CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

Project #: PR-2019-003169 DHO
Property Description/Address: Sage Road SW between Coors and 75th SW, south of San Ignacio SW
Date Submitted: 20 July 2023
Submitted By: Philip Crump
Meeting Date/Time: 19 July 2023, 6-8 pm
Meeting Location: Via Google Meet
Facilitator: Philip Crump
Applicant--Agent: Clearbrook Investments, Inc.--The Hensley Engineering Group (Ron Hensley)
Neighborhood Associations/Interested Parties: Stinson Tower NA, South West Alliance of Neighborhoods

Background/Meeting Summary:

This post-submittal meeting was held to discuss the application by a local developer to the Development Hearing Officer, for Major subdivision preliminary plat approval. The proposed project includes 78 residential lots and two community open space areas on a 9.56 acre parcel zoned MX-M, located on the north side of Sage Road, between Coors and 75th Street NW. Infrastructure development includes an additional eastbound lane on Sage for right turns on to Coors, as well as a right-turn lane on the north side of Sage for westbound vehicles entering the property.

The property is in a transitional zone, calling for higher density of residences than currently is the case with the surrounding neighborhood. It was said that the density results in more affordable housing, in keeping with the City's Housing First program. The lots are intended to accommodate one- and two-story houses to be constructed by one selected builder. No design standards have been set so far.

Neighborhood concerns brought forward at the meeting focused primarily on housing density and traffic impacts. Attendees were concerned that the higher density of this project might have negative effects on residential values and character in the surrounding area; they want to maintain the high quality of the neighborhood.

Another area of concern was the impact of the increased traffic, both on the intersection of Sage and Coors as well as the potential for cut-through traffic on the private San Ysidro to the west. The agent pointed out that although it was not required, a Traffic Impact Study based on the infrastructure improvements showed a decreased morning rush hour waiting time at the Coors/Sage intersection and slight impetus for drivers to use San Ysidro as a means to access Tower.

Outcome:

By the end of the meeting, the agent seemed to have addressed many of the questions and concerns of the attending neighbors. At the same time, there was neither a clear expression of support for the project nor a clear statement of opposition.

Meeting Specifics:

1) The Proposed Project:

a) The parcel is located immediately north of Sage Road, between Coors NW and 75th NW.
   i) The currently empty site comprises 9.56 acres.
      (1) The area is currently zoned MX-M and no change in zoning is sought.
      (2) Under IDO, it is a transition area between the lower density residential developments to the north and west, and Coors Blvd NW.
   ii) Two access points onto Sage Rd are to be provided.
   iii) The plan calls for 78 residential lots with two community spaces of .28 and .5 acres respectively.
      (1) The southeast open space includes a detention pond as well as community amenities.
      (2) The larger space, in the center of the site, also includes amenities.
   iv) The agent noted that the development of 78 lots makes the project financially feasible.

(1) Neighbors said that an earlier proposal included a lower density of 40 or 62 lots, which was preferable.
  (a) Other nearby subdivisions also have lower density.
  (b) Additionally, the front lot width of 35 feet is less than in other projects, in which lot frontage is variously 45, 57 or 72 feet.
    (i) The neighbor expressed concern that the homes are to be crammed into smaller spaces.
  (c) The agent said that the MX-M zoning would allow as much as 200 townhomes or 300 apartments.
(2) The agent said this application reflects the City's Housing First program, with a focus on more affordable housing in the southwest part of the city.

b) Infrastructure improvements include a right-turn lane to Coors and an access lane for residents returning from Coors.
  i) An eastbound right-turn lane will be added on the south side of Sage, approaching but not encroaching upon owners on that side.
    (1) An additional westbound right-turn lane will be added along the north side of Sage for vehicles turning into the development, so as not to block other westbound traffic.
  ii) Curb and gutter will be placed along the north side of Sage to help control water flow, but not on the south side.
  iii) The intersection of Coors and Sage is signalized.

c) The detention pond in the southeast corner of the property will help impede stormwater flow into Sage, which has been a problem for residents along the south side of the road.

d) A neighbor asked about street lights at the two access driveways.
  i) The agent said the street lights would be installed prior to the construction phase of the project.

