

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
Villa de Paz HOA Meeting

Project: 3801 Coors Blvd NW—DRB Application for Replat to subdivide; Project #:PR-2021-005597

Property Description/Address: 3801 Coors Blvd NW

Date Submitted: 9 March 2022

Submitted By: Jocelyn M. Torres and Philip Crump

Meeting Date/Time: 7 March 2022, 5:00-7:00 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: Red Shamrock 12 LLC (Josh Skarsgard)

Agent: Modulus Architects (Angela M. Piarowski)

Neighborhood Associations/Interested Parties: Villa de Paz HOA, Oxbow Village HOA, The Enclave at Oxbow HOA, Vista Grande NA, Rancho Sereno NA, Santa Fe Village HOA, Taylor Ranch NA, Laurelwood NA, West Side Coalition of NAs

Background Summary:

This meeting pertains to an application to the Development Review Board (DRB) to replat a 26.5 acre parcel bounded by Coors Blvd NW, St. Josephs Dr. NW, Atrisco Dr. NW, and the Villa de Paz development to the south. The replat would create a total of 10 commercial lots of varying sizes. The applicant is the owner of the property, as well as the development to the north, across St. Josephs Drive.

Buyers have been identified for the 10 lots but cannot complete purchase until the replat is approved and registered. The applicant proposes to sell undeveloped parcels. Buyers will be responsible for obtaining relevant approvals and developing their individual lots, though major infrastructure for the entire project will be necessary. Public meetings may occur with each individual application for approval.

This application is for the replat only; no site development plan will be submitted. While a Traffic Impact Study is not required for this replat, the applicant and agent decided to go ahead with such a study, anticipating a future requirement. The 9-month study was submitted to the City and to DOT, who have not yet indicate their requirements.

Outcomes:

While there was no great hostility to the project expressed, the meeting attendees posed a number of specific and informed questions to be answered during the meeting and in the Action Items.

Meeting Specifics [*Neighbor questions and comments are italicized*]:

1. Overview of the property and replat application

- a. Red Shamrock 12 is the owner of the property as well as the development to the north.
 - i. The intention is to subdivide the 26.5 acres into 10 commercial lots of varying sizes.
 - ii. The property is zoned NR-C (Nonresidential-Commercial); the applicant has no plans to seek a zone change.
 1. There will be no residential uses in any of the future lots.
 2. The IDO's Character Protection Overlay (CPO II) has the same standards for height, color, architecture and style as the prior zoning criteria.
 - iii. The prior Master Plan has expired.
 1. The agent noted that a project of this scale will need major infrastructure work.

2. Traffic Impact Study (TIS) and Circulation

- a. The application for replatting does not trigger a requirement for a TIS.

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- i. The applicant elected to initiate a TIS proactively to see what improvements the city and DOT would require when the lots develop; knowing that it would be required when each of these projects came forward with their individual site plans.
 1. This allows the applicant to mitigate and share the cost of potentially significant improvements among all the parcel owners.
 2. The 500-page TIS was conducted over a period of nine months and submitted to the City and DOT in February.
 - a. While the future uses are not yet know, the study assumed the most intensive uses, with the highest parking and traffic impacts.
 - b. Responses from the City and DOT are anticipated shortly prior to the DRB hearing.
 - i. The DRB may ask for more time to study the TIS.
 - c. **Action Item #1:** The agent will provide a link to the Traffic Impact Study.
- b. As it is a limited-access thoroughfare, there may be no entry allowed from Coors.
 - i. Coors access is not being requested; even if the TIS recommends such an access, DOT may absolutely reject it.
 - ii. The largest parcel (Lot 10) will have its own access from St. Josephs Drive, which likely will be a Right in/Right out passageway.
 - iii. Access to most of the parcels will be via an internal roadway east of Lot 10.
 1. The main access from St. Josephs may be a signalized intersection or possibly a roundabout.
 2. There will be a loop roadway around the internal Lot 5.

3. Future Uses

- a. The potential parcel purchasers have been identified, but their names and uses are not yet released to the public.
 - i. They are all still in the process of finalizing their contracts.
 - ii. Each owner will be required to submit an application for approval, adhering to the regulations already in place for the entire property.
 1. Each will be required to notify the neighborhoods and provide information about their plans.
- b. The purchaser of Lot 10 (the largest parcel) will provide the Site Plan to the neighborhoods.
- c. All uses will be regulated under the terms of NR-C zoning.
 - i. While there are many permissive uses under NR-C, the agent thought that the more intrusive uses are not supported by the community.
 1. A neighbor pointed out that nightclubs are permissive uses under NR-C.
 - a. The agent reiterated that public hearings will be required of each owner applicant.
 2. Neighbors may request a facilitated meeting for each or conduct an informal meeting directly with each owner.
 3. No variances will be allowed.
- d. The Coors Corridor Plan requires design coordination among the businesses.
 - i. Coordination among the parcel owners will be accomplished through the CCRs (Covenants, Conditions and Restrictions), which are to be submitted and registered at the same time as the plat.
 1. **Action Item #2:** The agent will send a copy of the CCRs to the neighbors.
- e. A neighbor said that the number of drive-through establishments in the development north of St. Josephs is a problem, with cars intruding into the drive lanes.

