

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #1002556

Property Description/Address: Request for site plan for subdivision for all or a portion of Tract E and southwest portion of Tract D, Unit 1, zoned C-2 located on Golf Course Road NW, between Westside Boulevard NW and Benton Avenue NW.

Date submitted: September 24, 2008

Submitted by: Marsha Kellogg, Facilitator

Meeting date/time: September 22, 6:30 p.m.

Meeting location: Far West Fire Station #24, Cibola Loop Road, NW.

Facilitator: Marsha Kellogg,

Co-facilitator: Angelica Chacon

Parties: *(Please see list with individual names and affiliations at the end of the report.)*

Developer/Applicant: 10,800 Golf Course Rd. LLC

Applicant/Agent: H Barker Architects

Neighborhood Association: Seven Bar North Home Owners Association
Paradise Heights Neighborhood Association

Background/Meeting Summary:

This meeting was an amiable and productive conversation between agent, H. Barker and Seven Bar North HOA representatives, Dan McCormack and John Currier. Sitting around a table with the site plan in front of them, Mr. Barker reviewed architectural, landscape and subdivision design standards being proposed in the plan and answered questions and concerns put forth by the two neighbors. Two site plan sheets were passed out to Mr. Currier and Mr. McCormack to be taken back and discussed with neighbors who were unable to attend the meeting.

Mr. Barker explained the plan lays out the overall design theme and architectural standards in order to set a foundation that future developers will have to comply with. Once this site plan is approved by the EPC, the standards outlined in the plan are compulsory. Also, the first development in the subdivision will set the standard for architectural design (e.g. color & style), based on the requirements in this site plan, and future developments will have to respect that standard.

At this time, Mr. Barker could not say how many tenants will be on this property. One or both lots may be sub-divided to accommodate the needs of future buyers. Therefore, the property could support one large development or multiple small ones, maybe 8 – 10 buildings, depending on the demand.

Outcome:*Areas of Agreement:*

- Mr. Barker will ask engineer Jake Bordenave, who can be reached at 823-1344, to make the drainage plans available to the Seven Bar North HOA representatives.
- Mr. McCormack will send Mr. Barker the website address of the Seven Bar North where their covenants are published.

Unresolved Issues & Concerns:

- The neighbors were unclear about the degree of input they have in the development of C-2 uses. They will discuss this with the planner.
- A ten-foot landscape buffer will be planted along the east wall that divides the property and the Seven Bar North subdivision. The buffer will include trees at 30-foot intervals, shrubs, and gravel. The Seven Bar North HOA will request of the planner and EPC that the landscape buffer along this east edge of the property bordering the neighborhood includes evergreen trees to ensure year-round and sufficient screening and buffer.
- The neighbors were concerned that the timing and placement of the developments would delay the planting of this buffer even as the tracts are being built on. Mr. Barker confirmed that yes, this could happen, since only buyers of lots that border the neighborhood will be required to plant the landscape buffer. Seven Bar North HOA will request of the EPC that the developer, 10,800 Golf Course Road, LLC, assume the responsibility for installing the landscape buffer, per tract, upon development of the first lot in that tract. For example, once a development is approved in Tract D-1, 10,800 Golf Course Road LLC will plant the buffer along the east wall of that tract.

Other Key Points:

Potential uses and neighbor notification: The neighbors were concerned about the odors emitted from uses such as fast food restaurants or the potential for spillage into the irrigation channel from automotive repair shops. It is the applicants understanding that the C-2 zoning allows for a variety of uses, including fast food restaurants and automotive repair shops. However, the site plan places design standards on the developments that might be difficult for businesses, such as automotive repair shops to comply with.

The neighbors were also sure that the Seven Bar North residents will not be happy bordering and looking at the back-side of a strip mall.

It is understood that the neighbors will be advised of each subsequent development because the developers will be required to apply for a site plan for building permit for each project which will trigger this neighborhood consultation process.

