

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Project #: PA10-125
Property Description/Address: 6508 Onyx Ct. NW

Date Submitted: April 2, 2011
Submitted By: Philip Crump, Jessica Lawrence

Meeting Date/Time: March 31, 2011; 6:30 pm
Meeting Location: Taylor Ranch Community Center, 4900 Kachina St NW
Facilitator: Philip Crump
Co-Facilitator: Jessica Lawrence

Parties:

- Audi Miranda, Property Owner
- Architecture & Planning Land Use Consultants, Applicant/Agent
- Molten Rock Neighborhood Association
- Volcano Cliffs Property Owners Assn.
- Westside Coalition of NAs

Background/Meeting Summary:

Owner and applicant/agent requested a pre-application meeting to discuss a proposed zone change from R-1 to RC for five lots on approximately 1.6 acres at 6508 Onyx Ct. NW, to be used for neighborhood commercial uses. The owner wanted to meet with neighbors to learn concerns and get support for the project before filing an application.

Neighbors stated that they did not want any commercial uses at the location, and would prefer that the property be used for residential homes, park land, or open space. They stated that they have existing problems in the area with traffic and litter, and commercial development would increase those problems. In addition, they disliked the examples of commercial options available in the RC zone. The owner welcomed other ideas for how to use the property, and will continue to investigate different possibilities.

Outcome:

- *Areas of Agreement*
 - o Owner and neighbors want property put to beneficial use.
 - o Neighbors recognize that owner was put in difficult position after realignment of Unser and reconfiguration of property.
- *Unresolved Issues & Concerns*
 - o Neighbors do not want any commercial uses at the site, and would prefer that the property be used for residential homes, park land, or open space.

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Meeting Specifics:

- 1) Agent's presentation
 - a) Owner has owned property since 1972
 - i) When owner purchased property, lots were off Onyx Court, but in different configuration
 - ii) Original intention was to do residential development on six R-1 lots
 - b) After Unser realignment in 2004, owner was left with property in a different location, slightly further south
 - i) Now owner has five lots in triangle shape with R-1 zoning
 - ii) Lots are no longer suitable for residential, but are odd-shaped lots along major road at intersection to huge subdivision
 - iii) Hoped to incorporate residential and commercial components in development
 - (1) Property is five lots on 1.6 acres, and is not large enough for residential and commercial
 - c) Owner was working with Volcano Cliffs NA to strategize
 - d) Owner is exploring possibility of neighborhood commercial that could benefit subdivision and neighbors
 - i) Exploring possibility of rezoning to RC
 - ii) Owner is not developer
 - iii) Uses would be lowest-end local commercial uses, not regional uses
 - (1) What property can support based on size and development requirements
 - e) If rezoning process proceeds, agent will work with owner on public hearing process
- 2) Owner's presentation
 - a) Had vision for residential, but that changed when they did Unser realignment
 - i) Development of houses would be difficult because of lot configuration
 - ii) Market is slow, and even nice lots are hard to sell
 - b) Owner is considering small commercial that would complement area
 - i) Owner lives in small neighborhood with small businesses next door
 - (1) Has environmental buffers to keep light from coming in
 - (2) Located in back of office complex
 - ii) Can provide services to 600 nearby homes
 - iii) Could be environmentally friendly, within walking distance
 - iv) Other places that provide services are far away
 - v) City planners recommended the RC zone because of the restrictions
- 3) Lot reconfiguration
 - a) Owner was not compensated when road was changed and lots were reconfigured
 - b) Assessments were paid on lots as part of special assessment district
 - c) Middle lots could be used, but end lots have odd shapes
 - i) Owner considered donating southernmost lot to city or community
 - d) Owner does not own other property in the area
- 4) RC zoning
 - a) Owner and agent stated that possible commercial options include tax service, small clothing store, flower shop
 - i) Nothing with a drive-up

