

Online Neighborhood Meeting Sign-In and Agenda

Project: 2020013 Proposed Apartments ZHE & DRB Applications - north east corner of Golf Course Rd. and Benton Ave.

Date: Tuesday April 7th, 2020

Time: 2:30 pm MDT

Meeting Location: Online

Meeting Link: <https://global.gotomeeting.com/join/692428893>

Dial in on phone #: [+1 \(646\) 749-3112](tel:+16467493112)

Agenda:

1. Introductions (Tierra West, Neighborhood Association members, recording of presentation OK)
2. Overview of Site (Location, site history, zoning)
3. ZHE Application
 - a. Variance request to IDO Section 14-16-5-9(F)(1) on page 287; a variance to the required 50-ft setback when abutting the residential lots for this size of parcel, to 15-ft.
4. Overview of the proposed Site Plan
 - i. Apartment buildings orientation and form
 - ii. Access, parking and dumpster locations
 - iii. Lighting & security
5. DRB Application
 - a. application for Site Plan for BP
6. Timeline and ZHE/DRB schedule
7. Next steps
8. Questions from NA

Sign In Sheet:

	Name	Association	Phone	Email
1.	Ron Bohannon	Tierra West LLC	505 858-3100	rrb@tierrawestllc.com
2.	Richard Stevenson	Tierra West LLC	505 858-3100	rstevenson@tierrawestllc.com
3.	Jack Corder			
4.	Stephen Arguelles			
5.	Joan Gillis			
6.	Rene Horvath			
7.	Scott Templeton			
8.	Diana Shea			
9.	Dee Lane			
10.	Nanna			
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12.				
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15.				

Project: 2020013 Apartments at Golf Course Rd. NW

Date: Tuesday April 7th, 2020

Time: 2:30 pm MDT

Online Meeting NA meeting with Seven Bar North HOA

Meeting Summary:

Tierra West Overview of IDO and Project

- The Neighborhood notification process is the first step in the application process. The neighborhood Association received notice of this application detailing the request to submit to Zoning Hearing Examiner (ZHE) which is a public hearing where the examiner will review and accept or deny the variance being requested.
- The IDO is the new zoning code. The city enacted the IDO about 3 years ago so that zoning code replaced the code that was in place from 1976. They spent about 3 years working through the code. There is still a lot of different procedures and processes that the staff and development sector are working through. The intent of the early notice process is to open communication between developer and adjoining neighbors/NA's.
- The process we are following is the variance request that will be reviewed by ZHE, following this hearing we shall submit to the Development Review Board (DRB) . The DRB is a 6 member technical review committee that reviews the proposed development against City standards and provides any comments necessary to bring in line with the ordinance and the development process manual.
- To summarize there are 2 processes that we are going through;
 - Firstly the ZHE for variance and that really the primary reason we are talking today is to walk through that variance. We are seeking a variance to IDO Section 14-16-5-9(F)(1) on page 287; this is a variance to the required 50-ft setback when abutting the residential lots for this size of parcel, to 15-ft.
 - The second is the DRB application for the typical overall review of the site development plan and that where you see site plan –elevations the landscape plan and drainage all the intact plans that go through the city reviews and then approves the project,
 - Once we have been through both of those processes then we will go to the building permit and prior to building permit you will receive a final email notification that we are actually going to construction.
- The site location is an undeveloped track just east of Golf Course Rd East of the Black Arroyo Dam. The property is about 8 acres. The developer is looking to put 4 apartment buildings and each apartment building has 52 units so it's a total of 208 units for this site. I believe I sent that out ahead of time so if you have questions we can go into detail. North is the top we have our main access off Golf Course Rd single point of access which would be a common driveway to share with the future development of the under developed tract to the north. At the entrance to the apartment complex there will be a porte-cochere with a clubhouse. On each side will be

the residents gated entry. The intent of this site plan is really to create a nice landscape open space between the apartment building. We haven't finalized a landscape plan but when it is we intend to share with you. Each apartment story as I mention will have 52 units total square footage is 59,500 ft. with a maximum building height of 45ft in elevation. The site plan you will see some parking areas have a slash through this reflects where the developer's intent to put covered parking their request is to have 1 space for each apartment with covered parking. The total number of parking spaces for this site is 379 including the stalls. What I do want to point out which is probably interest to many of you is the offset from the property line. Here are the dimensions 101ft that means if you measure from eastern property line 101ft to the west that would be the location of the apartment buildings so obviously there is only 2 apartment buildings on the eastern side of the site.