Drainage: Although the Seven Bar North subdivision is upslope from the property, the neighbors were still worried about the potential impact on the Black Arroyo. Mr. Barker explained there are two additional pages to the site plan that address drainage. Water will

be retained at four different sites around the property, and eventually drainage is on the southern end of the property, into the arroyo. He directed the neighbors to his engineer, Jake Bordanave 823-1344, who can make these drainage plans available to them.

Meeting Specifics:

1. Opening comments/presentation
 - a. Dan McCormack & John Currier from Seven Bar North HOA, board members.
 - b. The last proposal that came before Seven Bar North HOA wanted a zone change. It was intensely opposed and still hasn't been developed.
2. Applicant presentation
 - a. One or both lots may be sub-divided.
 - b. Must receive city approval on site plan before development can begin.
3. Basic standards in site plan.
 - a. Set backs
 - b. Heights: 26 feet, or two stories
 - c. Includes broad architectural standards.
 - i. First development will set the standard
 - ii. Next development will have to respect the first in style, color, etc. Not copy it, but be similar.
 - d. Solar, reflectivity
 - i. Can't put up a building that will shade neighbors on the east edge of the property.
 - ii. No steel glass tower
 - iii. No mirrored glass
 - iv. It's dehumanizing
 - v. Not in keeping with the regional architecture
 - e. Fast Food buildings
 - i. Not signature buildings, must be sensitive to style
 - ii. Can't build their normal buildings; they are in New Mexico.
 - f. Color
 - i. Earth tones, beige, brown
 - ii. Requiring developers to respect NM & region they are in
 - iii. Covenants of Seven Bar North residential subdivision outline these, too. Mr. McCormack will send Mr. Barker website so he can look at them.
 - g. Mechanical Equipment
 - i. On ground or on roof, must be screened
 - h. Streetscape – on main streets
 - i. Trees required
 - ii. Can't be all parking along main streets; there will be landscaped hedge & trees to screen
 - i. Traffic

- i. Can't have everyone coming out of one intersection (the main one at Golf Course Road and the center road that divides Tracts D & E.)
 - ii. Have two other right ins and right outs – one on north end onto Westside Blvd and one half way along Tract E onto Golf Course Road.
 - iii. Traffic signal will be put in at main intersection, Golf Course Rd and the center street, per latest traffic study.
 - iv. Traffic signal currently at northeast intersection, Westside Blvd and Golf Course Road.
 - j. Landscape Standards
 - i. Low water use
 - ii. Grass in limited areas
 - iii. Gravel, native plants,
 - iv. Xeriscaping
 - v. Landscape buffer along east edge of property. 10 foot buffer of trees, gravel and shrubs.
 - 1. *What will be the spacing of trees along this buffer?*
 - a. six foot wall already exists, will be filled in if not already up.
 - b. Trees as visual and sound barrier
 - c. 30 foot spacing, same as streetscape
 - i. But on mature tree, branches are high, not down low therefore screening capacity diminished.
 - ii. In Seven Bar subdivision over 200 trees, have to be pruned at 7 feet per city ordinance.
 - iii. 30 foot spacing isn't going to do much ½ of the year
 - 2. *Can evergreens be spaced in between to provide more screening? Hardwoods at 30 feet, plus evergreens in between?*
 - a. Ask the planner.
 - k. Signage
 - i. No large, lit signs.
 - ii. there are three paragraphs addressing signs in the site plan
4. *How many tenants do you expect on this property?*
- a. Don't know yet. Depends on size of buildings and number of users.
 - b. Could be one large shopping complex or multiple users, 8 – 10 different buildings.
5. Types of businesses are a concern to neighbors. Potential smells/odors.
- a. Don't want to smell a McDonalds all day.
 - b. *Can a filling station be ruled out?* Concerned about spillage and the irrigation channel that is just down the slope.
 - i. Applicant believes they are allowed under C-2 zone; but probably wont' be able to comply with site plan standards. Probably could not be built.
 - c. Do not want to look at the back end of a strip mall.

