

PASEO DEL NORTE NORTH ALBUQUERQUE ACRES SECTOR DEVELOPMENT PLAN



Adopted by ELUA
February 20, 2001
Amended
November 22, 2005
November 25, 2008

**PASEO DEL NORTE/
NORTH ALBUQUERQUE ACRES
SECTOR DEVELOPMENT PLAN**

NOVEMBER 2008

PREPARED FOR:

Bernalillo County
Zoning, Building & Planning Department
111 Union Square Street SE. Suite 100
Albuquerque, New Mexico 87102

BOARD OF COUNTY COMMISSIONERS
NOVEMBER 25, 2008

BOARD OF COUNTY COMMISSION ORDINANCE NO. 2008-12

AMENDING THE PASEO DEL NORTE/NORTH ALBUQUERQUE ACRES
SECTOR DEVELOPMENT PLAN.

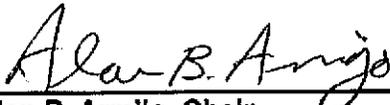
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS.

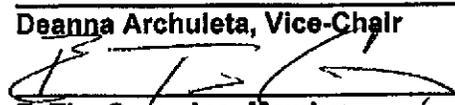
The amendment to the Paseo del Norte/North Albuquerque Acres Sector Development Plan, Section 4.4 Zoning, SD-MDR-2.D.2 (Single Family Zone, Site F-2) D. Area Regulations, 2. Building Setbacks, to include text "Wherever a legally created lot has a width of less than 60 feet, each side yard may be reduced to a width of not less than ten percent of the width of the lot, but in no instance shall it be less than five feet."

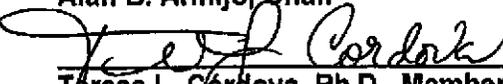
PASSED, ADOPTED, APPROVED AND SIGNED THIS 25th DAY OF
NOVEMBER 2008

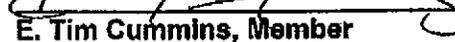
BOARD OF COUNTY COMMISSIONERS
COUNTY OF BERNALILLO

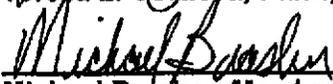
EXCUSED


Alan B. Armijo, Chair


Deanna Archuleta, Vice-Chair


Teresa L. Cordoya, Ph.D., Member


E. Tim Cummins, Member


Michael Brasher, Member


Jeffrey Landers, County Attorney

ATTEST:


Maggie Toulouse, County Clerk



THIS ORDINANCE WILL BECOME EFFECTIVE ON: _____

BERNALILLO COUNTY
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 92-2008

1 **AMENDING THE PASEO DEL NORTE/NORTH ALBUQUERQUE ACRES SECTOR**
2 **DEVELOPMENT PLAN SD-MDR-2 ZONE.**

3
4 **WHEREAS**, on February 20, 2001, the Extraterritorial Land Use Authority adopted the
5 Paseo Del Norte/North Albuquerque Acres Sector Development Plan ; and

6 **WHEREAS**, on May 27, 2003, the Bernalillo County Board of County Commissioners
7 adopted AR-47-2003, and administrative resolution which recognized the all actions, approvals,
8 and decisions of the Extraterritorial Land Use Authority are to be interpreted and considered as if
9 made by the Board of County Commissioners unless specifically excluded by ordinance or
10 resolution; and

11 **WHEREAS**, the Paseo Del Norte/North Albuquerque Acres Sector Development Plan
12 affects the North Albuquerque Acres area of Bernalillo County, an area of approximately 3,804
13 acres in size, bounded on the west by the Albuquerque City limits, on the East by Tennyson
14 Street, on the north by the Sandia Pueblo boundary and on the south by San Antonio Boulevard;
15 and

16 **WHEREAS**, on May 22, 2001, the Bernalillo County Commission approved a Rural
17 Designation for unincorporated North Albuquerque Acres; and

18 **WHEREAS**, the intent of the land use plan and the zoning of the sector development
19 plan is to reinforce the unique, low density, rural character of North Albuquerque Acres through
20 a mix of land uses that have a strong neighborhood orientation and are of an intensity appropriate
21 to the desired conditions in the community; and

22 **WHEREAS**, the Bernalillo County Planning Commission received a request on August
23 25, 2008 to amend the Paseo Del Norte/North Albuquerque Acres Sector Development Plan
24 Area Regulations, Building Setback requirements of the SD-MDR-2 zone; and

25 **WHEREAS**, the County Planning Commission considered the matter on October 1, 2008
26 and recommended approval of the request; and

27

1 WHEREAS, the amendment affects only the lots having the special SD-MDR-2 zoning;
2 and

3 WHEREAS, the proposed changes to the sector plan will ensure continued compliance
4 with the intent of the plan; and

5 WHEREAS, this amendment fulfills the recommendation of the Paseo Del Norte/North
6 Albuquerque Acres Sector Development Plan; and

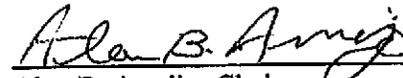
7
8 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY
9 COMMISSIONERS:

10 SECTION ONE: the Paseo Del Norte/North Albuquerque Acres Sector Development Plan,
11 section 4.4 SD-MDR-2.D.2 (Site F-2) is hereby amended to include the following sentence:

12 "Wherever a legally created lot has a width of less than 60 feet, each side yard may be reduced to
13 a width of not less than ten percent of the width of the lot, but in no instance shall it be less than
14 five feet."

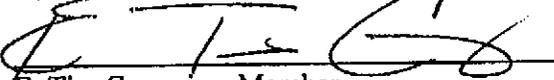
15 DONE this 25 day of November, 2008.

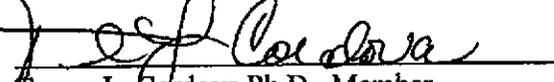
16 BOARD OF COUNTY COMMISSIONERS

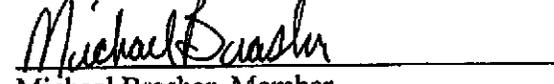
17 
18 Alan B. Armijo, Chair

19 EXCUSED

20 Deanna Archuleta, Vice Chair

21 
22 E. Tim Cummins, Member

23 
24 Teresa L. Cordova Ph.D., Member

25 
26 Michael Brasher, Member

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33 
34 Legal Department

35 Date: 11/25/08

1

2 ATTEST:

3

Maggie Toulouse Oliver

4 Maggie Toulouse Oliver, Clerk

5

Date: 11/25/08



COUNTY OF BERNALILLO
NOVEMBER 23, 2004

BOARD OF COUNTY COMMISSION ORDINANCE NO. 2004-20

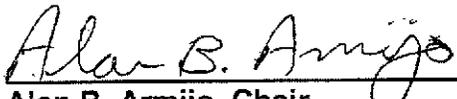
AMENDING THE PASEO DEL NORTE/NORTH ALBUQUERQUE ACRES
SECTOR DEVELOPMENT PLAN.

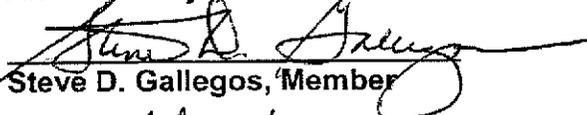
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS.

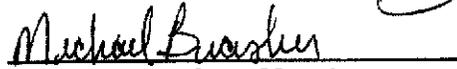
The amendment to the Paseo del Norte/North Albuquerque Acres Sector Development Plan, Section 1.4.4.2. Zoning, SD-LC-1 (Limited Neighborhood Commercial Zone, Site J), D. Area Regulations, 1.b Minimum Lot Area, to include text "All non-residential sites shall have a width of 300 feet and depth of at least 450 along the entire width of the site. If it is not possible to meet site size requirements because prior development or an existing Special Use Permit blocks land assembly, the Planning Director may waive this requirement as part of the Site Development Plan approval" is hereby adopted to protect the rural qualities of North Albuquerque Acres by establishing zoning for specified parcels.

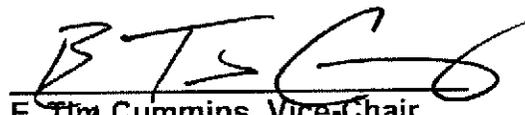
PASSED, ADOPTED, APPROVED AND SIGNED THIS 23RD DAY OF
NOVEMBER 2004

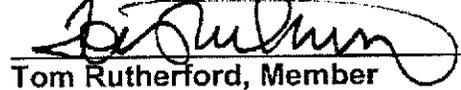
BOARD OF COUNTY COMMISSIONERS

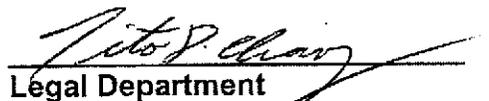

Alan B. Armijo, Chair


Steve D. Gallegos, Member


Michael Brasher, Member


E. Tim Cummins, Vice-Chair


Tom Rutherford, Member


Legal Department

ATTEST:


Mary Herrera, County Clerk

THIS ORDINANCE WILL BECOME EFFECTIVE ON: _____

BERNALILLO COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 95-2005

1 **AMENDING THE PASEO DEL NORTE/NORTH ALBUQUERQUE ACRES SECTOR**
2 **DEVELOPMENT PLAN, THEREBY ALLOWING “COMPOUND DEVELOPMENTS”**
3 **AS A CONDITIONAL USE IN THE NORTH ALBUQUERQUE ACRES SECTOR**
4 **DEVELOPMENT PLAN.**

5
6 **WHEREAS**, on February 20, 2001, the Extraterritorial Land Use Authority adopted the
7 Paseo Del Norte/North Albuquerque Acres Sector Development Plan; and

8 **WHEREAS**, on May 27, 2003, the Bernalillo County Board of County Commissioners
9 adopted AR-47-2003, an administrative resolution which recognized that all actions, approvals,
10 and decisions of the Extraterritorial Land Use Authority are to be interpreted and considered as if
11 made by the Board of County Commissioners unless specifically excluded by ordinance or
12 resolution; and

13 **WHEREAS**, the Paseo Del Norte/North Albuquerque Acres Sector Development Plan
14 affects the North Albuquerque Acres area of Bernalillo County, an area of approximately 3,804
15 acres in size, bounded on the west by the Albuquerque City limits, on the east by Tennyson
16 Street, on the north by the Sandia Pueblo boundary and on the south by San Antonio Boulevard;
17 and

18 **WHEREAS**, on May 22, 2001, the Bernalillo County Commission approved a Rural
19 Designation for unincorporated North Albuquerque Acres; and

20 **WHEREAS**, the intent of the land use plan and the zoning of the sector development
21 plan is to reinforce the unique, low density, rural character of North Albuquerque Acres through
22 a mix of land uses that have a strong neighborhood orientation and are of an intensity appropriate
23 to the desired conditions in the community; and

24 **WHEREAS**, in recent years Bernalillo County has reviewed multiple requests which
25 seek approval to allow for a single access point for multiple lots or for a reconfiguration of
26 existing property lines to allow for a “gated” or “walled” development in the North Albuquerque
27 Acres area;

1 **WHEREAS**, because of existing development standards outlined within the Paseo del
2 Norte/North Albuquerque Acres Sector Development Plan, these types of proposals have not met
3 the necessary criteria for authorization without multiple variances, and

4 **WHEREAS**, the proposed changes to the sector plan will ensure continued compliance
5 with the intent of the plan, while providing sufficient review authority for proposed compound
6 development applications, and

7 **WHEREAS**, this amendment fulfills the recommendation of the Paseo del Norte/North
8 Albuquerque Acres Sector Development Plan.

9
10 **NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY**

11 **COMMISSIONERS:**

12 **SECTION ONE.**

13 The Paseo Del Norte/North Albuquerque Acres Sector Development Plan, section 4.4.2. (p. 4-4)
14 is hereby amended to include the underlined criteria at the end of the first paragraph,
15 . . . (p)roperties that do not meet conditions for a change in zone remain A-1 as defined in the
16 Extraterritorial Zoning Ordinance, except as defined below:

17 Within the A-1 zone in the North Albuquerque Acres area, the Zoning Administrator may
18 approve through the public hearing process developments that propose to alter the lot size and
19 layout from the current established pattern. Such alternative layouts may include cul-de-sacs
20 with limited or controlled access points, perimeter walls/fences, gated ingress and/or egress, or
21 other such features that would not normally be found when lots are developed individually. The
22 review and approval process for such developments shall follow the procedures of the
23 Administration Section of the Comprehensive Zoning Ordinance of Bernalillo County. Policies
24 and processes for reviewing these types of requests are outlined in Section 4.4.3 of this sector
25 development plan.

26
27 **SECTION TWO.**

28 The Paseo Del Norte/North Albuquerque Acres Sector Development Plan is hereby amended to
29 include the following text under a new section: 4.4.3.

1 Section 4.4.3 Compound Developments

2 A. **Purpose.** The purpose of this policy is to provide guidance for County consideration of
3 applications for Compound Developments where lot size and property layout are altered
4 from the current pattern in conjunction with platting actions, subdivisions, right-of-way
5 provisions, or other approval processes determined appropriate by Bernalillo County. It
6 establishes criteria for the creation of compounds, and references regulatory codes,
7 ordinances, and plans that will be used in evaluating the merits of individual projects.
8 Also, the purpose of this policy is to minimize the impact on surrounding neighborhoods,
9 ensure appropriate public and emergency vehicle access, and provide general guidance on
10 the design concept of any provided perimeter walls which may enclose a compound.

