

## Salas, Alfredo E.

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**From:** Beverly Pucka <beverlypucka@msn.com>  
**Sent:** Monday, January 16, 2023 12:51 PM  
**To:** Duarte, Leroy D.  
**Subject:** Re: Letter of opposition

**[EXTERNAL]** Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

To Whom It May Concern:

I am writing a letter of opposition to the newly proposed plan to inbuild a structure at 305 Girard SE. There is a proposal to build a fourplex onto a 305 Girard, a .12 acre plot that already has a duplex that occupies the entire front half of this lot. There is also a second building that occupies about one third of the back half of this lot. This leaves a miniscule portion of the lot, no more than one third of the .12 acre lot, to build this structure that is planned to be a fourplex. This does not consider the incredible strain this will have on parking of these future residents for the neighborhood, on one of the busiest corners of Albuquerque, that is Girard and Lead, where parking on the street is discouraged due to heavy traffic. This does not even consider the immense strain this will have on the actual building of this structure, with construction vehicles, deliveries of building materials into what is essentially a city alleyway, parking of said workers, etc. I would hope that this plan will be rejected before this goes too far, as it will surely be a mistake to try to inbuild on this tiny, already crowded lot. Thank you for considering a rejection of this disastrous proposition.

Sincerely,

Beverly Pucka  
Owner, 301 Girard SE

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**From:** Duarte, Leroy D. <lduarte@cabq.gov>  
**Sent:** Friday, January 6, 2023 11:00 AM  
**To:** beverlypucka@msn.com <beverlypucka@msn.com>  
**Cc:** Lehner, Catalina L. <CLehner@cabq.gov>  
**Subject:** Letter of opposition

Beverly,  
Please email a letter of opposition, it will be included in my staff report.  
Thank you,



**LEROY DUARTE**  
Current Planner

Urban Design & Development

o 505.924.3452

e [lduarte@cabq.gov](mailto:lduarte@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** [Don Hancock](#)  
**To:** [City of Albuquerque Planning Department](#)  
**Cc:** [Dawson Jariwala](#); [Steven Spencer](#)  
**Subject:** EPC Agenda Item 3 - Project # PR-2022-007919  
**Date:** Tuesday, January 17, 2023 7:30:10 AM  
**Attachments:** [UHA EPC 305 Girard SE watt.pdf](#)

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[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern. Thank you for your consideration of the attached clarifying materials.

# UNIVERSITY HEIGHTS ASSOCIATION

105 Stanford, SE  
Albuquerque, NM 87106  
505/262-1862  
[info@uhanm.org](mailto:info@uhanm.org)  
[www.uhanm.org](http://www.uhanm.org)



January 16, 2023

Mr. Tim MacEachen, Chair  
Environmental Planning Commission  
City of Albuquerque

via email: [abcto@cabq.gov](mailto:abcto@cabq.gov)

Dear Chair MacEachen:

Re: Project # PR-2022-007919, Case # RZ-2022-00060, 305 Girard, SE

This letter serves to clarify the position of the University Heights Association (UHA), which is the Recognized Neighborhood Association where the subject property is located, and to point out serious concerns about some inaccuracies in the staff report.

The UHA Board of Directors has not taken a formal position in support or opposition to the requested zone change. As reflected on pages 96-101 of the staff report, two members of the UHA board participated in the Facilitated Meeting on October 27, 2022. After the Facilitated Meeting, the matter was discussed at the UHA board meeting on November 3 in which several board members expressed opposition and one board member supported the request. That board discussion was communicated to the applicant in an email on November 4, which stated:

At last night's board meeting, we discussed your request. The board did not take a vote, but some members oppose the zone change because they feel that it's inappropriate for the location since the other nearby properties are also townhouse. They do not oppose [sic]to you adding two townhouses, as you said was possible under the existing zoning. One board member would support the zone change.

UHA did not receive the application from the applicant. Before New Year's, I called the Planning Department to inquire about the application and who the staff planner is for the project. Catalina Lehner informed me that the Planner had not yet been assigned, but I could call later to get that information. As reflected in the staff report on pages 20 and 25, on January 9, I did discuss the request for Leroy Duarte. In response to my request for the application to be emailed, he stated that it was too large, and that I could get a copy of the application by bringing a flashdrive to the Planning Office. Since the deadline to submit full materials to the staff was January 4, this letter is submitted as clarifying materials under the 48-hour rule.

