

7. NEW BUSINESS

d. **Case #2024-8898. 214 Camino De Los Marquez Rezoning.** JenkinsGavin, Inc., Agent, for Santa Fe Opera, Owner/Applicant, requests the Planning Commission recommend and the Governing Body approve and adopt an Ordinance to rezone 2.50 acres located at 214 Camino De Los Marquez from R-21 PUD (Residential Twenty-one [21] dwellings per acre, Planned Unit Development) to R-29 (Residential Twenty-nine [29] dwellings per acre), including removal of the PUD from the subject property. The Property is located within the Suburban Archaeological Review District and the River and Trails Archaeological Review District. (Janice Biletnikoff, Case Manager, jibiletnikoff@santafenm.gov)

Name: Teresa Moore

Comment - 12/02/2024 11:18 AM: (Against)

As a homeowner and resident directly adjacent to the current Axton Apartments, the proposed rezoning and proposed project raises great concern. Replacing the current residential buildings could negatively impact the quality of life and enjoyment of properties such as my family's. At the ENN, Jennifer Jenkins, developer, indicated that the increase in density to build according to R-29 zoning could not be achieved without 3 stories. Indeed, at the time of the ENN presentation, the rezoning application was accompanied by a request for a special-use permit allowing such a 3rd story. For my family and many with whom I've spoken, such a height increase is a primary concern. While the summary of comments received at the ENN acknowledged potential loss of views as a community concern, it did not acknowledge loss of light into surrounding homes. The minimal transparency into the intended design of the replacement complex has left my family no choice but to voice opposition to the project as proposed, and to the rezoning it requires. Ms. Jenkins made it very clear that the conceptual plan presented at the ENN represented an idea of what COULD be built (not necessarily what WOULD be built). No commitment was made regarding the wide setbacks that were depicted, and there was no indication regarding step-backs for the 3rd story. Indeed, reduction in access to light, natural environment or view would negatively impact the current property value and future appreciation of adjacent homes.

Other adjacent parcels of land designated in the general plan (circa 1999 or 2000) for increased density, have been developed since adoption of the general plan (e.g. Villeros Condominiums), but they have been built to far lower density than R-29 (or even R-21) zoning allows, and without exceeding 2 stories. Thus, this particular neighborhood has not developed in the way envisioned by the 20+ year old plan. A 3-story complex at 214 Camino De Los Marquez would comprise the only buildings of such height, making it out-of-scale.

This comment is submitted by homeowners who support and value the Opera and its apprentice program, but who must ask that our interests as homeowners and Santa Fe residents be observed as well.