11 B. **Policy.**

- 12 1. The County shall review each project that proposes to alter the existing lot sizes or
13 property layouts in the North Albuquerque Acres area based on its individual merits
14 and its ability to serve a community interest. In its review of the proposal, the County
15 shall consider information provided by all reviewing departments.
16 2. Given the range of Compound Development types, in combination with a desire to
17 regulate without dictating design of the development, only general criteria are set
18 forth in this policy. This policy is to be used in conjunction with all applicable
19 Bernalillo County ordinances and regulations.

20 C. **Criteria.** A determination of the request shall be made by the Zoning Administrator after
21 a public hearing on all proposals. Each new proposal for a Compound Development will
22 be evaluated for the following criteria:

- 23 1. The project provides a community benefit or satisfies a specific community need,
24 such as, but not limited to, enhancing community safety and security, improving
25 existing or projected traffic impacts, promoting community cooperation and identity,
26 or significantly enhancing the quality of life.
27 2. The project does not significantly displace the existing or projected traffic circulation
28 or parking impacts to adjacent areas. Private roads and gates must not unreasonably
29 impede the logical future development of public rights-of-way or pedestrian access in
30 the general vicinity of the project.

- 1 3. Public access is not denied to open spaces, transit stops, public rights-of-way, schools
2 or public facilities which are available for public use or public access.
- 3 4. The street system, gated entry, and premises identification meet all criteria
4 established in applicable Bernalillo County regulations. Cul-de-sacs or dead-end
5 rights-of-way are required to receive approval prior to construction.
 - 6 a. All private roads must be designed and constructed according to Bernalillo
7 County development standards.
 - 8 b. The developer must demonstrate adequate provision for perpetual maintenance of
9 the private road and any other infrastructure associated with the development.
10 This notation shall be included on the approved plat for the development.
 - 11 c. The developer must demonstrate adequate provisions for necessary emergency
12 service and governmental access. Road and gate design must be reviewed by, and
13 are subject to approval by the Bernalillo County Fire Department, Sheriff's
14 Department, Public Works Division, and other governmental agencies, as deemed
15 necessary by the Zoning Administrator.
 - 16 i. Documented arrangements for access through any gate for emergency
17 service vehicles shall be reviewed and approved by Bernalillo County
18 public safety officials. Necessary arrangements may include fire boxes for
19 keyed/keyless entry, keypad code entry, occupant telephone authorized
20 entry, and/or automatic gate opening upon power disconnect.
 - 21 ii. Documented arrangements for access through any gate for non-emergency
22 service vehicles shall be reviewed and approved by the Zoning
23 Administrator. Necessary arrangements may include, but are not limited
24 to, access easements for refuse collection vehicles and utility easements
25 for public utility development and maintenance.
 - 26 d. Minimum gate width must equal the required road width plus the width of any
27 existing utility easements, but in no case shall the width be less than thirty (30)
28 feet. The width requirements may be accomplished through the combination of
29 adjacent entrance and exit gates of equal width.

- 1 e. Gates, walls, and/or fences shall not disturb or impede existing natural drainage
2 and water flow. Solid fences or walls shall not block a FEMA designated
3 floodplain, and shall meet applicable construction standards.
- 4 f. All grading and drainage information, including conceptual and comprehensive
5 plans, shall be provided in accordance with the requirements of the Bernalillo
6 County Public Works Division.
- 7 5. The developer shall grant easements to the appropriate governing authority or utility
8 company as is necessary for public purposes regarding any compound development
9 which utilizes alternate lot arrangements. The easements shall be recorded with the
10 County Clerk. Applicants shall provide a drawing exchange file (DFX) to the
11 County Zoning, Building & Planning Department following the requirements of the
12 Bernalillo County Subdivision Ordinance.
- 13 6. The developer shall provide all necessary public infrastructures for any compound
14 development or development with alternate lot arrangements, included but not limited
15 to water supply, wastewater or septic systems, roads, rights-of-way, sidewalks, and
16 related improvements as deemed necessary by the Zoning Administrator.
- 17 7. The location of gates shall be provided in compliance with applicable requirements to
18 avoid adversely impacting traffic circulation on any public street.
- 19 8. Walls or other enclosures attached to gates shall use setbacks, landscaping, human-
20 scale articulation and/or other design features to maintain a homogenous social
21 environment in the neighborhood. All structures will be governed by relevant
22 sections of the zoning code, building code, and sector development plan.
- 23 9. In no case shall the total number of dwelling units for the Compound Development
24 exceed that previously allowed under a one-house-per-acre restriction. Properties
25 shall meet all other applicable provisions, including, but not limited to, yard
26 requirements, height limitations, and off-street parking requirements. For proposals
27 which seek to change the location of property lines, a minimum lot width of 100 feet
28 shall be provided.
- 29 10. The establishment of any Compound Development or development with alternate lot
30 arrangements must not have unreasonable negative effects on the health, safety and
31 welfare of Bernalillo County.

- 1 11. Any road, street or easement created to provide access to a Compound Development
2 with alternate lot arrangements shall be established by re-plat approved by the
3 Bernalillo County Development Review Authority (CDRA), and shall conform to the
4 guidelines established for Bernalillo County street standards.
- 5 12. Any road, street or easement shall be named following the procedures of the
6 Bernalillo County Street Names and Street Name Changing Ordinance. In cases
7 where existing addressing is impacted by the new development, new addresses will
8 be assigned to each lot by Bernalillo County.
- 9 13. Changes, modifications, and/or reconfiguration of property lines shall requires review
10 and approval through the Bernalillo County subdivision process, including but not
11 limited to re-platting, provision of documents in requested format, and similar
12 procedures.
- 13 14. If required by the Bernalillo County Environmental Health Department, net lot size
14 must be demonstrated to the nearest hundredth of an acre to meet minimum water,
15 wastewater, septic and/or well permitting requirements.

16 **D. Application procedures.**

- 17 1. An application for a Compound Development shall be filed with the County Zoning,
18 Building and Planning Department on prescribed forms, and accompanied by all
19 relevant data and information. Incorrect or incomplete information may cause a delay
20 or denial in the review and hearing process. It is recommended that the applicant
21 consult with staff before filing an application to be informed of any requirements or
22 policies relevant to the request.
- 23 2. Application for a Compound Development may be made by an owner of the property
24 or their designated agent on their behalf.
- 25 3. Each application shall be accompanied by a preliminary site development plan that
26 shall:
 - 27 a. Be drawn to scale.
 - 28 b. Show North arrow.
 - 29 c. Show boundaries of the property to be developed.

- d. Show all existing and proposed structures on site and within 50 feet beyond the property boundaries including square footages of each structure, use of each structure, elevations, dimensions, loading and unloading areas.
- e. Show number of parking spaces required and provided for all residential development in the compound area, as well as all points of ingress and egress for the development.
- f. Show fire lanes and emergency vehicle parking.
- g. Contain a conceptual Grading and Drainage Plan when considered appropriate by the Bernalillo County Public Works Division.
- h. Show existing and proposed public and private streets, alleys and easements, with proper names and dimensions.
- i. Contain a conceptual Landscape and Buffer Landscape Plan, identifying the nature and location of ground cover. The plan shall include a statement of responsibility for maintenance.
- j. Show existing and proposed water, sewer, and fire hydrant locations, storm drainage facilities, and refuse container locations.
- k. Show existing and proposed signage as regulated in the C-1 Zone.
- l. Show proposed phasing of improvements and provision for interim facilities.
- m. Include a written statement describing the proposed project in detail and providing justification for approval.
- n. Copies of the site development plan of the proposed project shall be folded into 8-1/2 x 11, 8-1/2 x 14 or 11x17 similar size.

4. An application fee for a Compound Development shall be \$75.00

E. Hearing.

1. Public hearing on all applications for Compound Developments shall be held by the Zoning Administrator in accordance with the Administration Section of the Comprehensive Zoning Ordinance of Bernalillo County.
2. The applicant must post and maintain one or more signs as provided by the Zoning Administrator, 15 days before and after the date of the hearing. The applicant is responsible for removal of the sign(s) 16 days after the hearing, unless the

1 recommendation is appealed. If appealed, signs must remain posted. Failure to
2 properly post and maintain sign(s) is grounds for deferral or denial of the request.

- 3 3. The Zoning Administrator shall issue Sign(s) Posting Instructions.
- 4 4. In approving any application, the Zoning Administrator shall impose minimum
5 requirements as required by this section together with such additional requirements as
6 the Zoning Administrator deems necessary to safeguard the public welfare, safety,
7 health, morals, convenience, and best interest of the adjoining property, the
8 neighborhood, and the community. Unless the permit specifies to the contrary, the
9 request will be granted for the life of the use.
- 10 5. After an applicant's petition for a Compound Development is advertised for public
11 hearing by the Zoning Administrator, another petition for another Compound
12 Development affecting the same property shall not be filed within a period of 12
13 months from the date of final action by the Zoning Administrator or the date of the
14 initial advertised hearing.
- 15 6. No building or occupancy permits shall be issued for any building or use that is not in
16 accordance with the approved development plan.
- 17 7. Any requirement imposed by the Zoning Administrator shall become effective and
18 shall be strictly complied with immediately upon execution or utilization of any
19 portion of the rights and privileges authorized by approval of the Compound
20 Development.

21 **F. Appeals.**

- 22 1. Appeal of any denial or approval of an application by the Zoning Administrator may
23 be submitted in writing to the Board of Adjustment within 15 days after the date of
24 determination. If the fifteenth day falls on a Saturday, Sunday, or holiday, the next
25 working day shall be considered as the deadline for filing the appeal. A building
26 permit or Certificate of Occupancy and compliance shall not be issued until any
27 appeal is decided, or the time for filing such appeal has expired.
- 28 2. Written notice of appeal shall be filed with the Zoning Administrator. A filing fee of
29 \$100.00 is required.
- 30 3. Public notice of any appeal shall be given by legal advertisement in the manner
31 prescribed for a change to the text of the Zoning Ordinance. Written notice of any

1 appeal, together with notice of the hearing date, shall be sent to the applicant, a
2 representative of the opponents, if any, and to the appellant (if other than the
3 applicant).

4 4. When an appeal is withdrawn after scheduling and advertising for public hearing by
5 the Board of Adjustment, the filing fee shall not be refunded to the appellant.
6

7 DONE this ____ day of ____, 2005.
8
9
10

11 BOARD OF COUNTY COMMISSIONERS

12 Alan B. Armijo
13 Alan B. Armijo, Chair

14 E. Tim Cummins
15 E. Tim Cummins, Vice Chair

16 Deanna A. Archuleta Loeser
17 Deanna A. Archuleta Loeser, Member

18 Teresa L. Cordova
19 Teresa L. Cordova, Member

20 Michael Brasher
21 Michael Brasher, Member
22
23
24
25
26

27 [Signature]
28

29 Legal Department

30 Date: 11/15/05

31
32 ATTEST:

33 [Signature]
34 Mary Herrera, Clerk

35 Date: 11/22/05



EXTRATERRITORIAL LAND USE AUTHORITY
FEBRUARY 20, 2001

EXTRATERRITORIAL LAND USE AUTHORITY ORDINANCE NO. 2001-2

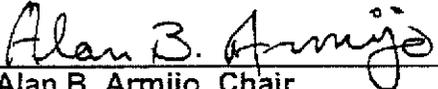
AMENDING THE ZONE MAP OF THE BERNALILLO COUNTY/EXTRATERRITORIAL LAND
AUTHORITY AS SHOWN IN ORDINANCE NO. 1998-1, AS AMENDED.

BE IT ORDAINED BY THE EXTRATERRITORIAL LAND USE AUTHORITY.

The attached plan is hereby adopted to protect the rural qualities of North
Albuquerque Acres by establishing design overlay zones and zoning for specified
parcels within the Paseo del Norte/North Albuquerque Acres Sector Plan
boundaries; the plan area containing approximately 3,804 acres.

PASSED, ADOPTED, APPROVED AND SIGNED THIS 20th DAY OF FEBRUARY 2001

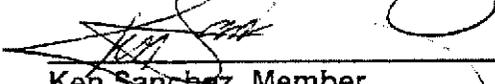
EXTRATERRITORIAL LAND USE AUTHORITY

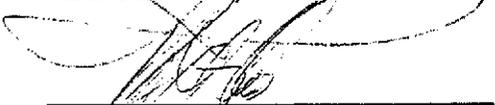

Alan B. Armijo, Chair

EXCUSED

Tom Rutherford, Member

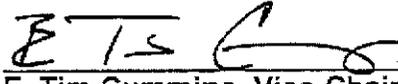

Steve D. Gallegos, Member


Ken Sanchez, Member


Legal Department

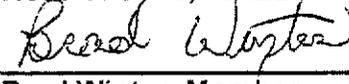
ATTEST:


Mary Herrera, County Clerk


E. Tim Cummins, Vice-Chair

EXCUSED

Hess Yntema, Member


Brad Winter, Member

THIS ORDINANCE WILL BECOME EFFECTIVE ON: FEBRUARY 20, 2001

BERNALILLO COUNTY

EXTRATERRITORIAL LAND USE AUTHORITY

RESOLUTION NO. ELUA-2-2001

1 ADOPTING THE PASEO DEL NORTE/NORTH ALBUQUERQUE ACRES SECTOR
2 DEVELOPMENT PLAN WHICH ESTABLISHES ZONING AND DESIGN CRITERIA
3 FOR LIMITED COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL ALONG
4 PASEO DEL NORTE AND EUBANK BOULEVARD AND MAINTAINS THE RURAL
5 CHARACTER OF THE REMAINING PORTION OF THE PLAN AREA.

