

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: PA 08-68

Property Description/Address: Intersection of Coors Blvd NW and Sevilla Ave. NW

Date Submitted: July 16, 2008

Submitted By: Diane Grover

Meeting Date/Time: July 15, 2008

Meeting Location: Don Newton Community Center

Facilitator: Angelica Chacon

Co-facilitator: Diane Grover

Parties:

Stephen Dunbar, Applicant
La Luz del Sol NA (LDS)
Taylor Ranch NA (TRNA)

Invited but not in attendance:
La Luz Landowners Assn (LUZ)

Note: Individual names and affiliations can be found at the end of this report.

Background/Meeting Summary:

Applicant Stephen Dunbar requested a pre-application meeting regarding a potential Zone Map Amendment and Site Development Plan. His goal was to hear neighbors thoughts on the planned usage early in the process and decide if plans were feasible before investing an abundance of time and money. Should they decide to submit an application it would be somewhere down the road and certainly not in August.

He presented plans for a family-oriented full service sports bar and restaurant which would also cater to kids. This would be a California based franchise by the name of Indigo Joes. The facility would feature a kid friendly play area on a lower level with the restaurant being terraced back and overlooking the play area. There would be television screens at all of 300 booths in the restaurant. Hours of operation would be dictated by restaurant hours rather than pub hours, and although he was not sure of the hours of operation, he imagined it would close by 11:00 PM.

Neighbors in attendance were concerned about the appropriateness of the restaurant in the center of a primarily residential area. They generally agreed that such an active establishment did not belong in the more sedate area, and felt that it would be a more stimulating atmosphere that belonged in an activity center. They see many current residents as over the age of 55 and in a more sedate phase of their lives, although they acknowledge that they don't know what the range of ages will be of the neighbors that will fill the growing surrounding developments.

Neighbors expressed a preference for office use and neighborhood commercial, such as martial arts studios, hair solons, dine-in pizzerias, coffee shops and delis. The applicant indicated that the residential growth in the area has raised the value of the subject property making some such uses cost prohibitive.

Neighbors at the meeting expressed a unanimous desire to oppose a zone change which would permit a full service liquor license for this restaurant, and the other facility that would be proposed on the property at a later date.

The applicant will take the information he received at the meeting back to the developer. Between them they will decide within the next few days on whether to proceed with the application or not. He will advise neighbors as to the outcome by replying all to the email in which this report is distributed.

Outcome:

Areas of Agreement:

- Neighbors in attendance agreed amongst themselves that they would oppose any zone change that would allow a full service liquor license.
- There were no obvious areas of agreement between the applicant and the neighbors with regards to the potential application.

Unresolved Issues, Interests and Concerns:

- Applicant will discuss the meeting outcome with the developer and get a decision within the next few days as to whether or not they will proceed with the application.

Meeting Specifics:

- 1) Plans
 - a) Build Indigo Joe's Restaurant
 - i) California Franchise
 - ii) Described as "Family Sports Restaurant"
 - iii) Family oriented with televisions at each booth
 - iv) "Kid friendly" play area
 - v) Availability for after hours gatherings for little league and football teams
 - vi) Full Service Restaurant and Bar
 - (1) Applicant could not be specific about hours of operation but assumed it would close by 11PM
 - (2) Specified that facility would close completely based on restaurant hours rather than local bar hours
 - vii) Two stories
 - (1) Lower level for kids play area
 - (a) Walled and enclosed area
 - (b) Will **not** have MacDonald's like play area – no large structures
 - (2) Upper level terraced back so parents can see out on play area from restaurant

- b) Second non-specific business to be built at a later date on site
 - i) Neighbors were concerned that this could be another bar if zoning was approved
- 2) Zone Map Amendment
 - a) Required for full service liquor
 - b) Current zoning allows beer and wine service
- 3) Architecture
 - a) Similar to development across the street with Jinja's Restaurant
- 4) Access
 - a) Right in/Right out from Sevilla
 - b) Full access from Costa Amarilla
- 5) Parking
 - a) Will be per City requirements
 - i) 1 space per every 3 booths; 200 booths planned
 - b) Additional parking will be required for other future facility on site
- 6) Divider between La Luz del Sol and facility
 - a) Landscaping setback
 - b) No wall planned
- 7) Perceived need for food establishment
 - a) Applicant sites area need for food establishments outside of Cottonwood
 - b) Neighbors contend they'd like food without the liquor license
- 8) Neighborhood Concerns
 - a) Traffic
 - i) Gate to La Luz del Sol is being built
 - (1) Concern for traffic congestion exiting the proposed facilities near the gate
 - ii) Addition to existing traffic congestion entering area
 - iii) La Luz residents enter from Mill Road and Wind; exit at Sevilla
 - (1) Proposed restaurant will add to traffic congestion
 - iv) Rapid residential area growth will impact traffic
 - (1) Andalusia should total about 350 homes
 - (2) La Luz del Sol will grow from 45 to 90 homes
 - (3) Vista de La Luz will account for approximately 150 homes
 - v) Existing nearby residential streets are very narrow
 - (1) Streets empty into ever growing amounts of traffic
 - (2) Heading North is difficult
 - vi) Traffic Study
 - (1) Was previously completed in conjunction with past plans for this property
 - (2) Applicant believes that proposed use would not indicate increased traffic over previous calculations
 - b) Full Service Liquor License
 - i) Feels problematic when combined with an entertainment setting
 - ii) Neighbors feel this doesn't belong in the middle of residential area
 - iii) Concern for Moms and Dads drinking as children play
 - c) Active establishment being proposed in a calm area
 - i) Stimulating environment that belongs in an activity center
 - ii) Proposed area is zoned commercial but requires a lighter tone
 - iii) Existing near neighbors perceived as over 55 years old in more sedate phase of life

- d) Rapid residential growth of surrounding area
 - e) Lighting
 - i) Will resemble lighting in development across Sevilla
 - ii) Neighbor concern for terraced homes above proposed restaurant
- (1) Applicant stated parking would be screened; lights may be visible to neighbors

Action Plan:

Applicant will discuss what he heard from neighbors at the meeting with developer and determine if and how to proceed.

Action Items:

- Neighbors plan to do on-line research at www.Indigojoes.com
- Applicant will report back to neighbors by “replying all” to the distribution list for the email of the meeting report

Application Hearing Details:

1. This is a pre-application. No hearing is scheduled
2. Neighbors wishing to submit written comments in regards to this pre-application or the meeting described in this report may send them to:

Stephanie Winklepleck
 600 2nd St. NW
 Albuquerque, NM 87103
swinklepleck@cabq.gov
 924-3902

Names & Addresses of Attendees:

Suzanne Fetsco	LDS
Charles Sanchez	LDS
Margaret Berson	LDS
Lucia Trujillo	LDS
Art Trujillo	LDS
Stephen Dunbar	Applicant
Priscilla Spolyar	LDS
Oleta Saunders	LDS
Oriana Lipponer	LDS
Ed Arthur	LDS
Beth Arthur	LDS
Rene Horvath	TRNA