

I am personally opposed to the proposed Townhouse development for the following principal reasons:

- The proposed rezoning does not conform to the 2009 Placitas Area Plan that limits development to one single-family home/lot which I, and many other property owners, relied upon when I bought my property in the Homesteads development and other lots. The proposed high density development will have a negative effect on the properties and specifically in the Homesteads development since it will be virtually on the threshold to our development.

- There was no detailed site plan submitted on anything that I have seen or have been able to obtain and I do not believe that the subject rezoning application can be approved w/o an attendant detailed site plan .

- The "bait and switch" possibility - rezoning to "multi-family use" is unacceptably too broad and would allow anything from individual units housing several families to an apartment complex.

- The land should not be rezoned w/o the developers having demonstrated that there is an adequate water supply available and that there is an acceptable waste disposal method - both of which have been researched and affirmed/ by licensed professionals in the respective areas of expertise.

- The site development plans and presentations that i have attended are similar to artistic/conceptual renderings of buildings and don't address the specific locations of each of the proposed units. and don't constitute a architectural design requirement for the units if the rezoning application were to be approved.

- The developers have represented the rationale for the development as "affordable /smaller housing" which would allow residents to downsize while still remaining in the Placitas area.. This rationale isn't supported by the reality that there are already numerous affordable single family homes available in the area that are both smaller and below the projected price of the proposed units.

- The development has the potential to change the character of the area as this development would be like a high density "cancer" that can metastasize as developers will use as a rationale/precedent to justify other high density developments in Placitas,

- I attended the March P & Z meeting during which the subject proposal was discussed and watched one of the developers smile and give the "thumbs up " to individuals after they had spoken in favor of the development- this Commission should not interpret the opinions of this kind of supportive recruits as indicative of the opinions/concerns of the majority of Placitas residents and property owners.

* The "post hoc ergo propter hoc " the developers have represented the proposed development as preferable to the uses permitted under the current zoning designation. i.e., If you don't accept the proposed development you'll have a gas station, storage buildings, cell phone tower etc. This is a standard "scare" tactic utilized by developers to garner support (or at least minimal resistance) to rezoning proposals. The character and property values in Placitas are too important to be decided by these transparent scare tactics- there are other potential uses for that land such as a small park w/a band shell so residents can attend a Placitas concert in a venue other than a parking lot.

In summation, there are numerous other issues that I could enumerate but, in deference to the commission's limited time , I urge the Commission to accept the P&Z Commission's recommendation that the rezoning application be denied because it mutate into even higher density development after approval and because it would be inconsistent with the character of Placitas and would ultimately be detrimental to Placitas property values.