6 WHEREAS, the Extraterritorial Land Use Authority is authorized to adopt Sector Plans
7 in order to protect the health, safety and welfare of citizens within the planning and platting
8 jurisdiction of the Extraterritorial Land Use Authority; and

9 WHEREAS, A-1 zoning is not comprehensive enough to guide development of an
10 appropriate and beneficial mixture of land uses in the Sector Plan area; and

11 WHEREAS, zone change, conditional use permit and special use permit requests for
12 commercial and institutional uses in the North Albuquerque Acres area triggered the need for a
13 Paseo del Norte Commercial Corridor Study; and

14 WHEREAS, the Paseo del Norte Commercial Corridor Study identified sites for non-
15 residential commercial land uses and medium density residential land uses along Paseo del Norte
16 and Eubank Boulevard; and

17 WHEREAS, the Paseo del Norte/North Albuquerque Acres Sector Development Plan
18 completes the process begun with the Paseo del Norte Commercial Corridor Study to plan for
19 changing land use conditions in North Albuquerque Acres while preserving the area's rural
20 character; and

21 WHEREAS, the County, initiated the development of the Paseo del Norte / North
22 Albuquerque Acres Sector Development Plan, to guide quality mixed use development in the
23 area while recognizing the rural nature of this quickly developing County area; and

24 WHEREAS, the County has received substantial public, neighborhood, departmental and
25 agency input in developing the Sector Plan; including active participation from the public in
26 seven public open houses; and

27 WHEREAS, the Paseo del Norte/North Albuquerque Acres Sector Development Plan
28 represents a balance between the various interests in the plan area; and

1 WHEREAS, the Sector Development Zone is appropriate for North Albuquerque Acres
2 because the area is developing such that the requirements of other available zones do not
3 promote the conservation of special neighborhood characteristics such as maintaining a rural
4 lifestyle which the County desires to preserve in the single family residential areas, and limited
5 commercial and medium residential zoning along portions of Eubank Blvd. and Paseo del Norte;
6 and,

7 WHEREAS, Bernalillo County recognizes that there are changed community conditions
8 including the widening of Paseo del Norte that justify the need for the Sector Plan; and

9 WHEREAS, the Paseo del Norte / North Albuquerque Acres Sector Development Plan
10 has been reviewed by the Extraterritorial Land Use Commission which has recommended
11 approval of the Sector Plan.

12 **NOW, THEREFORE BE IT RESOLVED BY THE EXTRATERRITORIAL LAND**
13 **USE AUTHORITY:**

14 SECTION ONE: The attached Paseo del Norte/ North Albuquerque Acres Sector Development
15 Plan is hereby adopted as a Sector Development Plan to guide and govern all development
16 actions, both public and private within the plan area. The Sector Development Zones are hereby
17 adopted as an extension of the Zoning Code.

18 SECTION TWO: Severability Clause

19 If any section, paragraph, sentence, clause word or phase of this resolution is for any reason held
20 to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not
21 affect the validity of the remaining provisions of this resolution. The Extraterritorial Land Use
22 Authority hereby declares that it would have passed this resolution and each section, paragraph,
23 sentence, clause, word or phase thereof irrespective of provisions being declared unconstitutional
24 or otherwise invalid.

25 **DONE** this 20TH day of February, 2001.

26

27

28

EXTRATERRITORIAL LAND USE AUTHORITY

APPROVED AS TO FORM:

[Signature]
Legal Department

Alan B. Armijo
Alan Armijo, Chair

[Signature]
E. Tim Cummins, Vice-Chair

ATTEST: [Signature]
Mary Herrera, County Clerk

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Steve G. Gallegos, Member

[Signature]
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Ken Sanchez, Member

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Brad Winter, Member

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Acknowledgements

2005 Acknowledgements

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Commissioner E. Tim Cummins, Vice-Chair
Commissioner Deanna A. Archuleta Loeser
Commissioner Teresa L. Córdova
Commissioner Michael Brasher

Bernalillo County Planning Commission

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The ELUA, ELUC and Sector Development Plan team of staff, citizen advisors and consultants gratefully acknowledge the efforts of Barbara Seward, County Commissioner, 1993-2000, whose hard work and concern for the North Albuquerque Acres community made this plan possible.

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Commissioner Tim Cummins, Vice Chair
Commissioner Steve Gallegos
Commissioner Tom Rutherford
Commissioner, Ken Sanchez
Councillor Brad Winter
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A special thanks is due to the many volunteers who gave countless hours to preparing the Paseo del Norte/North Albuquerque Acres Sector Development Plan.

Executive Summary

The Paseo del Norte/North Albuquerque Acres Sector Development Plan encompasses 3651 acres in the North Albuquerque Acres community, which lies just outside the northeast limits of the City of Albuquerque in the unincorporated portion of Bernalillo County, New Mexico.

The intent of the Sector Development Plan drafted in 2001 was to establish new zoning for twelve sites along Paseo del Norte and Eubank Boulevard, protect the existing rural character and A-1 zoning for the rest of the area, and set open space priorities throughout the study area. This 2005 update makes changes to the area's boundaries as a result of land annexed by the City of Albuquerque. The annexations reduced the total acreage of the study area from 3804 acres to 3651 acres. In addition, four of the initial twelve Sector Development Zone Sites (E, Y, Z-1 and Z-2) fell within the annexed area and have been removed from the County's jurisdiction and the conditions of this plan.

Plan Purpose

The purpose of the plan is to provide for the orderly development of North Albuquerque Acres in the future. In recent years, changing land use conditions in the area have led to a proliferation of Special Use Permit and Conditional Use Permit requests. These changing conditions include the development of significant transportation corridors along Paseo del Norte and Eubank Boulevard and the increase in the area's population. Together, they create a situation which makes limited commercial and moderate density residential uses advantageous to the neighborhood and community. In the remainder of the plan area, the existing A-1 zoning is preferred. The established development pattern in the plan area outside of the Paseo del Norte and Eubank corridors is single-family homes on one-acre lots, and the plan recommends that all county policies be consistent with this.

Planning Process

The plan completes a process that began with the Paseo del Norte Commercial Corridor Study. Over the course of this effort, extensive public input was obtained through seven public meetings, two citizen's advisory committees, and several questionnaires distributed to meeting participants and landowners.

Policy Recommendations

In 1988, City and County land use policy anticipated that North Albuquerque Acres west of Eubank and east of the City limits would develop in a more urban manner, as in adjacent City neighborhoods. Yet development in the unincorporated areas has consisted mainly of single-family homes on one-acre lots. The 2001 plan made the following policy recommendations to bring land use policy for North Albuquerque Acres in line with existing conditions and residents' preferences for the future.

- The Design Overlay Zone for North Albuquerque Acres should be extended to all unincorporated areas in the community to maintain an overall density of one unit per acre while allowing clustering within the existing density.

- This sector plan reflects current conditions in North Albuquerque Acres and provides justification for amending the Comprehensive Plan.

- All of North Albuquerque Acres should be designated Rural in the Albuquerque/Bernalillo County Comprehensive Plan.
- The Paseo del Norte/North Albuquerque Acres Sector Development Plan serves as the approved Sector Development Plan for all the windows identified for this plan area in the North Albuquerque Acres Subareas Master Plan.

Land Use Plan and Zoning

The recommended land use plan is drawn from the Paseo del Norte Commercial Corridor Study, with further input received during the Sector Plan public participation process. Limited commercial, office/institutional, and moderate-density residential uses are established for eight sites along Paseo del Norte and Eubank Boulevard (See Table 1 below). To minimize the impact of these uses on nearby A-1 properties south of Paseo del Norte, direct access from these sites to local streets is mostly prohibited.

The plan recommends six new SD zones to implement the land use plan on the designated sites. The rest of the plan area will remain A-1 as currently zoned.

Transportation Plan

The transportation plan incorporates the North Albuquerque Acres Transportation Plan (NAATP) and the Traffic Analysis of the Paseo del Norte Commercial Corridor Study into the Sector Development Plan by reference and summarizes their findings and recommendations.

The NAATP encourages movement of traffic on north-south roads by minimizing the number of stops required on north-south routes and maximizing the number of stops and traffic-calming measures on the east-west routes. It also recommends moving proposed regional trails from the arroyos to the nearest road rights-of-way and proposes design goals for local roadway cross sections.

The Traffic Analysis concludes that traffic generated by the proposed land uses will not create unacceptable levels of service at five of the six principal intersections studied.

Open Space Plan

The Open Space Plan evaluates three potential sites for public open space in North Albuquerque Acres and recommends a preferred site for Bernalillo County to acquire with open space funds. It also identifies community priorities for open space to guide future public open space acquisition in North Albuquerque Acres.

Utilities

The Utility Chapter presents options for providing water and sewer service to the SD zones along Paseo del Norte and Eubank Boulevard. In the 2001 Plan, it was recommended that a study of utility service options for the entire Sector Plan area should be conducted that same year. The North Albuquerque Acres Water/Sewer Feasibility Report was completed and approved by the Board of County Commissioners at the November 23, 2004 public hearing (Resolution AR 103-2004).

Design Overlay Zones

The Sector Development Plan establishes two design overlay zones for the plan area, one that applies to properties along Paseo del Norte and designated for a zone change (Paseo del Norte Design Overlay Zone) and one that applies to the remainder of the plan area (the North Albuquerque Acres Design Overlay Zone).

The Paseo del Norte Design Overlay Zone establishes design regulations and advisory guidelines that reflect the residents' goals and objectives for high-quality development along North Albuquerque Acres' commercial corridor. The intent is to minimize the impact of commercial, office, and higher-density residential development on existing low-density residential land uses and to create the visual image desired for development. The Design Overlay Zone covers the sites proposed for SD zoning.

The North Albuquerque Acres Design Overlay Zone, which applies to the A-1 zone, establishes design regulations and advisory guidelines for clustered residential development on parcels that are impacted by flood zones or other physical constraints that render a portion of the property undevelopable. The Design Overlay Zone permits greater flexibility in subdivision layout in order to facilitate creation of common open space, naturalistic treatments of arroyo channels, and establishment of a public trail system, while maintaining the overall gross density of the A-1 zone.

Table 1: Summary of Land Uses for Sites on Paseo del Norte and Eubank Blvd.

Site	Size	Land Uses	Conditions
Site E*	13 lots 11.5 ac.	Residential (max. 6 DUs/acre)	No access to Palomas
Site F-1 Site F-2	8 lots/7.1 ac. 6 lots/5.3 ac.	Eight western lots: office, institutional, clinic, residential (max. 6 DUs/acre) Six eastern lots: residential (max. 6 DUs/acre)	No access to Palomas
Site G	8 lots 7.1 ac.	Art, antique, or gift shop; beauty/barber shop; book/stationery store; butcher shop; feed store; newsstand; restaurant; fruit/vegetable stand; bakery; bank; church; clinic; deli; office	No access to Palomas
Site H	13 lots 11.5 ac	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site I	18 lots 16.0 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site J	4 lots 2.9 ac.	Bank, book/stationery store, animal clinic, office	No access to Palomas
Site L	4 lots 3.6 ac.	Day care; extended care facility; bed and breakfast	No access to Pino or San Francisco. Land uses contingent on the construction of a Eubank Blvd. "Build" Alternative.
Site X	4 lots 3.6 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site Y*	6 lots 5.3 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site Z-1* Site Z-2*	14 lots/12.4 ac. 15 lots/13.2 ac.	Residences (max. 4 DUs/acre)	No access to Carmel

* Sites annexed by the City of Albuquerque in 2002

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**SECTION I: PASEO DEL NORTE/NORTH
ALBUQUERQUE ACRES SECTOR
DEVELOPMENT PLAN**

1.0 Introduction and Purpose

1.1 Description of the Study Area

The North Albuquerque Acres community, an area approximately 3651 acres in size, lies just outside the northeast limits of the City of Albuquerque in the unincorporated portion of Bernalillo County, New Mexico (see Figure 1-1 for a study area map and Figure 1-2 for an aerial photo). The community was platted in the 1930s in a traditional grid pattern, with half-mile spacing between north-south roads, and one-tenth mile spacing between east-west roads. The area is now characterized by lots approximately 0.89 acres in size (165' wide by 234' deep).

The vast majority of lots in the neighborhood are zoned A-1. According to the Bernalillo County Zoning Ordinance (Ordinance No. 213) the purposes of A-1 zoning are

...to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public service, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate farming or ranching operations.

While farming and ranching are not common in the area, the neighborhood's rural character is symbolized by the equestrians who ride along the area's trails and use the new Sandia Vista equestrian facility. Urban level services, are available only in sections of the study area.



South Domingo Baca Dam Equestrian Facility- Main Arena

In contrast to the rural local roads in the area, three principal arterial streets either border or cut through the North Albuquerque Acres community. All three streets are undergoing study, design, or construction for buildout to their ultimate typical sections, as described below.

In 1999, Bernalillo County completed a study to evaluate the impact of these new roadways on North Albuquerque Acres. Several circumstances prompted Bernalillo County to prepare the Commercial Corridor Study. First, the planned development of significant transportation

corridors in the area (Paseo del Norte and Eubank Boulevards in particular) was expected to impact the character of adjacent lands and precipitate the desire for additional land use changes in the area. Second, as a result of continued growth in the area and the changes planned for major transportation corridors, the County was seeing an increase in the number of requests for zone changes, special use permits, and conditional use permits in the study area in recent years. In response, the Bernalillo County Commission imposed a moratorium on zone changes and permits for new non-residential land uses in the area to allow the County to prepare a corridor study that reviewed potential land use changes in a more global and systematic way (rather than on a case-by-case basis).

