

From: [Richard Schaefer](#)
To: [PlanningEPC](#); [Heyne, Catherine M.](#); [Miller, Jude](#)
Cc: [Richard Schaefer](#); [Brady Hutchins](#); [Mustafa Ayik](#); [Kiska, Dustin E.](#); [Ayoni Oyenuga](#)
Subject: Re.: Zoning Map Amendment (Plan Number: ZMA-2025-00004) Rezoning - Comment for EPC Hearing 4-17=25
Date: Sunday, April 13, 2025 1:00:11 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

The members of the Vista Grande Neighborhood Association unanimously endorsed the following public comment.

To: CABQ Environmental Planning Commission

Re.: Zoning Map Amendment (Plan Number: ZMA-2025-00004) Rezoning) of old Desert Hills property (5200-5310 Sequoia Rd.: legal description: *Tract 22A Corrected Replat of Tract 22 Corona del Sol containing 98,254 s.f and Tract 22-B-1 Plat of Tract 22-B-1 Corona del Sol Subdivision containing 5.8508 ac or 254,861 s.f.*"

Date: April 13, 2025

After seeking the opinions of its members, the Vista Grande Neighborhood Association supports the proposed Zoning Map Amendment to change the old Desert Hills property from PD and R-ML zoning (combined 8.2-acre property) to R-MH. That would enable Building Hope to renovate the property and sell/lease it to the Albuquerque School of Excellence for use as a Pre-K through 12 school. The new zoning would enable that to happen "permissively."

At a general informational meeting on March 24, 2025, the neighbors present endorsed this rezoning approach, but expressed concerns about the potential building height (up to 48 ft.) of the R-MH designation. Mr. Brady Hutchins of Building Hope indicated that the repurposing of the site into a school would not entail construction of the massive parts of the school buildings to exceed 30- to 38-feet in height. This placated the neighbors expressed concerns.

The entire site is within the currently recognized boundaries of the Vista Grande Neighborhood Association. The neighborhood representatives at the informal March 24, 2025 meeting—including members of the Grande Heights, S.R. Marmon, and Oxbow Village Neighborhood Associations—generally agreed that **the siting of a K-12 charter school, similar to the current Albuquerque School of Excellence on the East Side, is a desirable re-use of the old Desert Hills property.**

I have contacted the members of the Vista Grande Neighborhood Association prior to sending this comment and none of the current members had any objection to making this a VGNA public-endorsement comment.

Furthermore, **we strongly encourage neighborhood participation in the traffic plan (car, bike and pedestrian) and encourage the City of Albuquerque to ensure there is fiber connectivity to the proposed school so that other means of internet connectivity are not overburdened by the potential high-traffic internet usage of a successful school.**

Sincerely,

Richard Schaefer, VGNA Secretary/Treasurer

schaefer@unm.edu

505-917-9909

Submission Date: 3/31/2025, 6:13a

Pam Wilburn

sr5vr@q.com

Property owner within 100 feet

RE: 5200 & 5300 Sequoia Rd. NW Albuquerque NM 87120 / ZMA-2025-00004

I live at 3429 Abbey Court NW, adjacent to the proposed zoning amendment for Building Hope Charter School.

After 24 years of living at this address, I can advise that with the homeless population and drug activity in this area, it could certainly be a hot spot.

Building Hope may want to reconsider a different location for the children; I don't believe it would be a safe place for a school.

Thank you for your time.

48-Hour Agency Comments

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

CABQ Parks and Rec / Park Design (received: 4/7/2025 12:22 PM)

The subject site is adjacent to Redlands Park on the northern property boundary.

ABCWUA / Water Utility Authority (received: 4/7/2025 3:06 PM)

No objection. For future development place a Request for Availability.