

December 18, 2023

EPC Agenda Items # 3 & 4: Building Height & MPOS buffer Variances and Zone map amendment at Cottonwood Crossing eastside of Coors Blvd & 7 Bar loop intersection.

Project # PR-2023- 009105, PR-2023-009105

EPC Hearing Date: December 21, 2023

Dear EPC Chair Mr. Schaffer and fellow EPC Commissioners,

I attended the facilitated meeting that was put together very quickly, last week on December 12th to explain the proposed development, for a 3 acre site adjacent to the Corrales drain that backs up to a rural County neighborhood to the east, along with an archeological site to the north. The nearby neighbors expressed concerns about amending the current site plan with new uses as well as the variances that were being proposed, which included a variance to the building height, and a reduction to the MPOS buffer from 45 ft to 6 ft, as well as concerns for addition light pollution and maintaining privacy from the overlooking town homes.

I have several concerns:

- 1) My concern is the applicant is making the development too crowded, and insensitive to the MPOS archeological site and the residents who will living there.
- 2) The applicant is trying to squeeze too many uses on a 3 acre site, including a restaurant, a cannabis shop, office and 14 Townhomes. Three acres is very small for all the uses they want to build.
- 3) Most of the 14 Townhouses are on extremely small lots of 1,600 sf., except for one townhome being on a 2,256 sf lot, which is a more appropriate size. The 1,600 sf size is not consistent with Town homes already built on the west side along Coors Blvd. or near the river which are on 2,800 sf. lots. These town homes also have lots of common space. See photos below.
- 4) The proposed town homes are adjacent to the Corrales Drain, and the rural County neighborhood as well as the archeological site. Coors is an overlay zone that runs along the Bosque to protect views and to be sensitive to the natural landscape. Development is not suppose to be so dense.
- 5) I have concerns that the cannabis is adjacent to residents. There is already a cannabis down the street. This is not just for retail but consumption use too. What about the smell? Won't the smell bother the residents?
- 6) We don't support the applicant requesting a variance to the building height for the cannabis building, or the restaurant or the 2 town homes, that don't meet the view regulations. The Coors VPO-1 is to protect views along Coors Blvd. The view regulations should be followed. Don't support the variances to the view regulations.
- 7) I don't agree with a 39 ft. variance to the 45 ft. buffer for MPOS-Major Public Open Space, leaving only 6 ft. to buffer it. There should be more buffer.

8) I am concerned the view regulations for Coors Blvd. in this area is being ignored. The car wash under construction at the corner entrance, is 30 feet high! How did this happen! Why weren't we notified? Currently the car wash building looks white. It should be using earth tone tan colors not white.

9) This situation of not being notified by the City has led to developments that are violating the view regulations or color scheme in the Coors overlay zones. The carwash under construction at the corner is an example of this. This situation of not being notified and developments not following design rules should not continue.

10) I am concerned about the architecture of the buildings not being in character with surrounding area by using metallic materials and a white color scheme. The color scheme should be southwest earth tone colors. See pg. 282 of the staff report of the building elevation.