Our serious concerns regard inaccuracies and incompleteness in the Staff Report that relate to whether the IDO zone change criteria under 14-16-6-7(G)(3) are met.


The Staff Report context on page 8 and history on page 9 omit the historic R-T or equivalent zoning of 305 Girard SE and the properties directly north and south. The Zone Atlas map on page 48 of the PDF shows the 14 properties directly north of 305 Girard SE to Silver Boulevard, and the 19 properties directly south of 305 Girard SE are all zoned R-T. (313 Girard, SE was rezoned to R-ML, though the Staff Report provides no history.) The Staff Report does not describe that those 34 properties were all zoned RTD in the original 1978 University Neighborhoods Area Sector Development Plan (Attachment 1). That zoning was maintained in the 1986 Sector Plan (Attachment 2). The zoning was intentionally approved so that the zoning and properties along the west side of Girard would be a lower density buffer on the east edge of the UHA boundaries between the Diverse Residential zoning (now R-ML) of the properties to the west. That historic context of 33 of 34 properties to the north and south being zoned R-T or its equivalent for 45 years is important and is missing from the Staff Report. The Staff Report instead emphasizes the R-ML zoning, which has never been the zoning of the property.

In addition, the Staff Report does not mention the December 5, 2022 City Council approval of R-22-74, the University Metropolitan Development Area (UMRA) Plan, which was also approved by the Mayor. The UMRA Plan emphasizes the need for increased housing within the UMRA boundaries, which do not include Girard south of Silver Boulevard (Attachment 3). Further, the Council ordinance states: "The lower-density residential character of neighborhoods to the south of Silver should be preserved."

Thus, the context, history, and policy is to maintain the existing R-T zoning along the west side of Girard. In that light, and because the applicant stated at the Facilitated Meeting that he could do some infill under the existing zoning, Policy 4.1.2, and several of the 5.1, 5.2, 5.3, and 5.6 policies and sub-policies are not met by the requested zone change. There is clear basis to deny the zone change request.

Thank you very much for your consideration.

Sincerely,

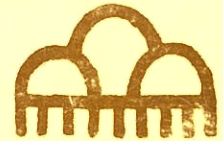


Don Hancock  
Secretary-Treasurer  
[sricdon@earthlink.net](mailto:sricdon@earthlink.net)  
505-262-1862

cc: Dawson Jariwala  
Steven Spencer



MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION



# UNIVERSITY NEIGHBORHOODS AREA

Sector Development Plan

UNIVERSITY NEIGHBORHOODS AREA  
Sector Development Plan

February 1978



MAP 5

**LAND USE PLAN**

- |                                  |                          |
|----------------------------------|--------------------------|
| SF SINGLE FAMILY RESIDENTIAL     | UC UNIVERSITY COMMERCIAL |
| RTD RESIDENTIAL TOWNHOUSE DUPLEX | C-2 COMMUNITY COMMERCIAL |
| DR DIVERSE RESIDENTIAL           | HC HEAVY COMMERCIAL      |
| R-3 MEDIUM DENSITY RESIDENTIAL   | M-1 LIGHT MANUFACTURING  |
| O-1 OFFICE                       | SU-1 SPECIAL USE         |
| C-1 NEIGHBORHOOD COMMERCIAL      | P-R PARKING RESERVE      |
| R3C RESIDENTIAL COMMERCIAL       |                          |

