

Valle Prado Neighborhood Association

With regards to: Project #: PR-2023-009207

Subject: Opposed to zoning change

October 16, 2023

To Whom It May Concern,

With regards to Project #: PR-2023-009207, I am writing to ask that the City of Albuquerque Environmental Planning Commission vote in opposition to the proposed zoning change from R1-D to MX-T based on arguments of housing density, precedence, and continuity of land use.

As the president of the Valle Prado Neighborhood Association, I have not yet had an opportunity to discuss or gauge this particular zoning matter with all of the board or members, but in my time in this community, I do not recall a time when they were in favor of increased density. Even in facilitated meetings where high density residential housing site plans are under consideration for approval on land that has been zoned for that purpose since the plats were first drawn, there are objections for the plan to move forward based on the increased density straining already overloaded public infrastructure such as water, schools, and street capacity. Changing the zoning from R1-D to MX-T would only add to this problem by densifying past what master plans were designed to handle.

While it could be argued that allowing denser land use on one lot could do little to the overall master plan, allowing such a change would create a precedent that would open the flood gates to numerous requests of a similar nature. Such a precedent would have a significant impact on public infrastructure and character of the Northwest Mesa Top communities.

The area for the proposed zone change is in a planned residential neighborhood near three public schools. A business or higher density housing in this area would not match the continuity of land use in a residential community. Furthermore there is no shortage of land that can support MX-T activities on the Northwest Mesa Top. There are ample use areas zoned for higher density housing yet to be developed and located not far from this site. The same can be said of commercially zoned sections which also exist in abundance on the mesa top and are mostly yet to be developed.

Joshua Beutler

President  
Valle Prado Neighborhood Association