

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1007310

Property Description/Address: Lot 46 Rossiter Addition located on 12th Street between Belrose NW and Griegos NW

Date Submitted: June 26, 2008

Submitted By: Diane Grover

Meeting Date/Time: June 26, 2008, 3:30PM

Meeting Location: Los Griegos Multi Purpose Center

Facilitator: Diane Grover

Co-facilitator: NA

Parties:

Beatrix Lopez, Applicant

Los Griegos Neighborhood Association

Note: Individual names and addresses can be found at the end of this report.

Background/Meeting Summary:

Applicant Beatrix Lopez is requesting a zone map amendment from R-1 to R-2 to allow for replacement of an existing small detached apartment unit with an updated, improved small apartment unit, and a possible additional apartment or duplex on existing vacant (at a later date). When she purchased her property in 1985 she was under the impression that it was already zoned for the existing apartment, which is now run down and in need of repair. When researching improvement to the apartment she was made aware that it had been “grandfathered” when zoning was established, and that zoning would now need to be changed to accommodate her planned renovation.

Neighbors fear that down zoning will negatively impact quality of life and property values, and set precedence for more of the same at properties to the South and across the street from the subject property. They were also concerned that, while the applicant’s intent may be acceptable and above board, they could not trust what future owners might do with the broader permissions granted under R2 zoning. They are not in favor of the zone change.

Neighbors did state that if they were able to see specific plans for a renovation that obviously added value to the neighborhood, they would be more inclined to re-assess and reconsider a proposed zone change. They are not in favor of a zone change with no specific plans and legal assurances.

Outcome:

Areas of Agreement:

- No areas of agreement were noted

Unresolved Issues, Interests and Concerns:

- Applicant will proceed with application
- Neighbors maintain concerns over precedence and other ramifications of a zone change to R2 that they perceive as undesirable for their neighborhood.

Meeting Specifics:

- 1) History
 - a) Applicant purchased property in 1985
 - i) Small 2-story house with detached apartment and additional undeveloped land
 - (1) Home was occupied until property was put up for sale
 - (2) Apartment is run down and was trashed by former tenant – no longer in shape where applicant is comfortable to rent
 - ii) Was out of town landlord until moving to Albuquerque 3 years ago
 - iii) Assumed property was appropriately zoned for existing home and apartment
 - b) Property originally managed by Dillon, a small firm
 - c) Property management transferred to GDR when Dillon went out of business
- 2) Plans
 - a) Owner/applicant currently has property up for sale
 - i) Under contract with buyer she believes does not care if zone change to R2 is achieved
 - (1) Owner believes that contract is with individual
 - (2) Neighbor believes MLS listing indicates buyer is developer
 - (3) Owner will check with her realtor to clarify
 - ii) Applicant does not have faith that purchase will be finalized
 - b) If sale is not finalized under current contract:
 - i) Owner believes market may not support sale of property
 - ii) Property will be taken off the market and front home will be rented
 - iii) Owner would like to replace apartment with more updated, improved unit
 - iv) Owner would like the option to add additional apartment or duplex at a later date
- 3) Zoning
 - a) Applicant believed property properly zoned for apartment when purchased
 - i) Learned not zoned for apartment when looking at making improvements
 - b) Zone change is required to facilitate replacement of existing apartment and future addition of another apartment or duplex
 - c) Neighbor stated the following:
 - i) That zoning was established in 1959
 - ii) Establishment created many “out of compliance” situations City wide
 - iii) Owners were given 40 years to achieve compliance
 - iv) City-wide enforcement is not taking place
 - v) City is now pursuing compliance on case by case basis as situations arise
 - d) Proposed zone change would apply to only subject property
- 4) Neighbor concerns
 - a) R2 zoning allows for many options

- b) Community has concerns about down zoning
 - i) R2 allows more uses than R1
 - ii) If approved, precedence could lead to more of the same with property to the South; property across the street; other properties
 - iii) Believe down-zoning negatively impacts property values of surrounding homes
 - iv) Effect on quality of life for existing neighbors
 - v) Increased density is viewed as undesirable
- c) Neighbors value the rural “country feel” of their neighborhood
- d) While neighbors could understand applicant’s intent, they have concerns for the intent of future owners of the subject property with the broadness of R2 allowances.

Next Steps:

- Applicant will proceed with application

Action Plan:

None noted

Action Items:

None noted

Application Hearing Details:

1. Hearing scheduled for July 17, 2008
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant’s position on the Commission’s schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
 - a. Written comments must be received by July 3, 2008 and may be sent to:

Lorena Patten-Quintana
600 2nd St NW, Third Floor
Albuquerque, NM 87102
Lpatten-quintana@cabq.gov

OR

Laurie Moye, EPC Chair

% Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Addresses of Attendees:

Stephen G. Reuter	LGNA
Ida J. Kelly	LGNA
Beatrix Lopez	Applicant
Joan McDougall	LGNA
Shannon Watson	City of Albuquerque, ADR Coordinator