

From: [City of Santa Fe](#)
To: [Governing Body Public Comment](#)
Subject: New submission from your Governing Body Public Comment form
Date: Monday, April 28, 2025 3:40:08 PM

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Submitted on: Monday, April 28, 2025 at 3:40pm

- First Name: Stefanie
- Last Name: Beninato
- Your Email Address: info@nmmediate.com
- Your District: District 2
- Meeting Date: 04/30/2025
- Section of Agenda you would like to comment on: Public Comment
- Your Comment: REZONE AT AXTON APTS

I am against the rezoning on Camino Marquez (Axton Apts).

It is spot zoning because although over 2 acres, the property is not touching an R-29 zone and it will only benefit the SFe Opera for its apprentice program housing. The agent admits that virtually no one else lives there in the 6 months when the apprentices are not there—although they talk like it happens Please ask about rental in the other 6 months and get factual answers—not just what they might like to see happen

Most of the bldgs. In that area are R-2 and R-5. Also there is nothing in the GP that says all zones must be the highest density allowed (R-29)===another fake argument by the Opera's agent. Right now it is zoned R-21—significantly more dense than those zones surrounding it. R-10, R-14, R 21 and R 29 are all considered high density zones. What is justification other than to serve the Opera for this increase in density?

Why doesn't the Opera build housing on its property rather than crowd more people on this lot. Also it will be a massive building rather than the design now which breaks up the scale and makes it more compatible with the surrounding buildings

It is walkable as agent will try to tell you but only if you have a job in that area or downtown but not walkable to the Opera. Cars are required. Traffic backs up at the intersection of Marquez and Don Diego especially at noon and 5PM

The Opera will be improving the sewer but only for a certain stretch. It will be connecting to older city lines and I know the city has repeatedly (4 x in the past year) repaired the sewer line a block away at Don Fernando and Don Diego

MIDTOWN REDEVELOPMENT AREA RESOLUTION

It is antithetical to declare this a blighted area and then tell developers what a great deal

it will be to lease/buy land at midtown—especially since so much of the blight as described in the city’s documents is on the midtown campus (city property). And there are several businesses there that are already close to the street and places like Smiths—the parking lot is set back and full at certain times and days. The design for the street itself looks like a disaster. IT seems as if a 6 lane road will go down to 2 lanes with no one really going to use the very wide sidewalks. How many people from Christus do you think will walk down to the commercial area for lunch, for example? It will be a traffic snafu as on Siler that got redesigned—no increase in pedestrian use and traffic backs up at Agua Fria and Cerrillos—often taking 3 lights to get through the intersection from Siler. I know the city wants to make certain funding available but the hypocrisy, skewed facts and lack of transparency only increases public lack of trust. We remember the city setting aside corridor protections at Pacheco and St Mikes so a developer could turn the bldg. on the hill there into apts for 30 somethingish individuals only to have it now be offices for LANL...Such a great tradeoff.

ZIA ROAD LOT LINE ADJUSTMENT

Again lack of transparency and trust. It is an after the fact solution and not legally proper to adjust the park’s boundary line. The city should follow procedure for vacating a easement which requires notification to surrounding owners and an 80 percent approval from them. Why does the city think no one is paying attention?