

Facilitated Meeting Report

Date Submitted: May 30, 2008
Submitted By: Angelica Chacon

Project Number: 1004413

Address/Property Description: SITE DEVELOPMENT-BUILDING PERMIT AND AMENDMENT TO ZONE MAP (ESTB ZONING/ZONE CHG) for all or a portion of lots 43, ALVARADO GARDENS ADDITION #2 zoned RA-2 located on RIO GRANDE BLVD NW BETWEEN ORO VISTA RD NW AND CAMPBELL RED NW containing approximately 1.22 acres. (G-12)

Meeting Date and Time: Wednesday, May 28, 2008 at 6:30 PM

Meeting Location: Los Griegos Health and Social Service Center, 1231 Candelaria Rd. NW

- **Developer/Applicant:** PETER PARNEGG
- **Agent/Applicant:** CONSENSUS PLANNING, JIM STROIZER
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Neighborhood Association (NA): ALVARADO GARDENS NA (AVG) "R"
RIO GRANDE BLVD NA (RGB) "R"

Facilitator: Angelica Chacon

Co-facilitator: Diane Grover

Planner: Carol Toffaleti

Background/Meeting Summary: Peter Parnegg began the meeting by giving an overall introduction to this project. Peter stated that the main reason for choosing this particular location was because the site was already zoned non-conforming and the office building would have a low impact on the existing neighborhood. Jim Stroizer then presented and discussed plans for the proposed office building. The zone change being requested, from RA-2 Residential/Agricultural to SU-1 for professional office, was the main opposition by the neighbors present to the current application. The neighbors expressed concerns that the rural quality of the neighborhood would be changed and the proposed zone change could set a precedent for further commercial building in this area along Rio Grande. After further questions and dialogue between the parties present, Peter announced that due to the overall opposition to the proposed project, he would be withdrawing his application for this project.

Outcome:

- Areas of Agreement:
 - The rural feel, integrity and daily lifestyle of the area should be maintained
 - The proposed office building is a good design
- Areas of Disagreement:
 - The zone change requested from RA-2 Residential/Agricultural to SU-1 for professional office
 - The proposed office building is too invasive for this residential area

- The impact of traffic from employees would be minimal versus more single family homes
- Key Points: The neighbors stated that they felt the current rural lifestyle, would be compromised by this zone change request. Peter Parnegg is also a resident of the north valley, has lived there all his life, and is sensitive to the issues raised by the neighbors. Peter stated at the beginning of the meeting that there were 3 choices: to proceed with the project, slow down and modify the plans, or withdraw the application. Without the needed support for the zone change from the NAs represented at this meeting, Peter decided to look for alternative building sites for this project.

Meeting Specifics:

- 1.) Requested Zone Change
 - a. tied to professional office use
 - b. SU-1 restricts uses, would require site use plan
 - c. could work with zoning if there is a need for a more defined use plan

- 2.) Proposed professional office building
 - a. 50-60 employees of real estate company
 - b. opportunity to re-develop property
 - c. set back from street, small lot in front
 - d. existing circular drive, city requires north curb cuts
 - e. mostly realtors who come and go or work from home
 - f. 8:30 to 6:30 work days
 - g. combination 1-2 story building
 - h. 15,000 sq. ft.
 - i. 26 ft. height limit (plus chimney)
 - j. exterior of building has the look of a traditional UNM building

- 3.) Landscaping
 - a. the main challenge is drainage
 - b. pervious areas on the side of building and use of crusher fines to help with drainage
 - c. limited asphalt
 - d. landscaping on south edge of Rio Grande and surrounding building

- 4.) Traffic
 - a. according to a traffic study quoted by Jim Strozier, traffic would increase 2%
 - b. ecological benefits to being able to live/work closely together

Questions:

Is the purchase of this property contingent upon zoning change?

Yes

How would current neighbors benefit from a 15,000 sq. ft. office building versus 4 residential homes?

People who work in the office live in the valley. Neighbors would have input into the design of the office space. Homes could be ugly or mansions.

Other than to consolidate your offices, could you stay in your present location and expand?

It is the difference between renting an apartment and owning your own house. If you don't want it, we'll go away.

Why do you have to cut trees down?

We will try to save as many as possible.

How does this zone change proposal meet zone change requirements and Rio Grande Corridor change requirements?

This is a very emotional side and neighborhoods have a strong voice. Corridor plan is as it is. Turner's plans are unclear; we give neighbors the opportunity for input. Could be better than existing non-conform use or what it could be under RA-2 subdivision.

Comments: N-neighbors, A-applicant, agent

N - Proximity to Rio Grande/Candelaria intersection already stressed, a 2% increase in traffic is substantial. Site location is next to a fire station which could create problems.

N - We appreciate the site plan, but this is an invasive use in a residential neighborhood. The proposed property is 500 to 600 ft. deep and is abutting numerous residential properties.

N - Mathews to Griegos is essentially residential, Corridor Plan recommends no commercial, proposed plan does not meet Corridor Plan regulations.

Alvarado Gardens NA representative - Alvarado Gardens NA petition from 100 residents, voiced concerns about possible declines in current property values, setting a precedent for future commercial building, the delusion of family lifestyle and increase in traffic. The NA opposed this application.

Las Acequias NA representative, Kestrel Court residents - Neighbors voted unanimously to oppose this application.

Rio Grande NA representative, Frank Mangano - Speaking on behalf of the NA, I would like this written statement, (see attached) to be submitted with meeting report, opposing this application.

N - I have been a real-estate broker for 33 yrs and the first responsibility should be to the clients. Peter Parnegg and Coldwell Banker are dedicated to service and the community. It should be respected that the decision to withdraw this application was made.

A - We acknowledge that a precedent is being set and would try to limit that precedent. Applicant and Agent were not invited to Rio Grande NA May 21, 2008 board of directors meeting to discuss or answer questions regarding this application. It takes away from the meaning and value of that meeting.

Action Plan:

Applicant/Agent will submit letter to EPC withdrawing this application.

Names of Meeting Attendees:

<u>Name</u>	<u>Affiliation</u>
Fred Evangel	Rio Grande NA
Frank Mangano	Rio Grande NA
Roger Cinelli	Rio Grande, Alvarado Gardens, and LA HOA
Barbie Brennan	Alvarado Gardens, Pres. Calle Tranquilo
Bob Johns	
Kate Downer	
Mark & Mary Ellen Holman	Las Acequias Addition HOA
Peter Parnegg	Applicant
Jim Strozier	Consensus Planning
Karen Pitman	Van H. Gilbert Architect
Bill Kraemer	NNV Assoc. Member, Property owner on Campbell Rd.
Brent Ricks	Alvarado Gardens NA
Yolanda Homann	
Talia Sledge	Alvarado Gardens NA
Erin Murphy	Resident
LaVerne Armijo	Resident
F. Judith Griego-Ruth	Resident
Bill Wagner	Alvarado Gardens NA
Van H Gilbert	Architect

Written comments may be sent to:

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