- What we want to discuss today is application through the ZHE and that is a variance request to the neighborhood edges listed in the IDO on page 287 of the IDO there is a section 14-16-5-9(F)(1). The request that we are doing take to the ZHE obviously we welcome your comments feedback and suggestions. Instead of abiding by 50ft we propose to reduce to 15 ft. We will maintain our 15ft landscape buffer of the rear or side property line but we will be able utilize the area for vehicle access and parking.
- The LUPA is currently reviewing the amendment to this specific section that was already approved by City Council to modify this section in the IDO. The amendment is to change the language from 50ft to 15ft, which is that same as the variance we are seeking.

Questions from NA

- Scott - So where in that process does the community get to come back and say yeah I don't want apartment buildings right behind my house?

TW Response: The IDO sets out the permissive uses based on the underlying zoning. The proposed apartment complex is a permissive use under the MX-M zoning. Prior to the IDO the zoning was C-2 versus the MX-M zoning today.

- Scott- I don't recall being asked whether we approved (the new zoning MX-M) or if we had an input in that zoning to begin with.

TW Response: That is one of the downfalls with how the City approached the IDO. It was over a 3 year period I don't know how many neighborhood meetings that were held but it was north of several hundred and it was published. There was quite a bit of outreach. The City did a general classification so individual properties were not noticed. So if you think about it if they had to notify every property owner in the city of Albuquerque that was not feasible to do. So they actually have the ability to do a general zoning and that's what they did throughout the whole city.

- Scott - What was the zoning at that time before the IDO?

TW Response: The previous zoning was C-2. So it was basically a high intensity commercial use on that property.

- Scott - What was the density for C-2 zone?

TW Response: C-2 zoning you basically could go up to a floor area 1.0 there are very few apartment complexes in the city of Albuquerque that reach that high of floor area ratio that is use. In large respect this was actually down zoned from the previous old zoning to the new zoning.

- Scott - How many units are you proposing for these apartments?

TW Response: We are proposing 208 units.

- Scott - let me make sure I understand what you are saying there is a 100ft buffer between our property line and our association and the buildings. I'm confused you want to reduce that to 50ft?

TW Response: There is actually 2 issues - one is currently until this new amendment goes into effect there is a 50ft landscape buffer from the edge of the property to the drive isle. There will always be 100ft set back from the property line to the building no matter what. So the building are not going to matter the only difference is what we are moving into this setback area, which are parking stalls.

- Scott - you want to put parking in some of the 50ft landscape buffer is what I'm hearing and the landscape will still have 15ft?

TW Response: Yes or if you would want 20, 25, 30 ft. we could take that back to the owners about making the landscape buffer bigger.

- Scott - You're talking 4 story apartment that's 45ft which is a lot higher than our 2 story 1 story homes across the property line. How are you proposing to block the view of a 4 story apartment building to keep them from looking into our yards?

TW Response: - We have not done a cross section through the area yet. Those residences are somewhat below our site. We can do site lights planes from the upper balcony area down to all of the properties to detail view planes. The only ones that we see right now of concern is the second level stories. We can review what a higher wall on our side will have to help screening, in order to make sure no one can look into the residences from the balconies. We will have to study those cross sections and get back with you to show you that.

- Rene – is the applicant willing to go down on the stories, I agree 4 stories is rather high in that area because it is all residential and most of the taller buildings are on the Westside of the road

like the senior living closer towards the hospital. They are taller over there. I am concerned with the privacy.

