

September 9, 2019

EPC: Agenda #5

Project # PR-2019-002663

Case # RZ-2019-00043

Hearing Date: September 12, 2019

Dear EPC Chairman Dan Serrano and fellow Commissioners,

The TRNA and the Westside Coalition voted to not support the zone change request.

TRNA members have been involved in the establishment of Petroglyph National Monument and also in the planning process for the Volcano Mesa Area. WSCONA boundaries include the Volcano Mesa Area. Both Taylor Ranch (TRNA), and Westside Coalition (WSCONA) members along with a resident of Volcano Cliffs, attended the July 15th facilitated meeting.

Consensus Planning presented the zone change request. They said there was no specific intended use being proposed with the zone change request. They explained the reason for the zone change was to sell the property, and to allow larger buildings over 10,000 sf. Meeting participants expressed concern that the MXM zone is far more intense for an area that is primarily single family homes and near the peace and solitude of the Petroglyph National Monument open space. They said the existing MXL zone which allows small general retail is much more appropriate for this area, than an MXM zone.

It was pointed out that Volcano Heights Urban Center, is located on the north side of Paseo del Norte. It includes more intense zoning such as the MXM and MXH zones. The intent is to locate more intensive uses in a designated Urban area. MXL uses are more appropriate near residential and open space areas such as Volcano Cliffs.

A grocery store was mentioned as a possible use in a MXM zone. The Volcano Cliff resident pointed out that there are already two grocery stores just below the escarpment with plenty of retail services that serve their needs. There is no need to change the zoning to allow for more grocery stores or other MXM uses on this site. Changing the zoning to allow a more intense unknown use, would not be supported by his neighborhood.

The west side has observed that zone changes outside the properly zoned activity centers, tend to dilute the market and undermine existing shopping centers on the west side, leaving many stores vacant that still need to be filled. Zone changes that do not serve the best interest of the community have lead to major conflicts between the residents and the developers that can go on for years. MXL is a more appropriate zone for this area, and will cause less conflicts than the proposed MXM zone.

For the reasons listed above, the TRNA Board at their August 14th meeting, and WSCONA Board members at their Sept 4th meeting, both voted to not support the zone change request from MXL to MXM.

Thank you,
Rene' Horvath
Land Use director for TRNA and WSCONA