NORTH VALLEY COALITION, INC.

Individuals, Neighborhood Associations, Businesses & Community Groups Working Together

May 9, 2022

To: Jolene Wolfley, DRB Chair

Re: PR-2022-006571, SD-2022-00073

 4503 and 4505 12th Street NW

I am submitting written comments on behalf of the North Valley Coalition. I may not be able to access the zoom meeting. The applicant is requesting that two lots be combined into one large lot. We do not agree with this request and ask the DRB to consider our concerns and deny this application, based on the fact that it does not comply with the guidelines in the Comprehensive Plan for Areas of Consistency.

This is an area of consistency. Per the comprehensive plan, new development will need to be compatible in scale and character with the surrounding area. There were two houses, one on each lot, which were recently demolished. It appears that the IDO did not consider use when designating these and other adjacent lots as R-ML. Combining two lots into one allows for a larger structure(s) and less visual space than if each lot were developed separately. There are rules for separation and setback for structures built on two lots which would be removed by having only one lot designation.

All the surrounding properties north of Bellrose have residential zoning. The few properties to the east and south which have similar zoning are small, unobtrusive single story projects or single family homes, including the long standing cul-de-sac called El Dorado Townhomes. The exception is the adjacent property to the south, which the applicant calls premium delux units. This project is very obtrusive and does not fit into the neighborhood. It was built pre-IDO and drew many negative comments at the time it was built. It should not be used as an example to describe the neighborhood. The remaining properties to the south on both sides of the street are residential and large lots, or a church.

Combining these two lots allows for development that is not of appropriate mass and scale for the area. An additional reason for opposition is concern that any lot consolidation in this case could be used as precedent to justify future applications for the corridor. There is no justification to combine these lots and avoid the development/design standards that two lots would require. Combining these lots would negatively impact the character and scale of this area of 12th Street. Please reject this request for lot consolidation.

Peggy Norton, President

 POB 70232, ABQ, NM 87197 • nvcabq@gmail.com • bit.ly/nvcabqweb • 345-9567