- d. There is a new hospital going in not far from neighborhood. This could attract the doctor offices that the HOA prefers.
6. Run-off and drainage another concern of neighbors
- a. Problem is that the drainage is going right into the arroyo
 - i. Property will probably have retaining walls. Will have to terrace property to manage run-off, with landscape buffer between terraces.
 - ii. There are 2 sheets of drainage included in the site plan, for this project.
 - iii. Call hydrologist, he'll make sheets 2 & 3 which include the drainage plan available to the HOA. (Jake Bordenave, 823-1344.)
 - b. *Is any water going to be held "on site?"*
 - i. For years this has caused problems with the city because wanted 100% retention on property. Now city requires time-release. Retain water for a certain period of time. 6-10 hours.
 - c. *There will be retention basins on the property?*
 - i. Yes, not definite about locations, but possibly four.
 - 1. The HOA is upslope, so not affected, but Mr. Currier recommends minimizing to one or two. Thinks four is more problematic.
 - 2. Yes, but it will be difficult to sell that property.
7. *Will HOA know about the sales of the property?*
- a. Notice of site plan for building permit will happen. These site plans have to be approved, first.
 - b. There could be multiple developers
 - i. Will we have to asses on a case-case basis?
 - 1. Yes, but based on C-2 rules and these architectural design standards.
8. *Minimum acreage of structures?*
- a. Site plan defines the ratio. Has to have adequate parking and landscaping per square feet of building.
 - b. Land use allocation defined by FAR - floor area ratio. Floor area in ration to land area defined in plan: 30% building, 70% parking and landscape.
 - c. 200 square feet of building to each parking space
 - d. Certain percentage has to be handicapped
9. Plan is following C-2 limits and adds further restrictions and regulations
- a. Architectural Design Standards: once they are approved, they are the standards for future development on this site. Not voluntary.
10. *What is the timing of the developments and the landscape buffer?*
- a. Landscape buffer only has to go in as the property along that edge is sold and developed.
 - i. HOA does not like this.
 - ii. Proposes the buffer along the east side goes in all at once.

- b. This would put financial burden on the developer.
 - c. HOA Proposal: put in larger more mature trees
 - i. It's harder to do so, cost of tree is exponential to size and they don't survive as well.
 - d. HOA request: East side buffer landscape be put in once first property is sold in each lot (e.g. upon first development in Tract D, buffer is put in, and same with Tract E.) Cost could be passed on to buyers by developer.
11. *If landscape dies, who replaces it? Who maintains?*
- a. The owner of the property is required to maintain. If owner puts in, required to maintain until property is sold.
 - i. You can call Zoning enforcement to enforce this.
12. HOA were appreciative of the meeting and of the applicant for coming to explain and discuss this site plan with them.

Action Items:

- Mr. Barker will ask engineer Jake Bordenave to make the drainage plans available to the Seven Bar North HOA representatives.
- Mr. McCormack will send Mr. Barker the website address of the Seven Bar North HOA, where their covenants are published.
- The Seven Bar North HOA will request of the planner and EPC that the landscape buffer along the east edge of the property that borders the neighborhood subdivision includes evergreen trees to ensure year-round and sufficient visual screening and noise buffer.
- The Seven Bar North HOA will request of the EPC that 10,800 Golf Course Road, LLC assume the responsibility for installing the landscape buffer, per tract, upon development of the first lot in that tract.

Application Hearing Details:

Hearing scheduled for October 16, 2008.

1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:

- a. Written comments must be received by October 3rd, and may be sent to: Carol Toffaleti, cgtoffaleti@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102 , 505-924-3345, or
- b. Laurie Moye, EPC Chair, Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Addresses of Attendees:

John Currier	Seven Bar North HOA	12005 Cascada Azul NW
H. Barker	H. Barker Architects	209 Gold Ave. SW
Dan McCormack	Seven Bar North HOA	10919 Carreta Dr. NW
Shannon Watson	City of Albuquerque, Alternative Dispute Resolution	