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- i. The agent replied that she did not know whether there are drive-throughs planned, but certainly not in Lot 10.
- f. A neighbor asked whether there are any Cannabis facilities planned for the property.
 - i. The agent replied that she did not know, but that it is a permissive use in NR-C.
 - 1. Such a facility must be 300 feet from any school or child daycare facility, property line and property line.
 - 2. In addition, it must have an odor control plan by State law.

4. Infrastructure

- a. The Master Grading and Drainage Plan, accompanied by a 100-page Hydrology Report, outlines the overall conditions.
 - i. A large drainage facility is being planned for the Northwest corner of the property.
 - 1. In addition, the application for each parcel must include its separate plan for managing runoff and wastewater, adhering to the Master Plan [for all parcels].
 - 2. Along with City requirements, the FEMA “First Flush” requires each parcel to have its own retention pond to collect any sort of surface trash, oil and other debris from the roadways.
 - a. Each lot must flush its own water before it is allowed to leave the site.
 - ii. A question was posed as to whether the retention ponds in the drainage plan take into account the runoff from Villa de Paz that currently flows north onto the applicant’s property.
 - 1. **Action Item #3:** The agent will copy everyone in an email to the civil engineer, posing that question.
- b. Sidewalks for pedestrian circulation will be required by the city for all roadways.
 - i. These will include connection to St. Josephs, as well as among all the individual parcels.
 - ii. There will be sidewalks all around the property, including along Coors.
- c. In response to a question regarding a Multi-use trail, the agent responded that Parks and Rec has not yet indicated whether this will be required.
 - i. Pedestrian connectivity along Coors will be required.
 - 1. If a Multi-use trail is required, it will be part of the Infrastructure List to be approved at the DRB hearing.
 - 2. Multi-use trails are 15 feet wide, paved, with landscaping and buffers along each side.
 - ii. **Action Item #4:** The agent will inform neighbors as to whether Parks and Rec will require a Multi-use trail along Coors.
- d. There was a question as to whether the City would use some part of the property for a Park and Ride facility.
 - i. The agent said no Park and Ride for any of this 26 acres is being proposed or purchased by the City.
- e. The existing bus stop on Coors will be retained though it may be moved slightly.
- f. Landscaping will be required at all edges/buffers.
 - i. Each parcel will also be required to landscape.
 - 1. The City specifies the caliper of the trees, so it will take a while for them to mature into big trees.
- g. Neighbors are concerned about the interface between the north wall of Villa de Paz and the south edge of the property.
 - i. *We're worried about trash cans, roads, garbage trucks, delivery trucks. We're wondering to what extent are we protected there along that wall?*
 - ii. The agent responded that the IDO has an extensive section on protections, (Neighborhood Edge), when a commercial development abuts a residential area.

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1. It includes a buffer (no parking or building) and allows no variance.
 2. **Action Item #5:** The agent will forward the relevant IDO section on Neighborhood Edge protection.
- h. A neighbor said that the development north of St. Josephs was to have a small park, with sidewalk access throughout the area and asked whether that would be the case for this property.
- i. The agent said that the IDO calls for pedestrian gathering space; this could be a park or a plaza.
 1. The size of the Lot 10 development likely would trigger such requirements.
 - a. Every individual parcel will have to have pedestrian connectivity and gathering space.
 - b. There are a lot of options, including water features.

Action Items (to be completed prior to the DRB hearing if at all possible):

- #1:** The agent will provide neighbors with a link to the submitted Traffic Impact Study.
- #2:** The agent will send a copy of the CCRs to the neighbors.
- #3:** The agent will copy everyone in an email to the civil engineer, posing the question about runoff from Villa de Paz into the applicant's property.
- #4:** The agent will inform neighbors as to whether Parks & Rec will require a Coors Multi-use trail.
- #5:** The agent will forward the relevant IDO section on Neighborhood Edge protection.

Hearing timetable:

DRB hearing scheduled for **Wednesday March 16, 2022**, starting at 9:00 am.

Notification, including a link to the Zoom meeting, will be sent to adjacent neighbors and the Neighborhood Association.

Public comments are welcome at DRB hearings.

Names & Affiliations of Attendees:

Angela M. Piarowski	Modulus Architects, CEO	Jane Baechle	Santa Fe Village HOA
Regina Okoye	Modulus Architects	Linda Vrooman	Taylor Ranch NA
René Horvath	West Side Coalition of NAs	Kiersten Caswell	Sentry Management Inc
Frank Comfort	Laurelwood NA Pres, West Side Coalition VP	John Holt	Enclave at Oxbow HOA
Cathy Bullock	Villa de Paz HOA Board	Mikaela Renz-Whitmore	CABQ Planning Manager
Vera Rich	Villa de Paz HOA Board	Jay Rodenbeck	CABQ Planner
Robb Leland	Villa De Paz	Jocelyn M. Torres	Facilitator
Jenny Mull	Villa De Paz	Philip Crump	Facilitator
Alicia Armijo	Villa De Paz	Tyson Hummell	CABQ ADR Coordinator
Richard Shine	Oxbow Village HOA	Robert Hinton	
Nick Harrison	Oxbow Village HOA	Trish Miller	
Donna Winward	Oxbow Village	JoDee Scholz	
John Lasater	Oxbow Village Lane	Kevin McCarty	
Richard Schaefer	Vista Grande NA	Theresa Chism	
Alan Schwartz	Rancho Sereno NA	Carla Felsted	
		Marian Greenway	
		Allan Ludi	