TW Response:- We can definitely go through that process with the developer and talk about that. Usually what happens you go down in the stories the number of buildings goes up. As well usually it's a function of number of units right now we minimized the number of structures. If we go down we may end up with a 5th building as appose to 4 buildings. We will definitely go back and discuss with the developer. We will actually start doing the cross sections and we can revisit with you guys. I'm hoping we can do this in person an opposed to over the phone.

- DD - we are concerned by the privacy issues and also the impact to home values. There's another apartment complex very similar to this off of McMahan and Bandelier if you look at if you look at the stone mountain road all those home bud up to those apartments and a little bit of research the home values appear to be much less. So I want to make sure about our home value because I know the Cty and the developer won't compensate for the property value loss.

TW Response:- One thing we are asking out of our developer is to put together basically the components that go inside the apartments because that is always a question that comes up. This is a planned upscale apartments complex, when you look at the high end materials and finished as well as the starting rate for which these units are going to be marketed at. So basically the developer is trying to fill the gap in the upscale market here. We will come back to you with the list of amenities as well as list of the materials that will go into each unit so that you can get a since of quality as well as elevations and colors.

- That's good is there going to be a home impact study done?

TW Response: When you talk with an appraiser they will say the development does not degrade your property values. I'm sure there is one appraiser in your neighborhood that you can talk to but if they are being truthful and doing appraisal on all those properties they will just look at like property values or comparable or replacement values. The valuation does not have anything to do with the adjoin properties.

- So if I'm selling my house budding up against the apartments and I can only sell \$70 sq. ft. vs \$130 sq. ft. that doesn't come into play?

TW Response:- If you have an appraisal done they will look at your property and then look at the market to find like properties. Based on your home size, layout etc they will say this is what the values are and that's how they will value your house.

- If that value is negative the city or developer will not incur the difference?

TW Response: Again there's no appraiser that I know of that would say because you're next to these apartment complex we will deduct that from your home value.

- What kind of landscaping are you planning for the 15ft buffer?

TW Response: We are working on the landscaping details and will be considering the screening element using natural vegetation along with the boundary wall. The City of Albuquerque has a plant material list that we follow with approved tree species and plants. We have to meet certain guidelines but with this being an upscale development we expect to be more heavy on trees and plant material.

- Just clarify would we have tree tall enough to block the site line from 2 story houses?

TW Response: The question then is what is the density of trees along the side because when we plant trees they are usually not established in height. We can usually plant trees 10-15ft tall with 2 ½ inch calibers. But in maturity they will do quite a bit to screen everything it's just how many trees were plant which we will review on the landscaping plan.

- So when you comeback with the cross sections would we be able to see to get some scene of the size of trees and how long for maturity?

TW Response: Yes we could work those details out.

- I'm trying to get a understanding on the land so the whole middle of the property is that open space?

TW Response: Yes that will be recreational area. What we will do on the site plan is do an overlay on it the google earth so that you can see where the lots are on the east side in relation to our site plan.

- So there is a little shady area around the site plan, is that landscaping?

TW Response: No that is a recreational trail.

- What is the size of the units proposed?

TW Response: Right now we don't have the actually floor plans my understanding is sure studios mostly 2's and some 3 bedrooms

- Is there any bus services on Golf Course?

TW Response: To the north of the side along Golf Course Rd, just south of Westside Blvd.

- Who is the applicant?

TW Response: The development is new to Albuquerque. His name is Peter Stalland. I do not how many apartments he owns probably just north of 1000 maybe 2000. Peter is using a local architect Rick Bennett they are based out of Albuquerque.

TW Closing:

If we have to we can do a follow up meeting online, but preferably would like to visit in person and bring the site plan boards and talk with your members.

If there aren't any more questions you have our email address so when you huddle together and the questions that didn't come up today please send them to us we will start reaching out and start addressing these questions and then we will setup either a follow up conference call or a follow up in person meeting.

Additional Questions received after the meeting, to be addressed by the applicant:

1. Please provide previous apartment complexes completed by Mr. Stalland
2. Please detail the type and height of the boundary wall being proposed on the east side adjacent to the residential properties.