



Re: ZMA-2026-00001 5626 Guadalupe Trail NW

The Los Poblanos Neighborhood Association is opposed to the zone change being requested for 5626 Guadalupe Trail, NW. The request is to change the current R-A zoning to MX-M. As you can see on the map above, 5626 Guadalupe Trail backs right up to many backyards within our boundaries. Going from R-A to MX-M is a huge change. The changes for allowable heights and setbacks, as well as changes for allowable uses, are extreme. The zone change is to allow for a commercial development on this property combined with two adjacent properties to the south that are accessed from Montañito Road. 5626 Guadalupe Trail is surrounded on 3 sides by single-family homes; some built as far back as the 1960s and never thinking they could end up backing onto commercial property.

Many folks within our NA boundaries have been here since Montañó was a very quiet two-lane road dead-ending at Rio Grande Blvd. With the building of the bridge and the additional expansion to four lanes on Montañó, this neighborhood has already suffered irreparable damage to the quality of life that we thought we were buying into when we bought our properties. We certainly don't endorse any development that would further erode what remains.

A child care center is next door to the property on Montañó which currently negates many of the undesirable uses that would otherwise be allowable under an MX-M. The day could come where the child care center closes, leaving the undesirable uses back in play to the detriment of our neighborhood.

If a development does proceed, we would advocate for heights and setbacks to remain as they are under the R-A zone restrictions, and for the architecture to blend in to the character of the North Valley. Walls separating the development from the backyards of the current residents and landscaping including trees to help mitigate the noise and pollution of increased traffic created by a commercial use, would be needed.

We do appreciate that the developer has stated that Adobe Road from Guadalupe Trail to 5626 will only be there as an emergency exit and never used otherwise, even during construction. This road is very narrow and is basically a driveway to the current single-family lot, at 5626. There would need to be a locked gate or some sort of a barrier to be sure the road is never used, unless the R-A zoning stays in place and a single-family home is built there.

Thank you for considering our concerns.

The Los Poblanos Neighborhood Association Board