

Date: October 16, 2023

EPC: Agenda #4: Zone Map Amendment R-1D to MXT

Volcano Cliffs subdivision/between Rainbow Blvd. and Rosa Parks:

Project # PR-2023-009207, RZ-2023-00033

EPC Hearing date: October 19, 2023

Dear EPC Chairman Mr. Shaffer and fellow Commissioners,

I recently learned of the proposed zone change request to change R-1D to MXT for the Volcano Cliffs area on the mesa top. This was brought to our my attention by a nearby concerned neighbor, who noticed the posted sign. Neither he nor WSCONA was notified.

I support the staff report's recommendation to deny the zone change and agree that this request is contrary to this area being in an Area of Consistency for single family homes, resulting in this unjustified spot zoning request. The current R-1D is most appropriate for the mesa top area; as there is a need for single family homes and the large lot zoning is more sensitive to this highly valued cultural area of the Albuquerque community with its unique topography and views. The Volcano Heights Urban Center at Paseo and Unser is the center for commercial /office use. Mixed use zoning was never intended to expand beyond the Unser/Paseo Urban Center.

West side residents have observed that zone changes outside the properly zoned activity centers tend to dilute the market and undermine the success of urban centers on the west side. Zone changes such as this do not serve the best interest of the community and have lead to major conflicts between the residents and the developers that can go on for years. R-1D zoning is a more appropriate for this area, as there is a need for single family homes and R-1D zoning will cause less conflicts than the proposed MXT zone, which is more intense with taller building heights that dominate the landscape. It is not clear what type of use the zone change will bring and how it will be a benefit to the neighborhood. Because the mesa top is a very sensitive area and zone changes such as this usually lead to increased density with taller building heights which has led to much anger and conflict for our west side community. It may bring economic benefit for the applicant but it does not bring a benefit to the community. Therefore I urge your support to deny the zone change request.

Thank you,

Rene' Horvath

Land Use Director for WSCONA