

Gomez, Angela J.

From: Wolfley, Jolene
Sent: Friday, July 24, 2020 8:45 AM
To: Gomez, Angela J.
Subject: FW: Request for information - rezoning/IDO process

Please include in the Record for PR 2020-4030.

From: Renz-Whitmore, Mikaela J.
Sent: Thursday, July 16, 2020 4:49 PM
To: Marsha Kearney <rmeek1978@gmail.com>
Cc: Schultz, Shanna M. <smschultz@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>; Brito, Russell D. <RBrito@cabq.gov>; mike mirabal <mdmiraba@msn.com>; Larry Sandoval <larrysandoval75@gmail.com>
Subject: RE: Request for information - rezoning/IDO process

Ms. Kearney, all of your questions except #2 below are questions that the Office of Neighborhood Coordination (ONC) should answer. I've asked for Shanna's assistance in getting responses to those.

I'm sorry that my email wasn't below wasn't clear. The vacant lot on Golf Course where the apartments are proposed WAS eligible for the 1-year voluntary zoning conversion process that followed the adoption of the Integrated Development Ordinance (IDO) BUT DID NOT GO THROUGH THAT PROCESS.

Instead, its zoning was converted along with all properties in Albuquerque when the IDO first went into effect in May 2018. The IDO was drafted between 2015 and 2018 with many public meeting opportunities to review standards and proposed zones, and it was in the City's review and decision process from December 2016 through May 2018, with multiple public hearings at each step in the approval process.

That review/decision process was considered legislative. For legislative decisions, the City does not provide notice to every property owner but instead puts an ad in the legal notices in the Albuquerque Journal and sends emails/letters to representatives on file with the Office of Neighborhood Coordination, be they Neighborhood Associations or HOAs. These representatives are responsible for disseminating that information to residents within their association boundary. That requirement is set by the Neighborhood Association Recognition Ordinance (NARO) and generally administered by the Office of Neighborhood Coordination.

I hope this is helpful.

Best,



MIKAELA RENZ-WHITMORE

(she/hers)

o 505.924.3932

e mrenz@cabq.gov

From: Marsha Kearney <rmeek1978@gmail.com>
Sent: Thursday, July 16, 2020 11:45 AM
To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Cc: Schultz, Shanna M. <smschultz@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>; Brito, Russell D. <RBrito@cabq.gov>; mike mirabal <mdmiraba@msn.com>; Larry Sandoval <larrysandoval75@gmail.com>
Subject: Re: Request for information - rezoning/IDO process

Mikaela,

Several requests/ questions:

1. Can you send me copies of the North Bar 7 Compliance report for the past two years? 2018 and 2019?
2. Could you tell me if the vacant lot on Golf Course is included in the "likely eligible for conversion" map. I could not get the map to open up on my computer to go to our part of the map. This is one of the problems of this process proceeding during the pandemic.
3. Is it appropriate for 7 Bar HOA to pay half of the meeting room with Tierra West (to discuss their proposed project)?
4. Is the 7 Bar HOA considered a neighborhood association?
5. This is a question I asked of Ms. Carmona. Why is Public Notice Inquiry document listing Jack Corder under Seven Bar North HOA? He does work for the HOA, but is not a member or representative. I understand he was well aware of the proposed project months before April 17th, yet NO attempt was made to contact any residents.

Our HOA President keeps telling us they only had responsibility for covenant enforcement, yet they are recognized by the city. Also trying to figure out why we (residents) were not sent one of the postcard/notification of the zone conversion process. Thanks again for any help. Once again, there is a sense of urgency as we need to get our written comments in by today.

Sincerely,
Marsha Kearney

On Jul 15, 2020, at 3:00 PM, Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov> wrote:

Prior to the Integrated Development Ordinance, this property was zoned C-2, and that was converted to MX-M when the IDO was adopted and went into effect in May 2018. That was considered a legislative process, so notice was not sent to every property owner but rather given via a legal ad and emails/letters to neighborhood associations.

To advertise the zoning conversion process, we sent inserts in the County property tax bill that went to all property owners and an ad in the ABCWUA water bill.

The follow-up zoning conversion process was to fix zoning conversions for 1 of 5 errors, explained on this webpage:

<https://abc-zone.com/post-ido-voluntary-zone-conversion-process>

Here is a map showing all the properties that we found were likely eligible for a zoning conversion and received a postcard (approximately 18,000 properties):

<http://cabq.maps.arcgis.com/apps/View/index.html?appid=00cdf10884314904a635d7c59bd7a8b4&extent=-106.7142,35.0597,-106.5910,35.1319>

The property with the proposed apartments was eligible for the zoning conversion process because they had a floating zone line.

Here is the property owner request form: <https://abc-zone.com/document/zoning-conversion-property-owner-form>

PDFs of the postcard, the tax bill, and the water bill are attached.

Thanks,

MIKAELA RENZ-WHITMORE
(she/hers)
o 505.924.3932
e mrenz@cabq.gov

-----Original Message-----

From: Marsha Kearney <rmEEK1978@gmail.com>
Sent: Wednesday, July 15, 2020 1:14 PM
To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Subject: Re: Request for information - rezoning/IDO process

Mikaela,

The postcard notification could have been to High Desert residents and involve a piece of property of concern to the residents there. I live on 10927 Carreta Drive NW and adjacent to vacant lot on Golf Course Road where Tierra West is proposing a 208 unit apartment complex. We the adjacent landowners are preparing for the hearing on Wednesday. None of us knew of the rezoning change/IDO process until now (and many of us have been long term residents). The change is very negative as it changes the allowance of 2 story apartments to 4 story apartments With balconies overlooking residences (completely out of character with the area). Looking for any other similar situations and how they were handled. I hope that provides more clarification. Thank you very much. This situation is much more difficult for us with the pandemic and our limited computer skills. Marsha Kearney

> On Jul 15, 2020, at 12:54 PM, Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov> wrote:
>
> Hi Marsha,
>
> I'm happy to look for this information. Can you give me your address? Do you have the address for the proposed apartment complex?
>
> Thanks,
>
> MIKAELA RENZ-WHITMORE
> (she/hers)
> o 505.924.3932
> e mrenz@cabq.gov
>
> -----Original Message-----
> From: Marsha Kearney <rmEEK1978@gmail.com>
> Sent: Wednesday, July 15, 2020 12:47 PM

> To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Schultz, Shanna M.

<smschultz@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>

> Subject: Request for information - rezoning/IDO process

>

> Mikaela and Shawna,

>

> A group of us were talking with Dan Regan yesterday about the proposed 208 Apartment development at Golf Course Road and the rezoning/IDO process and Dan thought you could be of help. Dan mentioned postcard Notification being sent to about 20,000 residents speaking to "voluntary conversion" of property that had been rezoned. He also mentioned that the conversion opportunity ended last September (so I assume the original postcards were sent out in 2018). He also talked about a request form that was put together. How can I get a copy of the postcard, request form and who received the notifications. The lot behind our property was rezoned in 2018, yet none of the adjacent landowners or HOA were made aware of that change. As we need to get our comments in about the proposed project by the end of this week, I need this information as soon as possible.

> Sincerely,

> Marsha Kearney

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> This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

<Postcard-5x7-FINAL-printmarks.pdf>

<Bernalillo County Tax Bill insert.pdf>

<ABCWUA-insert.pdf>

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This message has been analyzed by Deep Discovery Email Inspector.