M. Kelly

X Robert Reback X Ei Sz

X AGB X Margaret Ay

X [Signature] X

For the reasons stated above, we respectfully urge you to reject the proposed zoning change. As concerned residents of this area, we believe this zoning change will negatively affect not only the neighborhood and we believe that the current zoning reflects the desires of its residents.

Thank you for your attention to this matter.

Sincerely,

X Joseph Baldez X Martha Baldez

X Greg R. Pearson X Kenneth M. Kelly

X Robert Roberts X

X Leticia Fabian X James J. J.

X \_\_\_\_\_ X