

Comment Received: 02/03/2025, 11:17 AM

Commenter: Winn
Email: winnGeorge@gmail.com
Address: 3709 Campus Blvd NE
Albuquerque, NM 87106

Property owner within 100 feet

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

"I support this zoning change. Continued development and change of commercial, residential, and educational uses is fundamental to supporting private property rights. The proposed change will allow the continued use of historic buildings, and the expansion of a school and Pre-K facility. These are noble uses, fitting both the intention of a church (education), and uses within a residential area that borders the busier commercial center along Central Avenue.

I am also supportive of additional housing and commercial uses in the city and hope the city continues with its effort to support innovative housing within and adjacent to commercial and educational uses. Please support the requested zoning change."

Attachment: No

Comment Received: 02/16/2025, 10:19 PM

Commenter: Weirs
Email: 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 are as a pdf document.”

Attachment: Yes

Nob Hill Neighborhood Association, Inc.

PO Box 4875, Albuquerque, NM 87196

TheBoard@NobHill-NM.com

15 February 2025

Jonathan R. Hollinger, Chair, Environmental Planning Commission
By upload to EPC electronic portal

Re: Monte Vista Christian Church (Agent Debra West, ARIA Studio Consultants, Inc.)
requests a Zoning Amendment from R1-B to R-T, continued from December 2024.

Dear Mr. Hollinger,

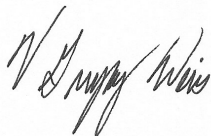
At the regular NHNA Board meeting on February 4th, Holly Nesbitt of Monte Vista Christian Church updated the NHNA on their request for a zone change. MVCC is zoned as R-1 and has a Conditional Use to allow child care (for preschool). MVCC initially requested a zone change to MX-T so they could sell a portion of the lot to an existing preschool, Elevation Children's Center, that currently leases those buildings and uses MVCC's Conditional Use. Since our Board meeting in December, some neighbors expressed opposition to MVCC regarding the zone change to MX-T, because of the broad range of permissive uses allowed by MX-T zoning.

Ms. Nesbitt and Gib Dolph, of Elevation Children's Center, relayed that at the EPC meeting in December, a continuation was granted so that they could try to find an agreement with neighbors that were opposed to the MX-T zoning. Two of the neighbors also attended the Board meeting on Feb. 4th and while they were hesitant to speak for all of the neighbors, they concurred that R-T zoning seemed to address the concerns raised in December.

The Board voted 6-0 to support MVCC's request for a zone change from R-1 to R-T.

Mr. Gary Eyster participated fully in the discussion as an NHNA Director, as his term on the EPC has ended.

Respectfully yours,



Greg Weirs
Chair, Urban Planning Committee
Nob Hill Neighborhood Association

Comment Received: 02/17/2025, 11:08 AM

Commenter: Heatly
Email: mcheatly@yahoo.com
Address: 3425 Campus Blvd NE,
Albuquerque, NM 87106

Resident

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

"pdf attached"

Attachment: Yes

Project # PR-2024-010327 / Case # RZ-2024-00049

I am a property owner across the street from Monte Vista Christian Church. While I am not opposed to the zoning change from R1-B to R-T for the property, there are some statements in the Supplemental Staff Report by the city planning department, available on the EPC meeting agenda website, that are incorrect. I think the report should be corrected for the record.

For example, on page 7, it states “A medical clinic and office zoned MX-T lie directly south of the subject site.”

This is INCORRECT. Based on the map provided in the report, the medical offices zoned as MX-T are not directly south; they are caddy-corner to the site.

In two responses, pages 18 and 28, the report states “The subject site is adjacent to R1-B, R-T and MX-T lots.”

This is INCORRECT as the site is not adjacent to MX-T. The IDO’s definition (Part 14-16-7, pg 559) for **adjacent** is “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.”

I realize the MX-T zoning was tabled for this site, but since the documents refer to MX-T properties in the area and the future is uncertain, the documents should reflect the correct conditions.

Thank you.

Margaret Heatly