Figure 1.1

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

STUDY AREA &
ZONING OVERLAY
SITES

- Current Plan Boundary
- ▭ Parcels Outside NAA
- ▭ NAA Parcels
- ▨ Zoning Overlay
- ▨ Annexed Overlay Sites
- ⋯ Original Plan Boundary



This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.
BC Planning 2/06

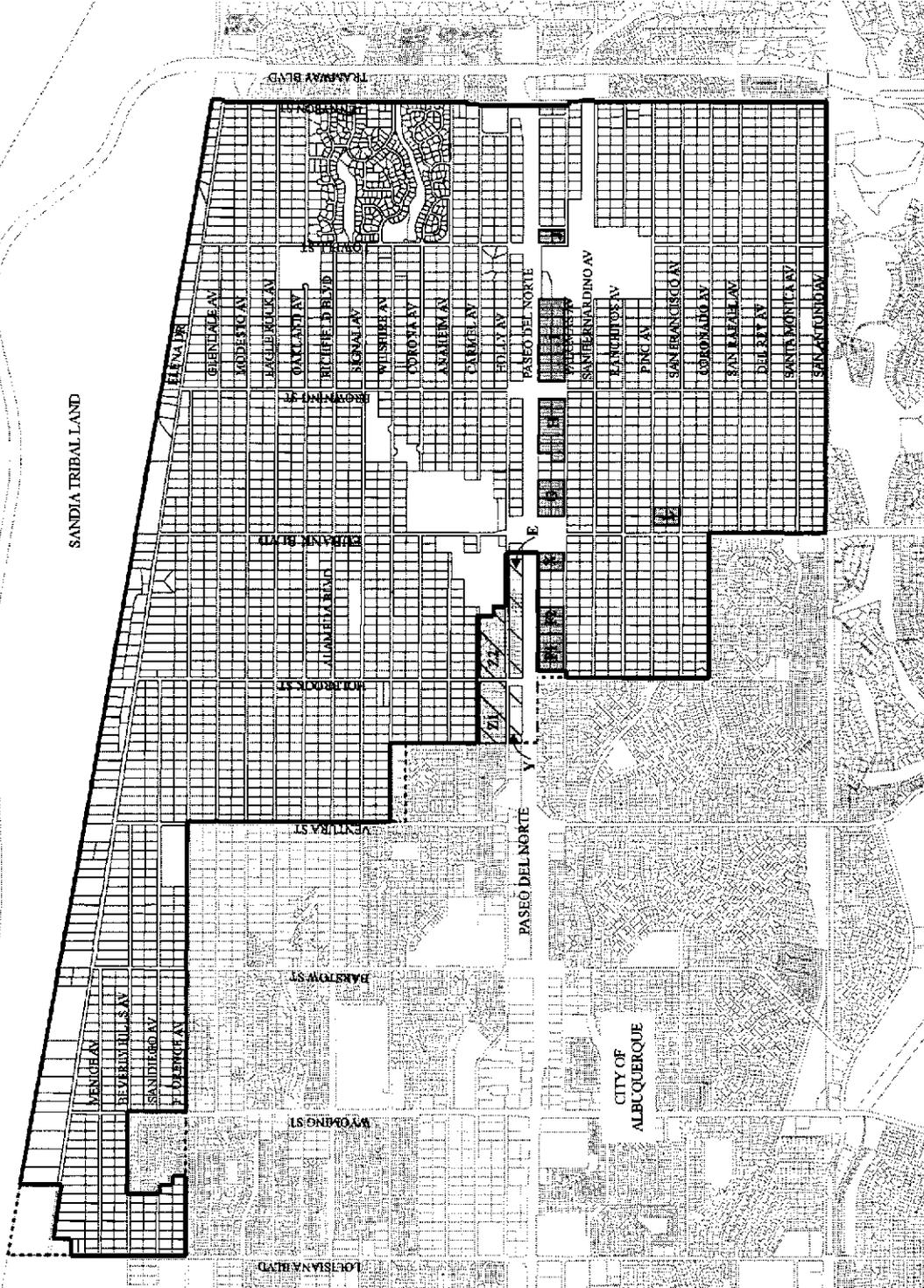


Figure 1.2

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

2004
ORTHOPHOTO
OF STUDY AREA

- Current Plan Boundary
- Zoning Overlay Area
- Original Plan Boundary



This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.
BC Planning 2/06



The Paseo del Norte Commercial Corridor Study was completed and approved by the Bernalillo County Commission in May 1999.

1.1.1 Paseo del Norte

Paseo del Norte between Ventura and Eubank has been expanded from a two-lane paved roadway into a six-lane, limited access section with frontage roads and bicycle/pedestrian facilities. The section of the roadway from Eubank to Tennyson is currently being widened to a four-lane limited access section with frontage roads and bicycle/pedestrian facilities.

1.1.2 Alameda Boulevard

A location corridor study for Alameda Boulevard between Ventura and Eubank proposes that Alameda will be built out to a four-lane section with bicycle/pedestrian facilities.

1.1.3 Eubank Boulevard

Eubank Boulevard between San Antonio and Paseo del Norte will be built out to a four-lane section with frontage roads and bicycle/pedestrian facilities.

1.2 Purpose of Sector Development Plan

The Paseo del Norte/North Albuquerque Acres Sector Development Plan completes the process begun with the Paseo del Norte Commercial Corridor Study to plan for changing land use conditions in North Albuquerque Acres while preserving the area's rural character. This Sector Development Plan incorporates the recommendations of the Study and additional input from public meetings into a regulatory document that the County can use to carry out the public's preferences for future land use in the study area.

In particular, the Sector Development Plan:

1. Establishes regulations that implement land use recommendations from the Paseo del Norte Commercial Corridor Study and the sector plan public input process.
2. Presents options for providing water and sewer service to the SD zone along Paseo del Norte and Eubank Boulevard.
3. Evaluates potential public open space sites in North Albuquerque Acres and recommends a preferred site.

1.3 Public Involvement

Three public meetings were held for the Corridor Study to explain the study to the public and receive comments on the work of the technical team and CAC.

The purpose of the first meeting, held on January 27, 1999 at Sandia Presbyterian Church, was to review and comment on criteria for rezoning to either a non-residential or higher-density residential use, sites that meet these criteria, potential design guidelines, and potential uses. Approximately 175 people attended this meeting. Notification of the meeting was accomplished as follows:

- An insert was placed in the North Albuquerque Acres Community Association newsletter, which included a scaled-down geographic information systems (GIS) map showing possible sites for alternative land uses and a short description of the project.
- Residents of the neighborhood who were not members of the association also received fliers.

The purpose of the second meeting, held on March 10, 1999 at Sandia Presbyterian Church, was to review the work of the technical team/CAC based on results of the first meeting, including recommendations of sites and proposed land uses. Approximately 130 people attended this meeting. Notification of the meeting was accomplished as follows:

- A postcard was sent to residents of North Albuquerque Acres, owners of sites under consideration, the six neighborhood churches, the project manager of the Church of Jesus Christ of Latter-Day Saints (LDS) temple construction site, and the president of the Heritage East Neighborhood Association.

A third public meeting was held on April 5, 1999 at Sandia Presbyterian Church to present the recommended land uses and conditions, design guidelines, traffic impacts, and utility requirements that are described in the Corridor Study report. Approximately 80 people attended this meeting.

Four public meetings were held to explain the Sector Development Plan to the public and to receive public comments. Copies of all meeting notification forms are contained in Appendices C-F.

The purpose of the first meeting, held on July 13, 2000 at the William Sibrava Sheriff's Substation, was to briefly review the recommendations of the Commercial Corridor Study and to present public open space site selection criteria and site alternatives for review and comment. Approximately 150 people attended this meeting. Notification of the meeting was accomplished as follows:

- A postcard was sent to all property owners in North Albuquerque Acres.
- A letter was sent to owners of property within or adjacent to the sites proposed for a zone change.
- A letter was sent to owners of property within the potential open space sites.

- Notification signs were posted at all of the sites proposed for a zone change.

At the second public meeting, held on August 23, 2000 at Sandia Presbyterian Church, new zoning based upon the land use recommendations of the Commercial Corridor Study was presented for review and comment. Approximately 270 people attended this meeting. Notification of the meeting was accomplished as follows:

- A postcard was sent to all property owners in North Albuquerque Acres
- A letter was sent to owners of property within or adjacent to the sites proposed for a zone change
- Notification signs were posted at all of the sites proposed for a zone change.

The purpose of the third meeting, held on October 23, 2000 at Sandia Presbyterian Church, was to present a revised version of the new zoning, as well as recommendations for the infrastructure improvements required by the land use recommendations, phasing, and the financial responsibility for their construction. Approximately 130 people attended this meeting. Notification was accomplished as follows:

- A postcard was sent to all property owners in North Albuquerque Acres.
- Notification signs were posted at all of the sites proposed for a zone change.

A fourth and final meeting, held on October 30, 2000 at Sandia Presbyterian Church, was arranged to give NAA residents additional time to review and prepare comments on the most recent draft of the Sector Development Plan, which had not been completed in time for the previous public meeting. Copies of the plan were available prior to the meeting on the North Albuquerque Acres Community Association (NAACA) website and at a Kinko's Copy Center for purchase. Approximately 44 people attended this meeting. Notification was accomplished as follows:

- The meeting was announced at the October 23 meeting.
- The NAACA sent out an email notification to its members.
- Signs were posted along all major roads.

For the Extraterritorial Land Use Commission (ELUC) hearing held on November 1, 2000, certified letters were sent by Bernalillo County to all property owners within 500 feet of properties proposed for a zone change. NAACA sent a separate mailing to all of its members. The ELUC decided at that time to continue its review of the draft Sector Development Plan at the January 3, 2000 hearing. A postcard sent to all property owners in North Albuquerque Acres announced the next hearing and indicated that, beginning on December 5, copies of the plan would be available to the public for review or purchase at the following locations:

- Cherry Hills Branch Library
- Bernalillo County Zoning, Building, and Planning Department
- Alphagraphics Printshop (1930 Juan Tabo NE)

A copy of the plan was also posted on the NAACA web site. The postcard also stated that written comments received before December 17 would be compiled and presented to the ELUC.

2.0 Existing Conditions

2.1 Introduction

This chapter summarizes the existing conditions in North Albuquerque Acres that pertain to commercial land uses. Conditions include current zoning and specific commercial land uses; commercial trade area guidelines; current and future population figures; and utility, roadway, and drainage capacities. In addition, an annotated bibliography of the following adopted plans and policies pertaining to land use and to open space and trails is contained in Appendix A:

Land Use

- Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres (1978)
- La Cueva Land Use Guide (1986)
- Albuquerque/Bernalillo County Comprehensive Plan (1988, rev. 2002)
- Report of the La Cueva Land Use Guide Advisory Committee (1994)
- North Albuquerque Acres and Sandia Heights Light Pollution Ordinance (1997)
- Bernalillo County Zoning Ordinance (1998, rev. 2005)
- North Albuquerque Acres Blueprint for Action (1998)
- North Albuquerque Acres Transportation Plan (1998)
- La Cueva Sector Development Plan (1999)
- Paseo del Norte Commercial Corridor Study (1999)

Open Space and Trails

- Facility Plan for Arroyos (1986)
- Albuquerque/Bernalillo County Comprehensive Plan (1988, rev. 2002)
- Major Public Open Space Facility Plan (1999)
- Trails and Bikeways Facility Plan (1993; map rev. 1996)
- North Albuquerque Acres Transportation Plan (1998)
- Metropolitan Transportation Plan (1998, rev. 2006)
- Long Range Bikeways System Map (1999, rev. 2004)
- Albuquerque Comprehensive On-Street Bicycle Plan (2000)

The vast majority of the North Albuquerque Acres acreage in the County (3651 acres) contains residential land uses or is vacant and undeveloped. Only a few properties have non-residential Conditional Use Permits or Special Use Permits in this area.

Zone change, conditional use permit and special use permit requests for commercial and institutional uses triggered the need for the Commercial Corridor study and the Sector Development Plan. One of the primary purposes of this Sector Development Plan is to establish regulations that implement the land use recommendations of the Commercial Corridor Study.

2.2 Commercial Trade Area Guidelines

The amount of commercial land needed to provide services to North Albuquerque residents was one of the considerations in the Corridor Study. The recommendations of the Corridor Study generally follow guidelines for locations of shopping centers published by the Urban Land Institute.

Table 2-1 General Guidelines for Location of Shopping Centers

Type of Center	Minimum Population Support Needed	Radius	Driving Time
Community	40,000 – 50,000	3 – 5 miles	10-20 minutes
Neighborhood	2,500 – 40,000	1.5 miles	5-10 minutes

The Urban Land Institute makes the following points about shopping centers and trade areas:

- The boundaries of trade areas are determined by a number of factors, including the type of center, accessibility, physical barriers, location of competing facilities, and limitations of driving time and distance.
- New shopping centers do not create new buying power; rather, they attract customers from existing districts or capture a portion of new purchasing power in a growing area.
- A new shopping center will draw on three sources: the increase in population, patrons from existing stores in the trade area, and customers seeking goods and services not offered in the area.

Based on these guidelines, neighborhood centers would be more appropriate than a community-scale shopping center in the study area. Neighborhood-scale shopping centers are listed in the Bernalillo County Zoning Ordinance under the C-N and C-1 zones. A community-scale shopping center has been developed recently at the northeast corner of Paseo del Norte and Wyoming and will draw from residents living within the study area boundaries. Other retail areas, including a Furr's grocery store at Ventura and Paseo del Norte, have been developed or are planned nearby in the city.

The population needing goods and services from future commercial businesses in the North Albuquerque Acres consists of residents living within the study area, drivers using Paseo del Norte during the morning and evening peak hours, and Sandia Heights residents who use Paseo del Norte as their primary east-west thoroughfare. These three populations are outlined in Table 2-2.

