

## Lozoya, Sergio

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**From:** Dan Regan <dlreganabq@gmail.com>  
**Sent:** Friday, September 3, 2021 9:57 AM  
**To:** Lozoya, Sergio; Salas, Alfredo E.  
**Cc:** 'Dan Regan'; 'Jim Griffee'; uri.bassan@noreste.org; rpmartinez003@gmail.com; Mildred Griffee; michael@drpridham.com; 'Mark Reynolds'  
**Subject:** EPC Mtg., Sept 16, 2021 -- PR2021-005844 RZ2021-00028

Mr. Lozoya,

Alfredo Salas shared with me that you are the City Planner handling this Zone Change matter for the Planning Dept. as it is being prepared to be heard by the EPC at its Sept. 16, 2021 meeting.

PR2021-005844 RZ2021-00028 came to the attention of the District 4 Coalition and the Nor Este Neighborhood Association via a Pre-Application Notification of June 30, 2021 from Consensus Planning, on behalf of Legacy Development. Part of that notification carried the following information: Markana Glendale -- application for a Zone Map Amendment on behalf of Legacy Development for property legally described as Lots 6, 7, and 26-A, Block 25, Tract A, Unit B, North Albuquerque Acres and located on Glendale Avenue NE east of San Pedro Drive. The subject property is currently zoned NR-SU (Non-Residential Sensitive Use) for a cemetery. The proposed Zone Map Amendment request will be to rezone the site to MX-L (Mixed-use Low Intensity).....

You should have, as part of this project's file, the Summary Report and from the Pre-Application Facilitated Meeting on July 22, 2021.

I submit the following issues for the EPC's consideration regarding this project:

- The intended character of this property is tied to the long time Sensitive Use zoning that went into the establishment of the bordering cemetery, the City's major recycling center and the other industrial uses on nearby properties. None of these SU entities lend themselves to immediately adjacent multi-family apartments.
- Utilizing this property as MX-L could also hamper both the cemetery and the recycling center should either entity determine that they need to expand their operations.
- The NR-SU zoning was specifically developed because a number of such uses are difficult to locate with expansion capacity and to have a particular use not create problems for the surrounding property uses. The City's investment in the Eagle Rock recycling facility has been & remains substantial and needs to not be hampered in its future potential development.
- As you will note from the Summary Report of the Facilitated Mtg., there is a single morning bus & single late afternoon bus route that services this area and NO OTHER PUBLIC TRANSPORTATION. You will also note that the trek from this project's location to the nearest stop along that bus route is substantial.
- There are also NO bike paths or walking paths in the vicinity, which means that anyone biking or walking to a bus pickup spot or other destination will have to use the roadway or any sidewalks that are available.....which are non-existent close to this location.
- There is one set of quick food & entertainment establishments within a half mile of this location but the nearest shopping area, grocery store or regular dining would require some form of personal transportation to get to them.

The District 4 Coalition, after a Facilitated Meeting and other consultation, recommend against this Zone Change as proposed in PR2021-005844 RZ2021-00028 for the above reasons offered above.

Thank you for your careful attention to all of the above.

Dan Regan  
District 4 Coalition  
Zoning / Development Committee, Chair