2) Traffic Issues

a) Several attendees expressed concern that the increased traffic from the project will result in longer wait times at the Coors/Sage intersection during morning rush hours.
  i) The agent responded that a Traffic Impact Study (TIS) was undertaken, even though no required for a project with fewer than 100 lots.
    (1) Using national standards, and taking into account the proposed additional right-turn lane, the TIS showed shorter wait times (Service Level C = 20 to 30 second delay) versus the current Level D (40 to 50 second delay).
  ii) In response to a query, the agent said the number of vehicles added to current traffic flow would be 44 exiting and 14 entering during the morning and 49 entering and 28 exiting during the evening rush.
    (1) A neighbor suggested that these numbers might be low.

b) A nearby neighbor was upset at the prospect of drivers wishing to avoid any delay at the Coors light during the heavy morning rush who would turn west on Sage, then north onto the private San Ysidro to access Tower.
  i) The TIS, the agent said, indicated only 10% of drivers would turn west on Sage; more likely, they would continue on to 98th Street rather than turn onto San Ysidro.

c) Regarding control of the signal at Coors and Sage, the agent said it is a coordinate effort on the part of the City, County, and MRCOG, with the County ultimately having operational control of this major arterial.
  i) In fact, the northern half of Sage is the city's legal responsibility, while the south half is the county's.

3) Other Questions and Concerns:

a) <u>Landscaping</u>—

i) A 6-foot colored CMU (concrete block) wall will surround the perimeter of the property, with decorative split-faced block fronting Sage, along with a landscape buffer and street trees.
   (1) Similarly, 6-foot CMU walls will be added between houses as they are constructed.
ii) The open space areas at the southeast and center will be fully landscaped.

b) House sizes and costs—
   i) While design standards have not yet been devised, houses will be single- or two-story.
      (1) Singe-story houses will range between 1200 and 2000 square feet on the 35 by 100 foot lots.
         (a) Single story houses will have tandem garages (one car parked behind the other) , while the two-story houses will have tandem garages (one door with side-by-side parking).
   ii) It is anticipated that the costs of houses will range upward from 280 to 330 thousand dollars.
   iii) A neighbor expressed concern that, given the 500 to 800 thousand dollar value of adjacent homes, they would be negatively impacted by the lower costs of houses in the project.
      (1) The agent said he is not a real estate professional, though he imagined that non-comparable sale would not have any effect.
   iv) Another neighbor, noting the distinction between "low-income" and "affordable" housing, said they have all put a lot of effort and money into their residences and want nice homes to be built in the area.

c) Design features—
   i) A neighbor asked whether a Neighborhood Association could request the houses be roofed in tile.
      (1) The agent said that design has not yet been set, but design elements could be considered during the permitting phase.

d) Construction process—
   i) At present, Stillbrooke Homes is the designated builder for homes in this project.
      (1) The agent said that Stillbrooke is a quality builder and that their communities can be viewed throughout the city.
      (2) Homes will be built in groups of ten at a time, so as not to have a lot of empty walled lots.
   ii) The Homeowners Association to be established with this development will ensure that the property will be maintained and a quality of life that is acceptable for everyone.

Next Steps:

If the plat is approved, next steps include application for building permit. At that time, the Neighborhood Associations will be notified and will have opportunity for another facilitated meeting. (It was noted that HOAs are not notified—only registered Neighborhood Associations.)

Development Hearing Officer Hearing Details:

DHO Hearing scheduled for Wednesday 26 July 2023

1. Hearing Time: Hearings will begin at 9:00 am
2. Zoom Meeting: https://cabq.zoom.us/j/84123463458 Meeting ID: 817 1191 9604
   (Place mouse cursor over hyperlink, right-click, choose "open hyperlink")
3. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the DHO.
   b. Members of the public may provide testimony during the hearing.
4. The DHO will make a decision by 28 July.
5. Deadline for appealing the decision to the Zoning Hearing Officer is 11 August 2023..

Names & Affiliations of Attendees and Interested Parties:

Scott Henry	Clearbrook Investments, Inc
Ron E. Hensley	Hensley Engineering Group
Bruce Rizzieri	Stinson Tower NA
Lucy Arzate-Boyles	Stinson Tower NA

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Emilio Chavez	Stinson Tower NA
James Gallegos	Stinson Tower NA
Barbara ChavezS	Stinson Tower NA
Luis Hernandez Jr	South West Alliance of Neighborhoods
Jerry Gallegos	South West Alliance of Neighborhoods
Prem & Jo Gabaldon	Neighbors
Richard Torres	
Jose & Rocio Gutierrez Garcia	
Robert Webb	DRB/DHO Planner
Jay Rodenbeck	CABQ Development Svcs Planning Mgr
Tyson Hummell	CABQ ADR Coordinator
Krista Baca	ADR Paralegal
Philip Crump	Facilitator