Table 2-2 Plan Area and Vicinity Population and Average Daily Traffic

Geographical Area	Population	Dwelling Units
<i>Paseo Del Norte Commercial Corridor Study Area</i>	<i>4,400</i>	<i>1,531</i>
<i>Sandia Heights</i>	<i>5,625</i>	<i>2,475</i>
Vehicular Pass-By (average daily traffic):		
▪ Paseo del Norte between Eubank and Browning (1997)	7,900 vehicles	N/A
▪ Paseo del Norte between Eubank and Browning (2015)	22,000 vehicles	N/A
▪ Paseo del Norte between Holbrook and Eubank (1997)	9,800 vehicles	N/A
▪ Paseo del Norte between Holbrook and Eubank (2015)	34,000 vehicles	N/A
▪ Alameda between Wyoming and Barstow (1997)	2,400 vehicles	N/A
▪ Alameda between Wyoming and Barstow (2015)	16,100 vehicles	N/A
▪ Alameda between Ventura and Eubank (2015)	8,600 vehicles	N/A
▪ Eubank between San Bernadino and Ranchitos (1997)	8,800 vehicles	N/A
▪ Eubank between San Francisco and Quintessence (2020)	21,200 vehicles	N/A

The criteria established as a result of this North Albuquerque Acres study consider population growth and future market demand as part of criteria development. Other factors, as described in Section 3.2 of this report, were also considered as integral components of criteria development.

2.3 Existing Roadways and Utilities

The study area is generally characterized by two-lane local roads. As described earlier, three principal arterials run through the study area: the existing Alameda Boulevard roadway has four paved lanes from Interstate 25 to San Pedro, two lanes from San Pedro to Wyoming, and four lanes from Wyoming to Barstow. No roadway exists within the platted right-of-way from Barstow east to Eubank. The existing Eubank Boulevard roadway has four paved lanes with a raised median from Academy to Starlight Drive, and two undivided paved lanes from Starlight north.

The locations of existing water and sewer lines in and around the study area are shown graphically in Figure 7-1 and Figure 7-2, later in this report.

Figure 2.1

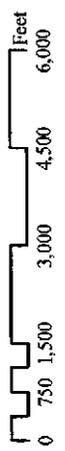
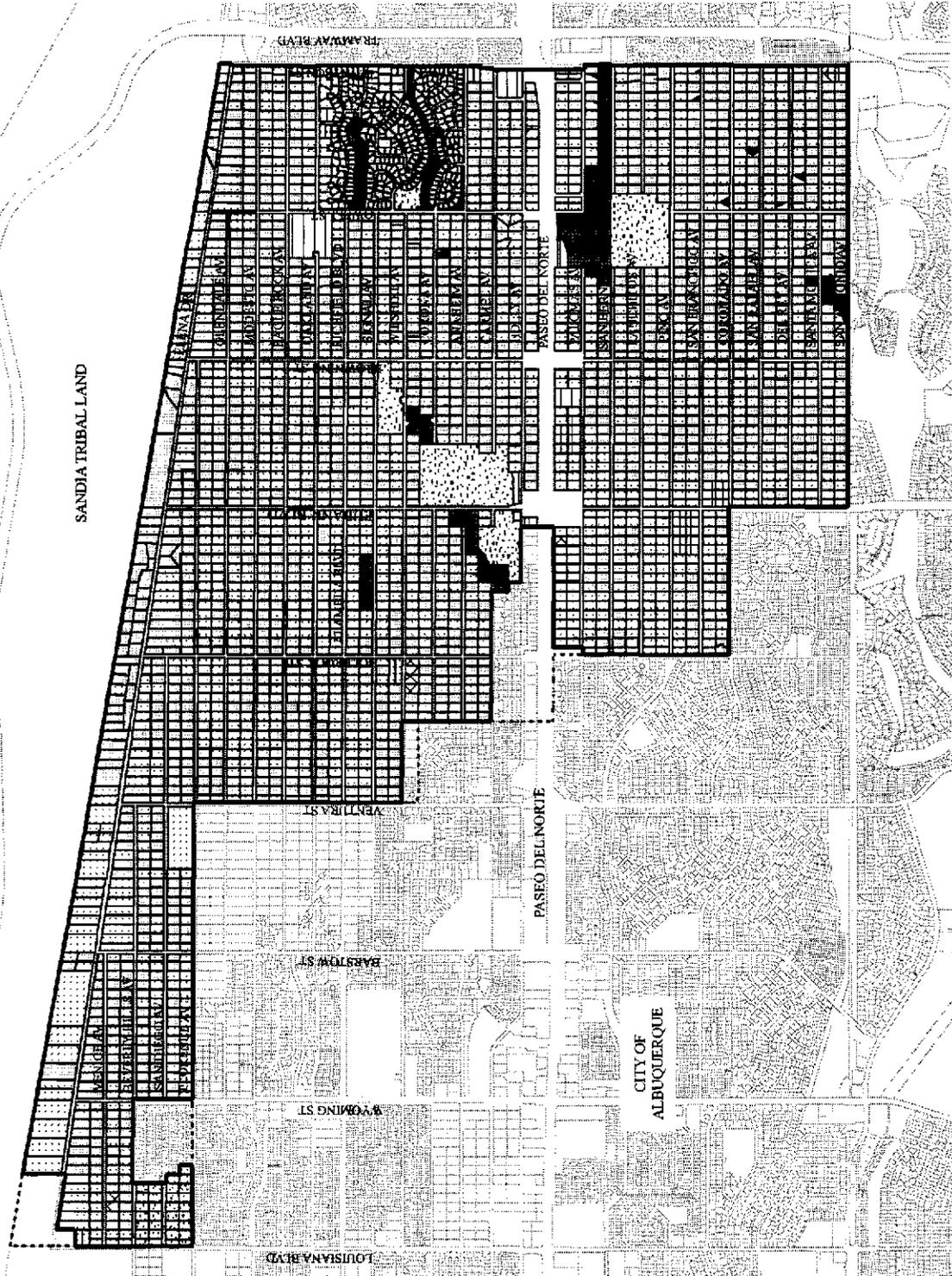
Paseo del Norte/
North Albuquerque
Acres
Sector Development
Plan

EXISTING
LAND USE

- Current Plan Boundary
- NAA Parcels
- - - Original Plan Boundary
- Parcels Outside NAA
- LAND USE
- ☛ AGRICULTURE
- ☒ COMMERCIAL SERVICE
- DRAINAGE & FLOOD CONTROL
- ▨ INDUSTRIAL & MANUFACTURING
- ▧ PARKING LOTS & STRUCTURES
- ▩ PARKS & RECREATION
- ▨ PUBLIC & INSTITUTIONAL
- ▨ SINGLE FAMILY
- ▨ TRANSPORTATION & UTILITIES
- ▨ VACANT/OTHER



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3.0 Policy Recommendations

3.1 Comprehensive Plan Issues

In 1994 the County established an advisory committee to look at development issues in North Albuquerque Acres and make recommendations regarding the La Cueva Land Use Guide, which was adopted in 1986; identify problems associated with the Guide; and prepare specific recommendations on amending the Land Use Guide. The committee recommended that the City of Albuquerque prepare a Sector Development Plan for the area surrounding La Cueva High School, and that Bernalillo County prepare design overlays for unincorporated areas.

The City completed the La Cueva Sector Development Plan for the portions of North Albuquerque Acres that are within the City limits in June 2000.

A design overlay zone for the eastern portion of North Albuquerque Acres that is designated Semi-urban in the Comprehensive Plan was adopted in 1994. This design overlay zone requires that for uses other than those listed as permissive or conditional in the A-1 zone, an applicant for a zone change must complete an approved master plan for the entire subarea, as detailed by the *Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres*. Other requirements of the Design Overlay Zone are listed in Appendix G.

The area north of Florence Avenue was not annexed into the City. A design overlay zone was never adopted for the unincorporated area that is designated Developing Urban in the Comprehensive Plan. These two situations left a policy gap with no guidance as to how development other than A-1 should occur. The Commercial Corridor Study specified land uses along Eubank Boulevard and Paseo del Norte and recommended that the rest of North Albuquerque Acres should keep its A-1 zoning. It also recommended that conditional uses in the A-1 zone be limited to those uses that generate no more than 10 vehicle trips per day, which is the typical amount of traffic generated by a single family home.

In 1994, much of the land in the Developing Urban Area of North Albuquerque Acres was largely undeveloped. Since that time, the area has developed as a rural community with single-family homes on one-acre lots, as shown in Figure 3.1. This development rendered the Developing Urban designation obsolete, leading to the 2001 Comprehensive Plan amendment to change the area's land use designation from Developing Urban to Rural (Resolution AR 39-2001).



4-H Club

The 2001 Sector Development Plan recommended the following:

1. A modified North Albuquerque Acres Design Overlay Zone should be incorporated into this Sector Development Plan and expanded to cover all unincorporated areas of North Albuquerque Acres. Additional design requirements, contained in Section II, should be added to clarify the intent of the overlay zone.
-This action was achieved at the time the 2001 Plan was adopted.
2. This Sector Development Plan reflects current conditions in North Albuquerque Acres and provides justification for amending the Comprehensive Plan.
3. Due to the predominance of residential development on one-acre lots throughout the unincorporated portions of North Albuquerque Acres, all of this area should be designated Rural in the Comprehensive Plan.
-Change in land use designation was approved by the Board of County Commissioners at the May 22, 2001 public hearing (Resolution AR 39-2001)



Private Horse Facilities

4. The Paseo del Norte/North Albuquerque Acres Sector Development Plan serves as the approved Sector Development Plan for all the windows identified for this plan area in the North Albuquerque Acres Subareas Master Plan.

Figure 3.1

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

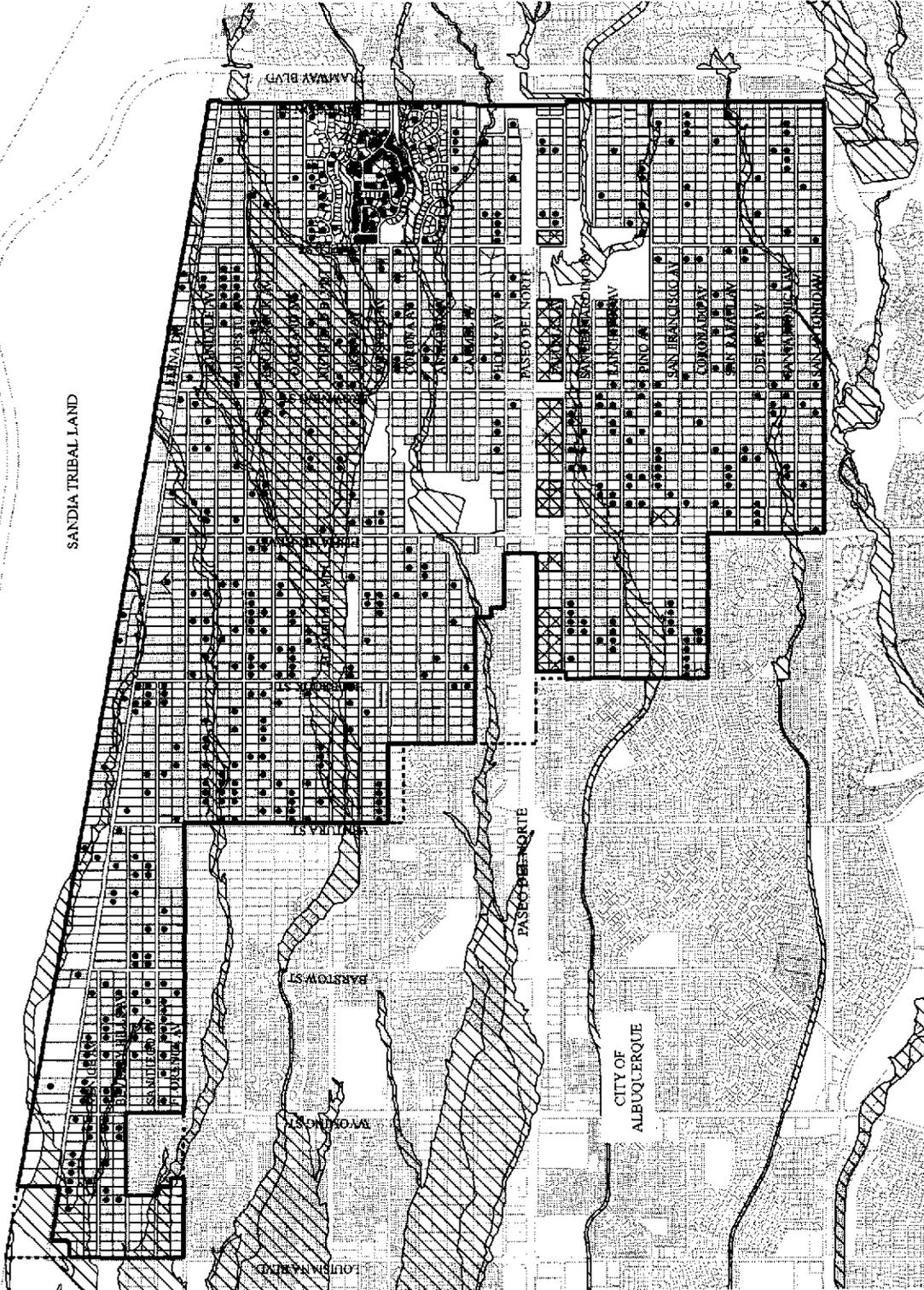
NEW
RESIDENTIAL
CONSTRUCTION
2000-2005

- Single Family Residential Permits
- Developed Land
- Vacant Land
- NAA Parcels
- Parcels Outside NAA
- Current Plan Boundary
- Original Plan Boundary
- Zoning Overlay
- Flood Plain



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3.2 Water and Sewer System Expansion Policies

A joint powers agreement was entered into between the City of Albuquerque and Bernalillo County in February 2000, to create the Albuquerque Metropolitan Area Water and Wastewater Board, to govern the provision of water and wastewater services to unincorporated areas of the County. The joint powers agreement calls for this utility to be operated by the City of Albuquerque as a City Department. The specific policies governing provision of water and wastewater services have yet to be adopted by the Board.