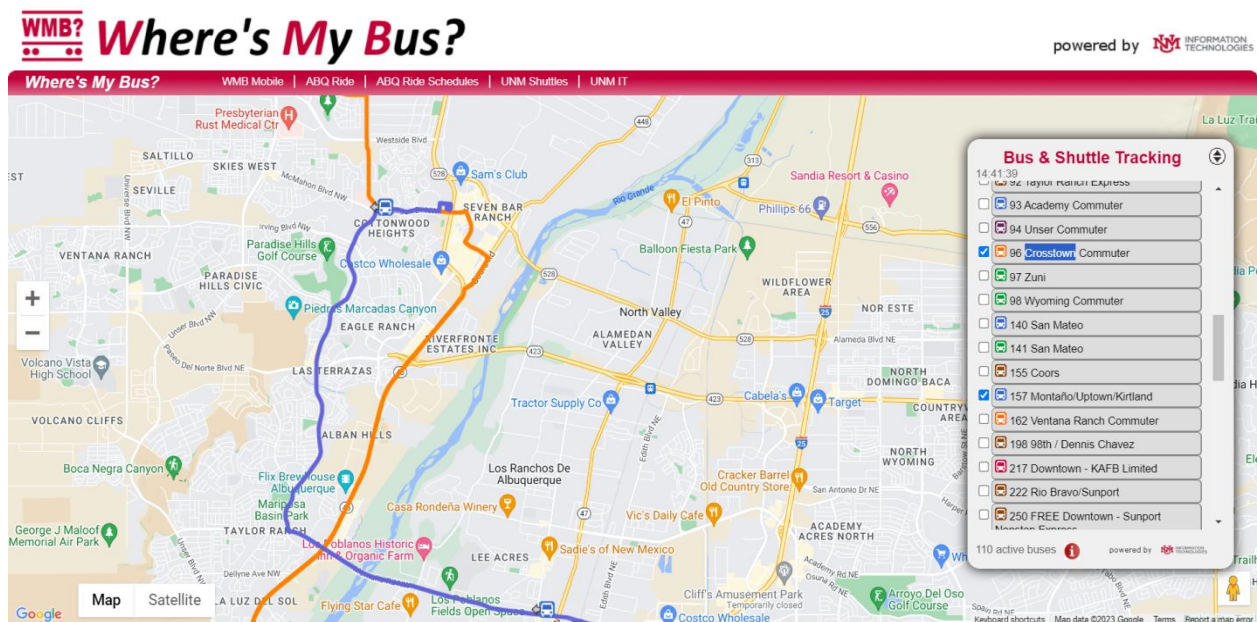
11) Concerned We had little time to respond to this application or to send in comments in any sooner, especially during the holidays.

12) Also note the Transit bus route 157 according to the transit website runs along Golf Course not Coors to Montano then to Louisiana & Kirtland. Bus route 96 is commuter route which usually has limited service. Coors is a major transit corridor but only one bus route runs near the site not two as described by the applicant at the facilitated meeting. Coors is also an overlay zone that runs along the Bosque to protect views and to be sensitive to the natural landscape. The applicant used this transit corridor to justify more density while in fact there is limited bus service on Coors. See bus route map below.

I recommend that the 2-3 town homes adjacent to the archeological site be removed so that the remaining town homes can expand to at least 2000 sf. lots. and the MPOS buffer could be maintained.

There should be no variance to building height for any of the buildings including the cannabis and restaurant. None of the buildings should use metallic materials. They should use stucco with earth tone colors. to blend with the built and natural environment.

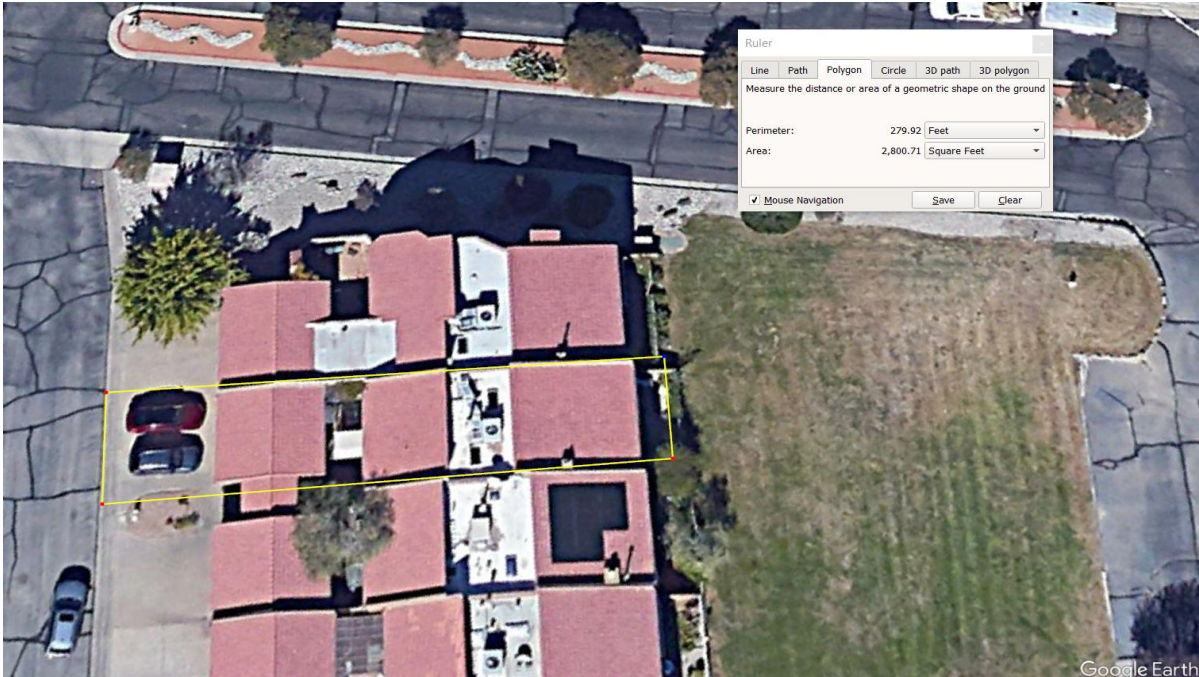
Below are the 2 bus routes (157 & 96) for the west side:



