**City of Albuquerque Land Use Facilitation Program**

Sage Park Subdivision 6527 Sage Road NW for Development Hearing Officer Approval

**Wednesday 19 July 2023 6:00-8:00 PM**

Join with Google Meet: <https://meet.google.com/tyc-rpms-nzc>

Or dial: (US) +1 513-970-0895 PIN: 421176810#

**Agenda and Process**

6:00 pm—Opening, introductions

 Facilitator--Philip Crump

 Applicant—Clearbrook Investments, Inc.;

 Agents—The Hensley Engineering Group (Ron Hensley PE)

 Neighborhood Association—Stinson Tower NA (STNA)

6:15 pm—Review of application for variances (Agents)

6:30 pm—Neighborhood concerns, Applicant /Agent responses

8:00 pm—Close

Neighborhood questions and concerns, Per STNA:

1. A previous preliminary plat approval request was a request for either 40 or 62 lot: STNA members believe that a proposed project of 78 lots is too dense of a project for this area.

2 Stinson Tower Neighborhood Association members are concerned with the potential traffic impact, especially during the eastward morning commute at the Sage and Coors intersection, this proposed project would have on adjacent residential streets; using the residential streets to avoid queuing at the Sage and Coors intersection to access Tower and then Coors.

3. The proposed project access point appears to be directly north of the access point to the residential property to the south. The residential property owners are concerned that they will have difficulty exiting their property.

4. Stinson Tower Neighborhood Association members believe that a neighborhood park should be included within this subdivision.

5. Members of the STNA are happy to see the inclusion of street lights and want to see the installation and operating of these street lights on the final infrastructure list.

The outcomes that STNA members are seeking include:

1. A reduction in the number of lots approved for this proposed project.

2. Information:
 a) concerning the traffic impact study that was conducted to project the level-of-service at the Sage and Coors intersection during peak travel periods after completion of various residential move-in phases;
 b) the associated diversion of traffic to other arterials;
 c) the level of control that the New Mexico Department of Transportation has over traffic light timing at the Sage and Coors intersection.

3. Information regarding the impact that traffic from the proposed subdivision will have on the residential property to the south.

4. Inclusion of a neighborhood park in the proposed subdivision.

Additional Neighborhood questions and concerns.