**UNIVERSITY NEIGHBORHOODS AREA**



July, 1986

# University Neighborhoods Sector Development Plan



City of Albuquerque  
Planning Department/Redevelopment Division

# UNIVERSITY NEIGHBORHOODS

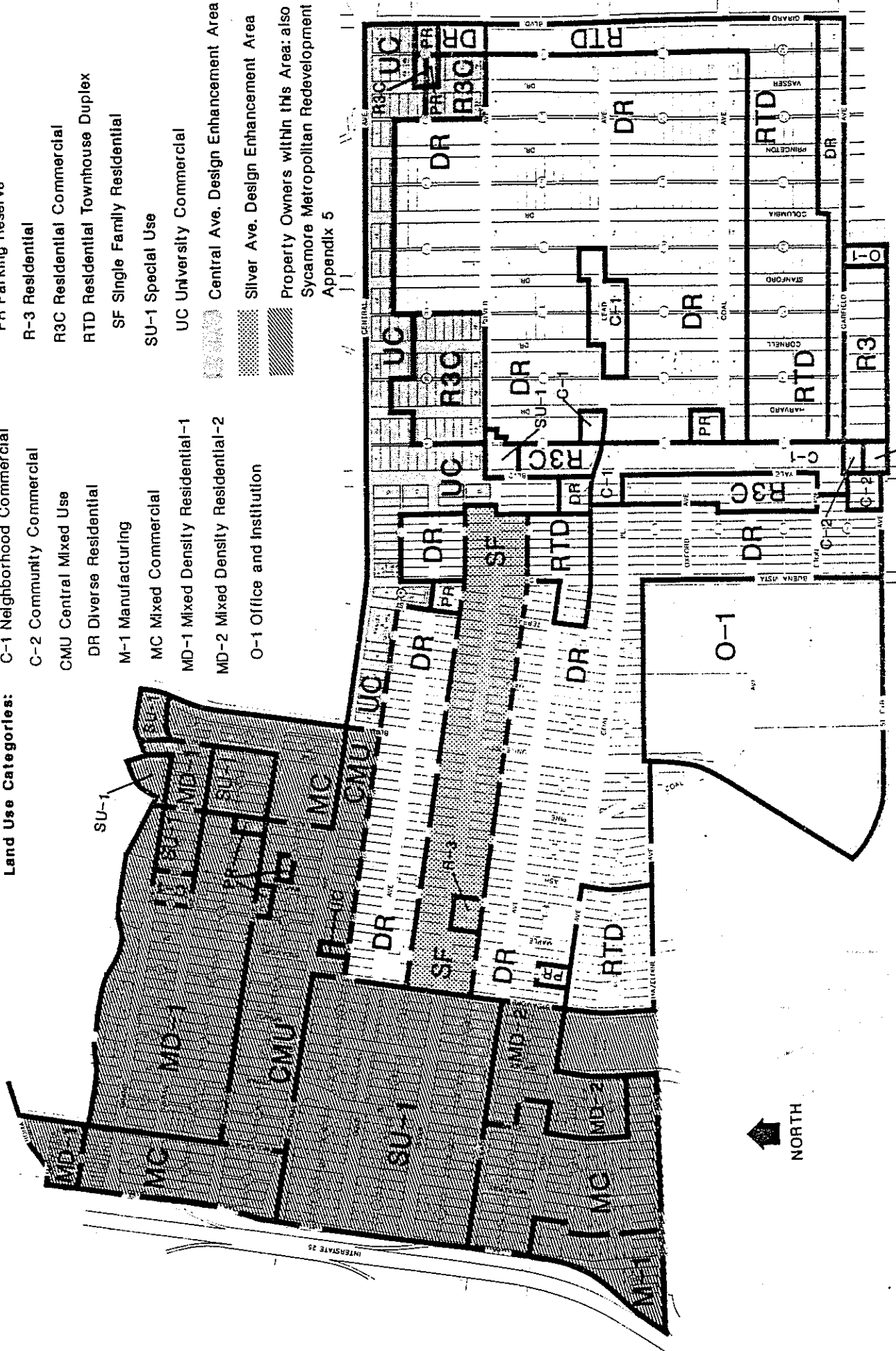
## SU-2 ZONING

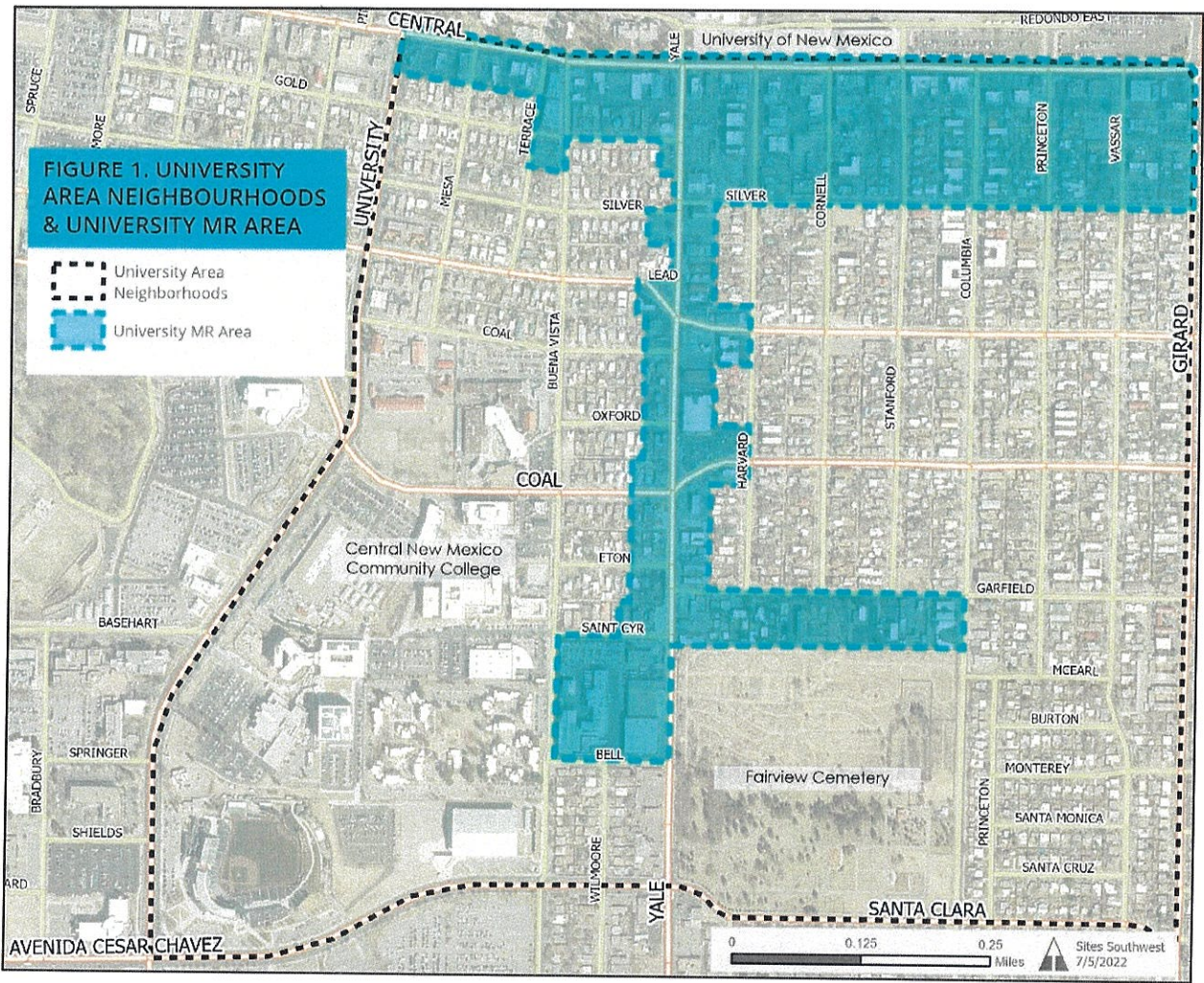
### Land Use Categories:

- C-1 Neighborhood Commercial
- C-2 Community Commercial
- CMU Central Mixed Use
- DR Diverse Residential
- M-1 Manufacturing
- MC Mixed Commercial
- MD-1 Mixed Density Residential-1
- MD-2 Mixed Density Residential-2
- O-1 Office and Institution
- PR Parking Reserve
- R-3 Residential
- R3C Residential Commercial
- RTD Residential Townhouse Duplex
- SF Single Family Residential
- SU-1 Special Use
- UC University Commercial

- Central Ave. Design Enhancement Area
- Silver Ave. Design Enhancement Area

Property Owners within this Area: also see  
Sycamore Metropolitan Redevelopment Plan  
Appendix 5

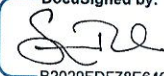




### APPROVING THE UNIVERSITY METROPOLITAN REDEVELOPMENT AREA PLAN

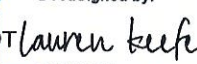
Approved:

Approved as to Legal Form:

DocuSigned by:  
  
 B2029FDF78E649F...

10/3/2022 | 9:02 AM MDT


Lawrence Rael      Date  
 Chief Administrative Officer

DocuSigned by:  
  
 1A21D96D32C74EE...

10/3/2022 | 8:25 AM MDT

City Attorney      Date

Recommended:

DocuSigned by:  
  
 AD78BA43DB3F423...

10/3/2022 | 8:19 AM MDT

Terry Brunner      Date  
 Director

DS  