The creation of this board presents an opportunity to re-examine the City's approach to utility expansion. The existing City of Albuquerque Water and Wastewater System Expansion Policies require annexation as a condition of obtaining water and wastewater service. However, a state statute (NMSA 1978 Comp. § 3-7-17.1, enacted by Laws 1998, ch. 42, § 2) states "A municipality with a population over two hundred thousand persons and located in a class A county shall not force a resident or business located in the unincorporated area of the county to agree to annexation as a condition of extending sewer and water service to that person or business, if that sewer or water service extension is paid for all or in part by federal, state, or county money. The municipality may make agreement to annexation a condition of extending sewer and water service if the extension of service is paid for entirely with municipal money."

The use of private money to help pay for extension of service would not trigger the statute's provision as it is currently written. The Sector Development Plan recommends that the County and legislators from Bernalillo County seek a modification of the statute to add "private money" to the statute's wording, thus making it possible for a group of landowners to pay for a utility expansion without fear of annexation.

Due to the complexity of the utility extension issue in North Albuquerque Acres, a separate study of utility service options was recommended in the 2001 plan. The North Albuquerque Acres Water/Sewer Feasibility study was completed and adopted in 2004 (Resolution AR 103-2004). In addition to analyzing the cost and feasibility of installing a sewer system in the study area, the study identified three scenarios for water service extension. The three water service options, modeled for the purpose of analyzing the incremental costs of providing increased levels of fire flow, were Rural/Domestic, Sub-urban and Intermediate scenarios.

The Bernalillo County Wastewater Ordinance 2000-7 established new regulations for septic systems. There is the potential that septic systems will need to meet the performance standards of the County Wastewater Ordinance by the year 2015. This may mean retrofitting existing on-site systems or connecting to a sewer system if the option becomes available.

Figure 3.2

Paseo del Norte/
North Albuquerque
Acres

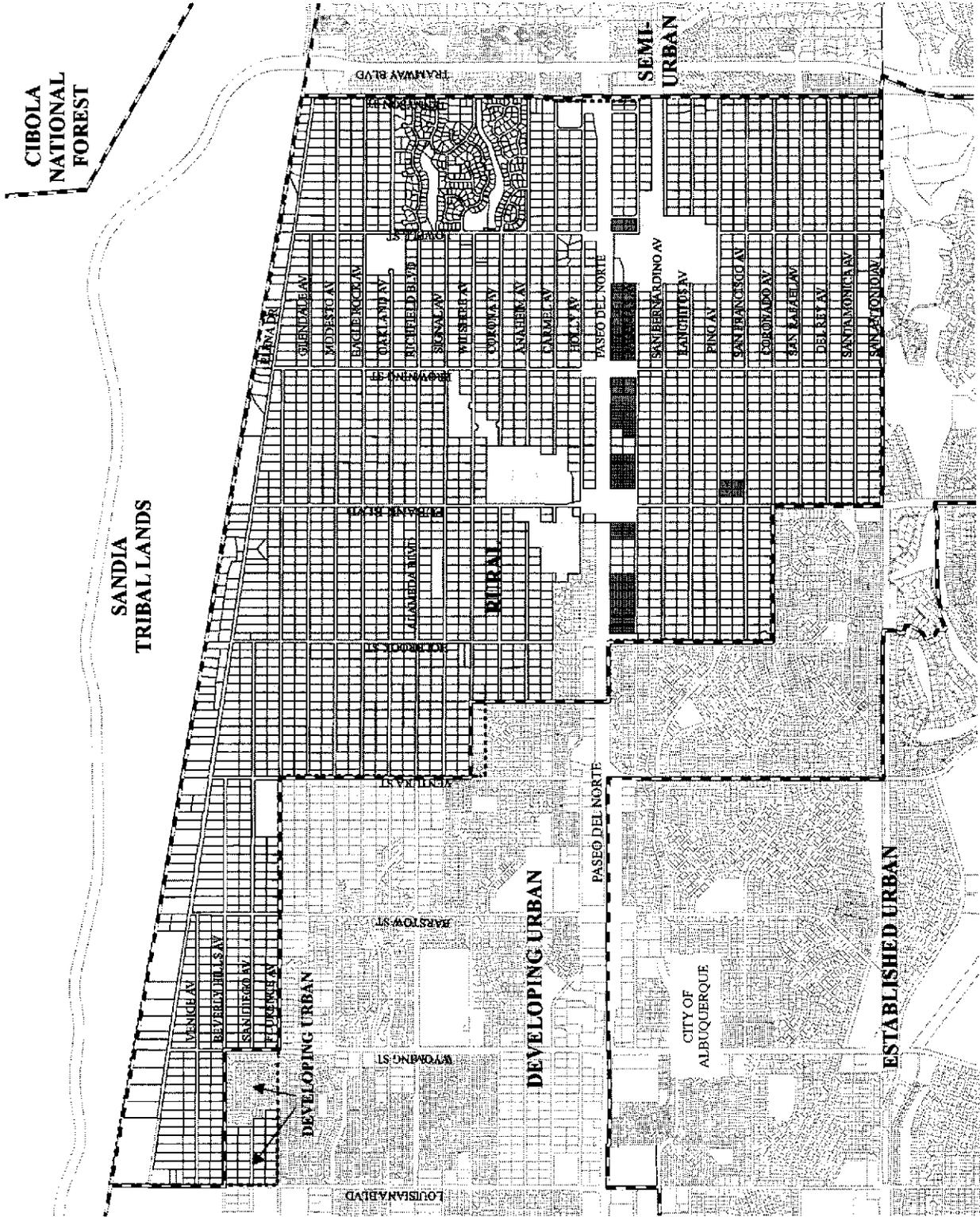
Sector Development
Plan

COMPREHENSIVE
PLAN AREAS

-  Complan Area Boundary
-  Current Plan Area
-  Original Plan Boundary
-  NAA Parcels
-  Parcels Outside NAA
-  Zoning Overlay



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4.0 Land Use Plan And Zoning

4.1 Development of the Land Use Plan

The County initiated the Commercial Corridor Study because of a proliferation of Conditional Use Permit requests within the study area. The intent of the corridor study was to start a process that would define orderly development of this area in the future. A land use plan was developed so that the County could specify appropriate uses in advance rather than responding to individual Special Use and Conditional Use Permit requests.

The land use plan was developed by a technical team composed of City and County government staff and consultants with the assistance of a citizens advisory committee (CAC) composed of representatives from the neighborhood, the real estate and development community and the higher-density neighborhoods in the City of Albuquerque that are adjacent to North Albuquerque Acres.

The final list of recommended land uses and the conditions required in order for each site to be developed as the alternative land uses are shown in Appendix G. The proposed sites are shown in Appendix G. All properties that do not meet the criteria for alternative land uses remain zoned A-1 as defined in the Bernalillo County Zoning Ordinance (County Commission Ordinance No. 97-2) and the Design Overlay Zone for North Albuquerque Acres (County Commission Ordinance No. 94-22).

4.2 Strategy for Reinforcing the Unique Character of the Community

The intent of the land use plan and the zoning is to reinforce the unique low density, rural character of North Albuquerque Acres through a mix of permissive land uses that have a strong neighborhood orientation and are an intensity appropriate to the changed conditions in the community and to the rural character of North Albuquerque Acres.

Two design overlay zones were developed to be used in conjunction with the Bernalillo County Zoning Ordinance and the North Albuquerque and Sandia Heights Light Pollution Ordinance. The regulations and guidelines in these zones will give the neighborhood and Bernalillo County greater control over the ultimate design of new development along the Paseo del Norte Corridor. Design elements have been crafted to lessen the impact of new development on existing low density residential land uses including requirements for things such as landscaping and buffers, building height and setbacks, lighting, signage, pedestrian connections and accessibility, and parking lots.

The guidelines as originally presented in the Corridor Study contained both mandatory language (i.e. those that state that a requirement “shall” be followed) and suggested language (i.e. guidelines that “may” be followed). These regulations and guidelines are contained in Section 5.

4.3 Zone Change Criteria

Resolution ELUA 2-1998 adopted policies for considering zone map changes. The development of significant transportation corridors in the area (Paseo del Norte and Eubank in particular) will impact the character of the lands adjacent to them and constitute a changed neighborhood or community condition as described in Resolution ELUA 2-1998. In addition the increase in the area’s population coupled with impacts of the transportation corridors create a situation which makes limited commercial and moderate density residential uses more advantageous to the neighborhood and community than A-1 zoning along these corridors.

The joint technical team/CAC defined the criteria to be used to identify properties that meet the policies for zone map changes. The criteria establish properties impacted by a change in condition that makes the existing A-1 zoning inappropriate. The criteria also ensure that land use changes are consistent with the policies of Resolution ELUA 2-1998. In addition, the committee established criteria to ensure that any land use changes would not be harmful to the community. The criteria are shown in Table 4-1.

Table 4-1 Criteria Used for Selection of Sites and Land Uses

<i>Criteria Applying to All Sites</i>
1. Sites should not be more than a one-quarter mile driving distance from Paseo del Norte or Eubank. (Area impacted by change in neighborhood or community conditions)
2. Sites should be separated from vacant land by a road, a lot with an existing structure, open space, a municipal boundary, or public right-of-way. (Insurance that land use change will not be harmful to adjacent property)
3. No higher use than C-N (neighborhood commercial) should be used. (Insurance that land use change will not be harmful to adjacent property)
4. Alternative land uses should be used as transitions between less compatible land uses. (Insurance that land use change will not be harmful to adjacent property)
<i>Criteria Applying to Residential Sites</i>
5. Higher density residential land uses should be used to buffer existing homes from Paseo del Norte and Eubank. (Insurance that land use change will not be harmful to adjacent property)
6. Higher density residential sites should be at least six lots in size. (No spot zoning)
7. No higher density than six dwelling units per acre should be used. (Insurance that land use change will not be harmful to adjacent property)
<i>Criteria for Non-Residential Sites</i>
8. Non-residential sites should have visual frontage to Paseo del Norte or Eubank. (Area impacted by change in neighborhood or community conditions)
9. Non-residential sites should be two lots deep to discourage strip center development. (No strip zoning)
10. Commercial sites should not be within 300 feet of an existing home. (Insurance that land use change will not be harmful to adjacent property)
11. Non-residential sites should not have direct access to local roads. (Insurance that land use change will not be harmful to adjacent property)

Based on the criteria, the Technical Team/CAC identified twelve sites that meet the County’s policies for zone map changes (In 2002, 4 sites E, Y, Z-1, and Z-2 were annexed by the City of Albuquerque). Through the Corridor Study process and the Sector Development Plan process the advisory committees established permitted land uses and conditions for these sites. Table 4-2 summarizes the permitted land uses and conditions established by the Sector Development Plan for each site.

All other properties in the plan area were intended to remain A-1. If any use other than A-1 is proposed, the Corridor Study specifies that uses within this area by limited to those that generate no more than 10 vehicles trips per day per original lot (or one acre), which is the typical amount of traffic generated by a single family home.

Table 4-2 Summary of Land Uses and Conditions by Site

Site	Size	Land Uses	Conditions
Site E*	13 lots 11.5 ac.	Residential (max. 6 DUs/acre)	No access to Palomas
Site F-1 Site F-2	8 lots/7.1 ac. 6 lots/5.3 ac.	Eight western lots: office, institutional, clinic, residential (max. 6 DUs/acre) Six eastern lots: residential (max. 6 DUs/acre)	No access to Palomas
Site G	8 lots 7.1 ac.	Art, antique, or gift shop; beauty/barber shop; book/stationery store; butcher shop; feed store; newsstand; restaurant; fruit/vegetable stand; bakery; bank; church; clinic; deli; office	No access to Palomas
Site H	13 lots 11.5 ac	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site I	18 lots 16.0 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site J	4 lots 2.9 ac.	Bank, book/stationery store, animal clinic, office	No access to Palomas
Site L	4 lots 3.6 ac.	Day care; extended care facility; bed and breakfast	No access to Pino or San Francisco. Land uses contingent on the construction of a Eubank Blvd. “Build” Alternative.
Site X	4 lots 3.6 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site Y*	6 lots 5.3 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site Z-1* Site Z-2*	14 lots/12.4 ac. 15 lots/13.2 ac.	Residences (max. 4 DUs/acre)	No access to Carmel