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- ii) Not a liquor store
- b) Neighbors expressed concerns that they didn't have enough information about what would be allowed or prohibited under the RC zone
- c) Molten Rock NA looked at proposed zone change at a board meeting, and didn't like any of the examples of businesses that would fit in the RC zone
- d) Neighbors expressed concern that if commercial development was built, couldn't undo it if there were negative impacts
 - i) Previous experience of an applicant getting new zoning, and then being able to do anything allowed under that zone
- e) Neighbors stated that they would prefer residential uses to any commercial uses
 - i) One neighbor stated that houses would be best use to maximize use of land
 - ii) One neighbor stated that people move to this area because they are willing to drive
 - iii) Neighbors stated that the special assessment district never mentioned commercial and they never expected commercial in the area
- f) Question about whether RC zoning would impact resale value of homes in immediate neighborhood
 - i) Owner stated that if it was something that was amenable to the community, could add value
 - ii) Neighbors disagree, because people purchased land in the area because of the proximity to open space
- 5) Other possible uses
 - a) Owner has considered donating southernmost lot as walking and picnic space
 - i) Neighbors expressed concern that the land abuts other properties, and this would put recreation in someone else's yard
 - ii) One neighbor stated that city said that they owned this lot, and that it was supposed to be a ponding area
 - b) Owner would consider donating part as open space and keeping part as residential
 - c) Neighbors state that these lots are larger than some other residential lots in the area, and could be used for homes
 - d) Neighbor suggested possibility of park or organic farming
 - e) Owner has also considered park and ride
 - i) Park and ride location is located near that location in the sector plan
 - f) Neighbor suggested donating the land for open space with specific language limiting its use
- 6) Traffic
 - a) Neighbors stated that walking across Unser at Molten Rocks is nearly impossible
 - b) If there were a zone change, there could not be a driveway off of limited-access Unser
 - i) Buildings would face Unser, but traffic would enter from rear off Onyx
 - ii) Neighbors stated that if traffic cannot enter from Unser, commercial development may not work there
- 7) Litter
 - a) Neighbor stated that trash blows into area and no one cleans it
 - i) City came once after six months of phone calls
 - b) Concern that commercialized land will invite more trash, which will blow across the open land

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- 8) Area sector plan
 - a) City is currently in process of creating new sector plan for the area, to replace illegally implemented plan
 - i) Volcano Cliffs SDP is available on city website
 - b) Strategy in sector plan is for walkable neighborhoods
 - i) Neighbors disagree with this strategy in this area
 - ii) Neighbors state that walkable neighborhoods do not require commercial uses

Action Plan:

Owner will continue to consider possible uses for property.

Application Hearing Details:

- 1. No hearing is scheduled at this time as no application has been made
- 2. Comments from facilitated meeting will go into a report which goes to the Office of Neighborhood Coordination
- 3. Written comments should be sent to:

Stephani Winklepleck, Neighborhood Liaison
Office of Neighborhood Coordination
600 Second St. NW, Room 120
Albuquerque, NM 87102
(505) 924-3902

Attendees:

Larry Gomez	MRNA*	Mel Lyerla & Mary Ann ⁺	Home Owner
Sharon Garnand ⁺	Land Owner	Christine Davis ⁺	MRNA
Joseph L. Martinez ⁺	Land Owner	Pirkko Koskelo ⁺	MRNA
Tabitha King ⁺	TVNA**	Dave Heil ⁺	VCPOA***
Thomas Borst	TVNA	Markku Koskelo ⁺	MRNA
Mike Gill	Land Owner	Kyle Falls ⁺	VCPOA
Sandy Levinson	Home Owner	Alicia Kassa ⁺	VCPOA
Jean & John Block	Home Owner	Shannon Beaucaire ⁺	City of Abq
Marty Brown & Rafael Rodriguez ⁺	Home Owner	Gilles Marchal ⁺	Observer
Bob Powers & Lydia Asham ⁺	Home Owner	Michael Vigil ⁺	Home Owner
Barb Mueller ⁺	Land Owner	Derrick Archuleta ⁺	Applicant
		Audi Miranda ⁺	Owner

⁺ Requested Report

* Molten Rock NA

** Tres Volcanes NA

*** Volcano Cliffs Property Owners Association