

Lehner, Catalina L.

From: Sandy Lujan <sandylujan1968@gmail.com>
Sent: Sunday, October 06, 2019 4:48 PM
To: Lehner, Catalina L.
Subject: Rezoning at Paseo del Norte and Kimmick NW

My husband and I are new homeowners in La Cuentista II, 8216 Burdock St NW and would like to request denial of this zoning request.

We attended the hearing in September, expecting a quick denial based on staff recommendations and the letters from Open Space, National Parks and others, all requesting denials. Needless to say, we were surprised and dismayed at the deferral. I'd like to address a few points. Several members of Open Space were seated behind us, they hadn't signed up to speak for the same reasons we hadn't signed up. They said they thought they might be questions regarding their letter. We would have had neighbors with us as well but all indications were for denial.

Policy:

When you spoke, you mentioned that the application was in violation of several policies and that a violation of even one policy should be grounds for dismissal.

Notification:

The applicants' representative state that all homeowners within 500 feet and had been notified. There aren't any homeowners within 500 feet.

There was a Public Notification Sign posted on the South side of Paseo del Norte but no safe place to park a car in order to read it. Our neighbors were out hiking a couple of days before the hearing and found the other notification sign face down in the dirt. At that point my husband and I hiked over to the Paseo del Norte sign. Coincidentally, my husband and I ended up at the same cafe for lunch with the applicants' representatives. I asked them about the homeowners notifications. We live on the South side of Rosa Parks and our backyard is on Kimmick. Pretty close. There were 12 homes occupied at that time and we were not notified. They said they had mailed a letter to Abrazo Corp, they aren't homeowners. By deferring the issue the Council eliminated the possibility of any neighborhood testimony.

Access Road to New Development

Applicants' Representative stated that there are really good access roads for a new commercial development. This is not the truth. Paseo del Norte is very dangerous at the intersection of Kimmick. The light is not in operations. If you are traveling East on Paseo del Norte it changes from 2 lanes to 4 just West of Kimmick and they cars really speed at that point. There have already been accidents. Kimmick is a 2 lane bedroom community access road bound on one side by Open Space and the other side by homes, including ours.

I think the Staff did an excellent job with their recommendations but seemed to be ignored. Thanks for your consideration.

Sandy and Bob Lujan
505-264-0262

Lehner, Catalina L.

From: Old Gmail <1991sb@gmail.com>
Sent: Monday, October 07, 2019 10:22 AM
To: Lehner, Catalina L.
Cc: Rene' Horvath; Mike Voorhees; sandylujan1968@gmail.com
Subject: Opposition to PR-2019-002663/RZ-2019-00043

Dear Ms. Lehner,

We are homeowners in La Cuentista II, a new subdivision in Volcano Cliffs, at the corner of Rosa Parks Road and Kimmick Drive. We are strenuously opposed to the above-referenced rezoning application.

Although all of Volcano Cliffs would be adversely affected by the intensive commercial development permitted under the proposed rezoning, La Cuentista II homeowners will suffer the most direct negative impact. Even so, we had no notice or opportunity to be involved in the review process: We first learned of the above-referenced rezoning application only a few days before the Environmental Planning Board's September 12 meeting, when a yellow request sign appeared on the parcel west of Kimmick Drive. (We had noticed a yellow sign on the parcel east of Kimmick, but couldn't get close enough to read it; the sign was placed along Paseo del Norte, in a spot that was effectively inaccessible by either car or foot.)

Procedural objections aside, the proposed rezoning should be denied, as set out in City Planning Staff's original analysis and the letters submitted in opposition. We are especially concerned about light and noise pollution as well as a significant increase in business-related traffic volume on Kimmick Drive (designated as a residential collector street, not a commercial collector).

Before we signed the contract to have our home built, we researched the Volcano Cliffs area and carefully reviewed the Volcano Cliffs Sector Development Plan. The City's long-term vision for Volcano Cliffs, as expressed in the Development Plan, was an important factor in our decision to purchase here. This zoning change would be wholly inconsistent with that vision. On a personal level, we are facing a diminution in the value of our brand-new home and a negative impact on our quality of life.

We urge denial of this application.

Sincerely,

Sharon and Bill Stepler
8220 Burdock St. NW
Albuquerque, NM 87120=

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: Mike Voorhees <mike@cyonic.com>
Sent: Monday, October 07, 2019 4:56 PM
To: Lehner, Catalina L.
Cc: Old Gmail; Rene' Horvath; sandylujan1968@gmail.com
Subject: Re: Opposition to PR-2019-002663/RZ-2019-00043

Catalina,

Thank you for keeping us informed and for all the work the planning staff did on this. I would attend the meeting on the 10th, but as that is during the Balloon Fiesta and I am a Primary Pilot in the AIBF, I am doing my best to help ABQ put on a great show for the world and thus cannot attend.

If you can convey that for me to the EPC, I would appreciate it.

I am of course concerned that if the EPC does not deny this non-compliant request, then the extensive zoning plans that are in place are essentially being sidestepped and that the basis upon which our family and so many other property owners decided to build our homes in the Volcano Cliffs CPO is undermined. Given the amounts paid for the land and the uniquely high SAD fees, it would seem that such a decision would be an uncompensated "taking" that is arbitrary and capricious. Such an action is imprudent and unnecessarily creates a significant liability for the city.

Again, thank you.
Mike T. Voorhees
Petroglyph Estates Resident & Property Owner

Sent from my iPhone

> On Oct 7, 2019, at 3:47 PM, Lehner, Catalina L. <CLehner@cabq.gov> wrote:

>

> Hello, Sharon and Bill.

> Thank you for writing. The letter below will be forwarded to the EPC prior to the hearing on October 10, 2019. The hearing will be held here at the Plaza del Sol building, 600 Second St. NW. It's a continuance from the September 12, 2019 hearing. I don't know if they would re-open the floor and let people speak, or read the letters they've sent in, but it can't hurt to sign up to speak because that would show attendance. Usually the chair asks "is anyone signed up?"

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> Notification is required to property owners within 100 feet of the subject site and to recognized neighborhood organizations which, in this case, is the Westside Coalition. If neighbors are interested in becoming a recognized organization, I can get you that information. Let me know if you have any questions. Thank you.

>

> CATALINA LEHNER

> senior planner

> o 505.924.3935

> e clehner@cabq.gov

> cabq.gov/planning

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> -----Original Message-----

> From: Old Gmail [<mailto:1991sb@gmail.com>]

> Sent: Monday, October 07, 2019 10:22 AM

> To: Lehner, Catalina L.