*Annexed by the City of Albuquerque in 2002

Figure 4.1

Paseo del Norte/
North Albuquerque
Acres

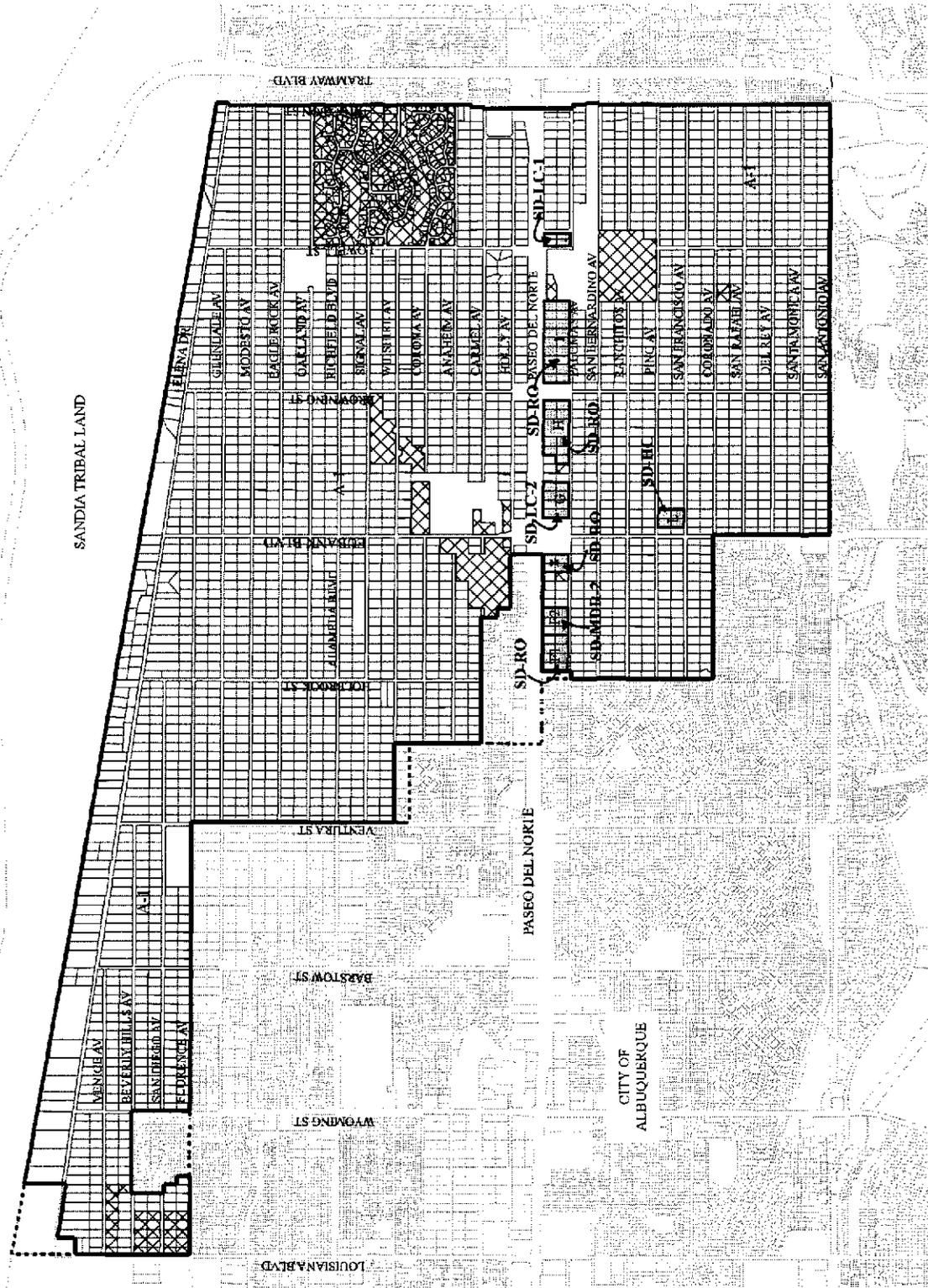
Sector Development
Plan

EXISTING ZONING
AND
ZONING OVERLAY

- Current Plan Boundary
- - - - Original Plan Boundary
- ▭ Parcels Outside NAA
- ▭ NAA Parcels
- ▨ Special Use Permit
- ▨ Zoning Overlay



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4.4 Zoning

This Sector Development Plan establishes zoning that will implement the recommended land use changes in North Albuquerque Acres. The zoning language was developed by a team of County and City government staff, consultants and a citizen's advisory committee (CAC) of representatives from the neighborhood, the real estate and development community, and neighborhoods adjacent to North Albuquerque Acres in the City of Albuquerque. The zoning language was reviewed by the public at two of the public meetings held on the land use plan. The intent of the Sector Plan is to build upon the land use recommendations and design guidelines contained in the Commercial Corridor Study, with additional input from the public, to provide for orderly development of the area.

4.4.1 Special Zoning Provisions of Sector Development Plans

In June 2000, the Albuquerque/Bernalillo County Extraterritorial Land Use Authority amended its zoning ordinance to define and describe procedures for a Sector Development (SD) Zone. A SD Zone allows a mixture of uses controlled by a Sector Develop Plan which specifies new development and redevelopment that is appropriate to a given neighborhood, when other zones are inadequate to address special needs. The SD Zone is appropriate to map in a major segment of North Albuquerque Acres because it meets the following criteria:

1. The area is developed such that the requirements of other available zones do not promote the conservation of special neighborhood characteristics, which the County desires to preserve; and
2. The area has developed or should develop with a pattern of mixed land uses, which will need careful control and coordination of development at a sub-area scale in order to insure a desirable mixture of uses.

In North Albuquerque Acres, the low residential density and the antiquated platting constitute unique conditions that do not fit the standard zones of the Code. Land use regulation through a specially tailored zone is preferable to proliferation of Special Use Permits and Conditional Use Permits.

In the Paseo del Norte/North Albuquerque Acres Sector Development Plan, higher intensity land uses are proposed for areas along Paseo del Norte and Eubank that have been platted as one-acre single family lots and are adjacent to single family homes on one-acre lots. Therefore, special zoning categories are appropriate to take into account the need for appropriate, but limited, commercial uses along these corridors; the desirability of land assembly so that higher intensity uses are not built on individual lots; and the need for guidelines to protect existing neighborhoods.

4.4.2 Zoning for the Paseo del Norte/North Albuquerque Acres Sector Development Plan

The Sector Development Plan proposes that properties that meet conditions specified in ELUA Ordinance 2-1998 be zoned for alternative land uses. The land uses and conditions for these properties are defined in the special sector plan zones below. The plan contains six zones.

Each zone is based on the closest similar zone in the Bernalillo County Zoning Ordinance (County Commission Ordinance No. 97-2). Design overlay zones described in Chapter 8 also apply to development in the Sector Development Plan area. All provisions of the Bernalillo County Zoning Ordinance apply unless specified otherwise in this Sector Development Plan. Properties that do not meet conditions for a change in zone remain A-1 as defined in the Zoning Ordinance, except as defined below:

Within the A-1 zone in the North Albuquerque Acres area, the Zoning Administrator may approve through the public hearing process developments that propose to alter the lot size and layout, but not the total number of lots, from the current established pattern. Such alternative layouts may include cul-de-sacs with limited or controlled access points, perimeter walls/fences, gated ingress and/or egress, or other such features that would not normally be found when lots are developed individually. The review and approval process for such developments shall follow the procedures of the Administration Section of the Comprehensive Zoning Ordinance of Bernalillo County. Policies and processes for reviewing these types of requests are outlined in Section 4.4.3 of this sector development plan.

Section 4.4.3 Compound Developments (AR 95-2005)

- A. **Purpose.** The purpose of this policy is to provide guidance for County consideration of applications for Compound Developments where lot size and property layout are altered from the current pattern in conjunction with platting actions, subdivisions, right-of-way provisions, or other approval processes determined appropriate by Bernalillo County. It establishes criteria for the creation of compounds, and references regulatory codes, ordinances, and plans that will be used in evaluating the merits of individual projects. Also, the purpose of this policy is to minimize the impact on surrounding neighborhoods, ensure appropriate public and emergency vehicle access, and provide general guidance on the design concept of any provided perimeter walls which may enclose a compound.
- B. **Policy.**
1. The County shall review each project that proposes to alter the existing lot sizes or property layouts in the North Albuquerque Acres area based on its individual merits and its ability to serve a community interest. In its review of the proposal, the County shall consider information provided by all reviewing departments.
 2. Given the range of Compound Development types, in combination with a desire to regulate without dictating design of the development, only general criteria are set forth in this policy. This policy is to be used in conjunction with all applicable Bernalillo County ordinances and regulations.
- C. **Criteria.** A determination of the request shall be made by the Zoning Administrator after a public hearing on all proposals. Each new proposal for a Compound Development will be evaluated for the following criteria:
1. The project provides a community benefit or satisfies a specific community need, such as, but not limited to, enhancing community safety and security, improving existing or projected traffic impacts, promoting community cooperation and identity, or significantly enhancing the quality of life.

2. The project does not significantly displace the existing or projected traffic circulation or parking impacts to adjacent areas. Private roads and gates must not unreasonably impede the logical future development of public rights-of-way or pedestrian access in the general vicinity of the project.
3. Public access is not denied to open spaces, transit stops, public rights-of-way, schools or public facilities which are available for public use or public access.
4. The street system, gated entry, and premises identification meet all criteria established in applicable Bernalillo County regulations. Cul-de-sacs or dead-end rights-of-way are required to receive approval prior to construction.
 - a. All private roads must be designed and constructed according to Bernalillo County development standards.
 - b. The developer must demonstrate adequate provision for perpetual maintenance of the private road and any other infrastructure associated with the development. This notation shall be included on the approved plat for the development.
 - c. The developer must demonstrate adequate provisions for necessary emergency service and governmental access. Road and gate design must be reviewed by, and are subject to approval by the Bernalillo County Fire Department, Sheriff's Department, Public Works Division, and other governmental agencies, as deemed necessary by the Zoning Administrator.
 - i. Documented arrangements for access through any gate for emergency service vehicles shall be reviewed and approved by Bernalillo County public safety officials. Necessary arrangements may include fire boxes for keyed/keyless entry, keypad code entry, occupant telephone authorized entry, and/or automatic gate opening upon power disconnect.
 - ii. Documented arrangements for access through any gate for non-emergency service vehicles shall be reviewed and approved by the Zoning Administrator. Necessary arrangements may include, but are not limited to, access easements for refuse collection vehicles and utility easements for public utility development and maintenance.
 - d. Minimum gate width must equal the required road width plus the width of any existing utility easements, but in no case shall the width be less than thirty (30) feet. The width requirements may be accomplished through the combination of adjacent entrance and exit gates of equal width.
 - e. Proposed gates, walls, and/or fences shall not disturb or impede existing natural drainage and water flow. Solid fences or walls shall not block a FEMA designated floodplain, and shall meet applicable construction standards.
 - f. All grading and drainage information, including conceptual and comprehensive plans, shall be provided in accordance with the requirements of the Bernalillo County Public Works Division.
5. The developer shall grant easements to the appropriate governing authority or utility company as is necessary for public purposes regarding any compound development which utilizes alternate lot arrangements. The easements shall be recorded with the County Clerk. Applicants shall provide a drawing exchange file (DFX) to the County Zoning, Building & Planning Department following the requirements of the Bernalillo County Subdivision Ordinance.

6. The developer shall provide all necessary public infrastructures for any compound development or development with alternate lot arrangements, included but not limited to water supply, wastewater or septic systems, roads, rights-of-way, sidewalks, and related improvements as deemed necessary by the Zoning Administrator.
7. The location of gates shall be provided in compliance with applicable requirements to avoid adversely impacting traffic circulation on any public street.
8. Walls or other enclosures attached to gates shall use setbacks, landscaping, human-scale articulation and/or other design features to maintain a homogenous social environment in the neighborhood. All structures will be governed by relevant sections of the zoning code, building code, and sector development plan.
9. In no case shall the total number of dwelling units for the Compound Development exceed that previously allowed under a one-house-per-acre restriction. Properties shall meet all other applicable provisions, including, but not limited to, yard requirements, height limitations, and off-street parking requirements. For proposals which seek to change the location of property lines, a minimum lot width of 100 feet shall be provided.
10. The establishment of any Compound Development or development with alternate lot arrangements must not have unreasonable negative effects on the health, safety and welfare of Bernalillo County.
11. Any road, street or easement created to provide access to a Compound Development with alternate lot arrangements shall be established by re-plat approved by the Bernalillo County Development Review Authority (CDRA), and shall conform to the guidelines established for Bernalillo County Street Standards.
12. Any road, street or easement shall be named following the procedures of the Bernalillo County Street Names and Street Name Changing Ordinance. In cases where existing addressing is impacted by the new development, new addresses will be assigned to each lot by Bernalillo County.
13. Changes, modifications, and/or reconfiguration of property lines shall requires review and approval through the Bernalillo County subdivision process, including but not limited to re-platting, provision of documents in requested format, and similar procedures.
14. If required by the Bernalillo County Environmental Health Department, net lot size must be demonstrated to the nearest hundredth of an acre to meet minimum water, wastewater, septic and/or well permitting requirements.