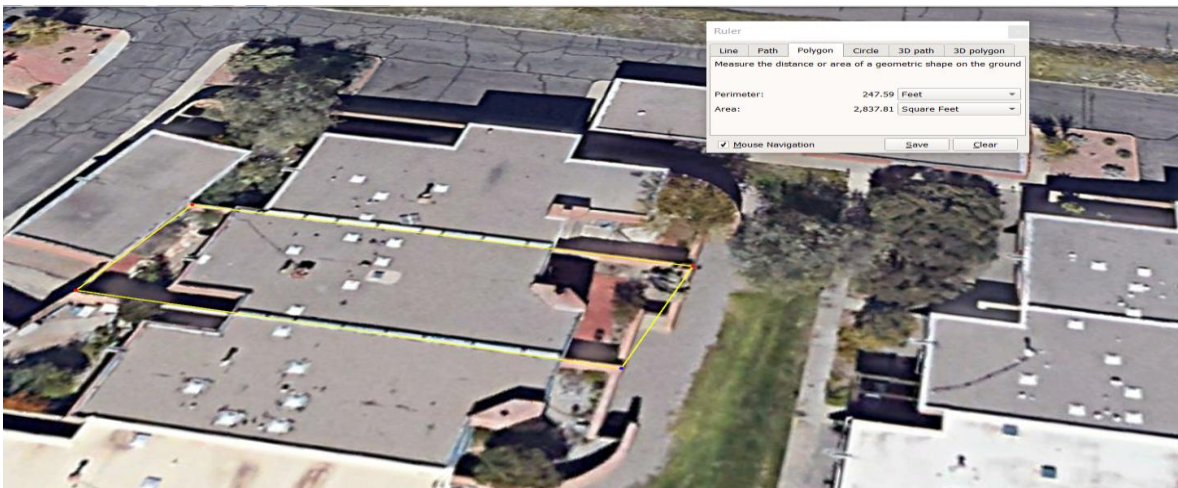
The purple line is bus route 157, It goes along Golf Course to Cibola Loop transit station. According to the Transit map, it does not go down Coors Blvd. or near the subject site.

The orange line is route 96 , it goes along 7 Bar loop, to Coors and heads south along Coors, as a commuter route which usually has limited service. Should not use Coors transit designation to justify increasing the density. Coors is an overly zone near the Bosque in which the view regulations are to preserve it views. That is the main reason Coors is an overly zone.

