

Development review board of the City of Albuquerque

Sirs,

These are written comments concerning PR-2019-002496/SI-2019-00181. My house is directly south of the proposed development. There are approximately 19 houses in the Tierra Morena subdivision. I have applied for a voluntary zone conversion to R-1B. I have been notified that R-1B is an appropriate zone conversion because the subdivision consists of all detached single-family dwellings and the lot sizes are consistent with R-1B development pattern. Any proposed development bordering this subdivision should be treated as if it is bordering R-1B zoning and not MX-T zoning. I don't know why the city has delayed these zone conversions, but it is appropriate that the protections that exist for R-1B zoning are considered and honored.

I have several objections to the development. The most pressing objections are the parking, parking structures, lighting and dumpsters that will be adjacent to my house. The wall that separates the development from my house measures 5'9" tall at the location of my house. There is no way that a parking structure of 8 to 10 feet high or more with lighting adjacent to a 5'9" wall will not spill light into my space. In addition placing dumpster adjacent to the wall bordering my back yard is obtrusive. They smell, attract insects and rodents and are unsanitary. Additional objections that I have are the density of the project which does not fit with the overall character of the neighborhood. Commercial buildings just to the East of the proposed development include a pediatrician's office, dental office, church, school and light office space. The proposed 93 unit, 3 story apartment complex is too dense!

I have not received information from the developer regarding an elevation or detail of the parking structure, the layout of the parking, barrier, landscaping, and boundary wall. I have not received information about drainage except the statement it is complicated.

This project should not be approved. A development with less density would be a better fit for the neighborhood. Townhomes or light office space would be better choices, or a church. Something where the density of people isn't so high.

Sincerely

Stephen M Wray