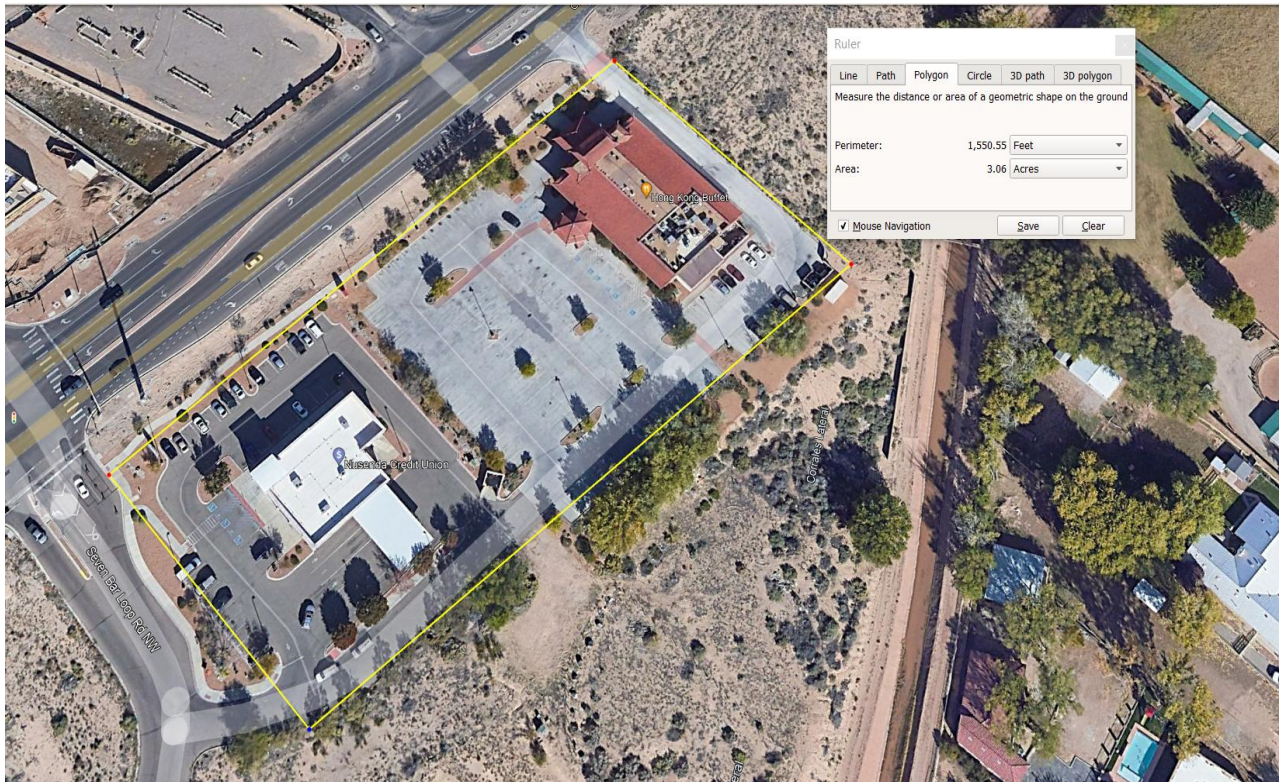
Existing west side town homes below have over 2,000 sf lots. 1,600 lots are too small for town homes.
La Luz Townhome lot is **2,837 sf** (near Coors and Dellyne).



Town Homes on Vista Grande NW, north of I-40, overlooking the Rio Grande. Photo shows lot size **2,800 sf**. Lot includes garage, driveway, and patio. These town homes include common open space as well.



Below is the Hong Kong restaurant and Credit Union along Coors Blvd. at entrance to subject site. Together the 2 lots are 3 acres. There are only 2 uses on the 3 acre site. The subject site we are reviewing is southeast of the Hong Kong Restaurant and Credit Union. It also is 3 acres. This application is proposing 4 uses on a 3 acre site, and as a result wants several variances to be able to squeeze everything onto the 3 acre parcel. We request that the applicant reduce the amount of density or number of uses to better fit the site without seeking or needing any variances.



Thank you,
Rene' Horvath
WSCONA Land Use Director