D. Application procedures.

1. An application for a Compound Development shall be filed with the County Zoning, Building and Planning Department on prescribed forms, and accompanied by all relevant data and information. Incorrect or incomplete information may cause a delay or denial in the review and hearing process. It is recommended that the applicant consult with staff before filing an application to be informed of any requirements or policies relevant to the request.
2. Application for a Compound Development may be made by an owner of the property or their designated agent on their behalf.
3. Each application shall be accompanied by a preliminary site development plan that shall:

- a. Be drawn to scale.
 - b. Show North arrow.
 - c. Show boundaries of the property to be developed.
 - d. Show all existing and proposed structures on site and within 50 feet beyond the property boundaries including square footages of each structure, use of each structure, elevations, dimensions, loading and unloading areas.
 - e. Show number of parking spaces required and provided for all residential development in the compound area, as well as all points of ingress and egress for the development.
 - f. Show fire lanes and emergency vehicle parking.
 - g. Contain a conceptual Grading and Drainage Plan when considered appropriate by the Bernalillo County Public Works Division.
 - h. Show existing and proposed public and private streets, alleys and easements, with proper names and dimensions.
 - i. Contain a conceptual Landscape and Buffer Landscape Plan, identifying the nature and location of ground cover. The plan shall include a statement of responsibility for maintenance.
 - j. Show existing and proposed water, sewer, and fire hydrant locations, storm drainage facilities, and refuse container locations.
 - k. Show existing and proposed signage as regulated in the C-1 Zone.
 - l. Show proposed phasing of improvements and provision for interim facilities.
 - m. Include a written statement describing the proposed project in detail and providing justification for approval.
 - n. Copies of the site development plan of the proposed project shall be folded into 8-1/2 x11, 8-1/2 x 14 or 11x17 similar size.
4. An application fee for a Compound Development shall be \$75.00

E. Hearing.

1. Public hearing on all applications for Compound Developments shall be held by the Zoning Administrator in accordance with the Administration Section of the Comprehensive Zoning Ordinance of Bernalillo County.
2. The applicant must post and maintain one or more signs as provided by the Zoning Administrator, 15 days before and after the date of the hearing. The applicant is responsible for removal of the sign(s) 16 days after the hearing, unless the recommendation is appealed. If appealed, signs must remain posted. Failure to properly post and maintain sign(s) is grounds for deferral or denial of the request.
3. The Zoning Administrator shall issue Sign(s) Posting Instructions.
4. In approving any application, the Zoning Administrator shall impose minimum requirements as required by this section together with such additional requirements as the Zoning Administrator deems necessary to safeguard the public welfare, safety, health, morals, convenience, and best interest of the adjoining property, the neighborhood, and the community. Unless the permit specifies to the contrary, the request will be granted for the life of the use.
5. After an applicant's petition for a Compound Development is advertised for public hearing by the Zoning Administrator, another petition for another Compound

- Development affecting the same property shall not be filed within a period of 12 months from the date of final action by the Zoning Administrator or the date of the initial advertised hearing.
6. No building or occupancy permits shall be issued for any building or use that is not in accordance with the approved development plan.
 7. Any requirement imposed by the Zoning Administrator shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by approval of the Compound Development.

F. Appeals.

1. Appeal of any denial or approval of an application by the Zoning Administrator may be submitted in writing to the Board of Adjustment within 15 days after the date of determination. If the fifteenth day falls on a Saturday, Sunday, or holiday, the next working day shall be considered as the deadline for filing the appeal. A building permit or Certificate of Occupancy and compliance shall not be issued until any appeal is decided, or the time for filing such appeal has expired.
2. Written notice of appeal shall be filed with the Zoning Administrator. A filing fee of \$100.00 is required.
3. Public notice of any appeal shall be given by legal advertisement in the manner prescribed for a change to the text of the Zoning Ordinance. Written notice of any appeal, together with notice of the hearing date, shall be sent to the applicant, a representative of the opponents, if any, and to the appellant (if other than the applicant).
4. When an appeal is withdrawn after scheduling and advertising for public hearing by the Board of Adjustment, the filing fee shall not be refunded to the appellant.

A-1 (Rural Agriculture Zone)

- A. The purposes of the A-1 zone is to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from public services, and to recognize the desirability of carrying on agricultural operations and spacious home developments in areas near the fringes of urban development.
- B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
1. Permissive Uses. Uses permissive in the A-1 Zone in the Zoning Ordinance.
 1. Conditional Uses. Uses conditional in the A-1 Zone in the Zoning Ordinance.
- C. Height Regulations. Buildings and structures shall not exceed 26 feet or 2 ½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.

D. Area Regulations

1. **Minimum Lot Area.** Every lot shall have a width of not less than 150 feet. The minimum lot area for the zone shall be one (1) acre.
2. **Building Setbacks.** Front yard, side yard and rear yard setbacks shall be the same as in the A-1 Zone of the Zoning Ordinance.

E. Parking Requirements. Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.

F. Design Regulations and Guidelines. The design regulations and guidelines of the North Albuquerque Acres Design Overlay Zone contained in Chapter 9 apply to all development.

SD-MDR-1 (Single Family Zone, Sites Z-1 and Z-2) *Both sites annexed in 2002

A. The SD-MDR-1 zone is intended to provide for moderate density single family detached housing of up to a maximum gross density of four units per acre where community water and sewer facilities are available. Areas zoned SD-MDR-1 will serve as a land use buffer between existing one-acre lots and more intense development along Paseo del Norte.

This zone is based on the R-1 zone in the Bernalillo County Zoning Ordinance.

B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

1. **Permissive Uses.** Uses permissive in the R-1 Zone in the Zoning Ordinance.
2. **Conditional Uses.** Uses conditional in the R-1 Zone in the Zoning Ordinance.

C. Height Regulations. Buildings and structures shall not exceed 26 feet or 2 ½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.

D. Area Regulations

1. **Minimum Lot Area.** Every lot shall have a minimum area of not less than three-quarters of an acre, except that the lot area may be decreased to 9,000 square feet where all of the following conditions have been met:
 - a. community water and sewer facilities are available; and
 - b. at least 10 acres of a site (Z-1 or Z-2) as shown in Figure 4-1 has been assembled.

2. **Building Setbacks.** Front yard, side yard and rear yard setbacks shall be the same as in the R-1 Zone of the Zoning Ordinance.
- E. **Parking Requirements.** Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.
- F. **Access.** Any development with lot sizes of less than three quarters of an acre must have direct access only to Holly or Holbrook, and no access to Carmel.
- G. **Design Regulations and Guidelines.** The design regulations and guidelines of the Paseo del Norte Design Overlay Zone contained in Chapter 9 apply to all development

SD-MDR-2 (Single Family Zone, Sites E*, F-2) *Site E annexed in 2002

- A. The SD-MDR-2 zone is intended to provide for moderate density single family detached housing of up to a maximum gross density of six units per acre where community water and sewer facilities are available. Areas zoned SD-MDR-2 will serve as a land use buffer between existing one-acre lots and more intense development along Paseo del Norte.

This zone is based on the R-1 zone in the Zoning Ordinance.

- B. **Use Regulations.** A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
 1. **Permissive Uses.** Uses permissive in the R-1 Zone in the Zoning Ordinance.
 2. **Conditional Uses.** Uses conditional in the R-1 Zone in the Zoning Ordinance. Height is measured from the contiguous natural grade
- C. **Height Regulations.** Buildings and structures shall not exceed 26 feet or 2 ½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.
- D. **Area Regulations**
 1. **Minimum Lot Area.** Every lot shall have a minimum area of not less than three-quarters of an acre, except that the lot area may be decreased to 6,000 square feet where all of the following conditions have been met:
 - a. community water and sewer facilities are available; and
 - b. at least 6 acres or 80% of a site as shown in Figure 4-1, whichever is larger, has been assembled.
 2. **Building Setbacks.** Front yard, side yard and rear yard setbacks shall be the same as in the R-1 Zone of the Zoning Ordinance. Wherever a legally created lot has a width of less than 60 feet, each side yard may be reduced to a width of not less than ten percent of the width

of the lot, but in no instance shall it be less than five feet.

- E. **Parking Requirements.** Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.
- F. **Access.** Any development with lot sizes of less than three quarters of an acre may not have access to Palomas.
- G. **Design Regulations and Guidelines.** The design regulations and guidelines of the Paseo del Norte Design Overlay Zone contained in Chapter 9 apply to all development.

SD-LC-1 (Limited Neighborhood Commercial Zone, Site J)

- A. The SD-LC-1 zone is intended to provide for certain neighborhood scale commercial uses that are compatible with the rural character of North Albuquerque Acres. This zone is based on the C-1 Zone of the Zoning Ordinance.
- B. **Use Regulations.** A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
 - 1. **Permissive Uses.**
 - a. Uses permissive in the R-1 zone, as regulated in that zone.
 - b. For a lot that meets the minimum lot area requirements for non-residential uses in this zone:
 - (1) Banking and loaning money. Drive-in facilities permitted on the condition that the vehicle movement plan is approved by the Public Works Division.
 - (2) Book or stationery store, but not an adult bookstore.
 - (3) Hospital for animals, kennels, provided there is no outdoor kennel or pen. Outside exercise runs may be provided and must comply with the following:
 - (a) A run must be enclosed with a solid wall or fence at least six feet high.
 - (b) Only one animal is permitted in the run at any one time.
 - (c) No small animals are permitted to remain in the run overnight.
 - (4) Office.
 - (5) Sign, provided it complies with the provisions of the C-N Zone of the Extraterritorial Zoning Code and the Paseo del Norte Design Overlay Zone, contained in Section 5 of this Sector Development Plan.
 - 2. **Conditional Uses:** Uses conditional in the R-1 Zone in the Zoning Ordinance.
- C. **Height Regulations.** Buildings and structures shall not exceed 26 feet or 2½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.

D. Area Regulations.

1. Minimum Lot Area

- a. Residential lot area is the same as in the A-1 zone.
- b. All non-residential sites shall have a width of 300 feet and depth of at least 450 feet along the entire width of the site. If it is not possible to meet the site size requirements because prior development or an existing Conditional Use Permit or Special Use Permit blocks assembly, the Planning Director shall waive this requirement as part of Site Development Plan approval.

2. Building Setbacks

- a. Residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the R-1 Zone of the County Zoning Ordinance.
- b. Non-residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the C-1 Zone of the Zoning Ordinance.

E. Parking Requirements. Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.

F. Landscape and Buffer Landscaping. As required by the Paseo del Norte Overlay Zone in Chapter 9 of this Sector Development Plan.

G. Access. Any non-residential development must have direct access to a collector street, arterial street or frontage road, and no access is allowed to Palomas.

H. Design Regulations and Guidelines. The design regulations and guidelines of the Paseo del Norte Design Overlay Zone contained in Chapter 9 apply to all development.

SD-LC-2 (Limited Neighborhood Commercial Zone, Site G)

A. The SD-LC-2 zone is intended to provide for certain neighborhood scale commercial uses that are compatible with the rural character of North Albuquerque Acres. This zone is based on the C-1 Zone of the Zoning Ordinance.

B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

1. Permissive Uses.

- a. Uses permissive in the R-1 zone, as regulated in that zone.
- b. For a lot that meets the minimum lot area requirements for non-residential uses in this zone:
 - (1) Art, antique or gift shop

- (2) Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
 - (3) Banking and loaning money. Drive-in facilities permitted on the condition that the vehicle movement plan is approved by the Public Works Department.
 - (4) Beauty and barber shop.
 - (5) Book or stationary store, but not an adult bookstore.
 - (6) Church, including the usual incidental facilities, mission (rescue), or revival meeting place.
 - (7) Clinic.
 - (8) Feed Store (retail) provided that all outside storage is enclosed by a solid wall or fence six feet high on all sides.
 - (9) Fruit, vegetable or delicatessen store, meat market.
 - (10) Newsstand.
 - (11) Office.
 - (12) Restaurant with full-service liquor license, but not a drive-in or drive-thru restaurant.
 - (13) Sign, provided it complies with the provisions of the C-N Zone of the Extraterritorial Zoning Code and the general design provisions of this Sector Development Plan.
2. Conditional Uses: Uses conditional in the R-1 Zone in the Zoning Ordinance.
- C. Height Regulations. Buildings and structures shall not exceed 26 feet or 2½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.
- D. Area Regulations.
1. Minimum Lot Area.
 - a. Every residential lot shall have a minimum area of not less than three-quarters of an acre, except that the lot area may be decreased to 6,000 square feet where community water and sewer facilities are available.
 - b. All non-residential sites shall have a width of 300 feet and depth of at least 450 feet along the entire width of the site. If it is not possible to meet site size requirements because prior development or an existing Conditional Use Permit or Special Use Permit blocks assembly, the Planning Director shall waive this requirement as part of Site Development Plan approval.
 2. Building Setbacks
 - a. Residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the R-1 Zone of the Zoning Ordinance.
 - b. Non-residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the C-1 Zone of the Zoning Ordinance.
- E. Parking Requirements. Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.

- F. **Landscape and Buffer Landscaping.** As required by the Paseo Del Norte Design Overlay Zone in Chapter 9 of this Sector Development Plan.
- G. **Access.** Any residential development with an average lot size smaller than three-quarters of an acre or any non-residential development must have direct access to a collector street, arterial street or frontage road, and no access is allowed to Palomas.
- H. **Design Regulations and Guidelines.** The design regulations and guidelines of the Paseo del Norte Design Overlay Zone contained in Chapter 9 apply to all development.

SD-RO (Residential/Office Zone, Sites F-1, H, I, X, Y*) *Site Y annexed in 2002

- A. SD-RO zoning permits a mix of residential, office and institutional uses that are compatible with the rural character of North Albuquerque Acres. This zone is based on the O-1 Zone of the Zoning Ordinance.
- B. **Use Regulations.** A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
 - 1. **Permissive Uses:**
 - a. Uses permissive in the R-1 zone.
 - b. For a lot that meets the minimum lot area requirements for non-residential uses in this zone:
 - (1) Clinic.
 - (2) Institution.
 - (3) Office.
 - (4) Sign, provided it complies with the provisions of the O-1 Zone of the Extraterritorial Zoning Code and the Paseo del Norte Design Overlay Zone, Section 5 of this Sector Development Plan.
 - 2. **Conditional Uses:** Uses conditional in the R-1 zone in the Zoning Ordinance.
- C. **Height Regulations.** Buildings and structures shall not exceed 26 feet or 2½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.
- D. **Area Regulations**
 - 1. **Minimum Lot Area.**
 - a. Every residential lot shall have a minimum area of not less than three-quarters of an acre, except that the lot area may be decreased to 6,000 square feet where community water and sewer facilities are available.
 - b. All non-residential sites shall have a width of 300 feet and depth of at least 450 feet along the entire width of the site. If it is not possible to meet site size requirements

because prior development or an existing Conditional Use Permit or Special Use Permit blocks land assembly, the Planning Director shall waive this requirement as part of Site Development Plan approval. For Site Y, the required depth is the existing lot depth of 234 feet.

2. Building Setbacks

- a. Residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the R-1 Zone of the Zoning Ordinance.
- b. Non-residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the C-1 Zone of the Zoning Ordinance.

E. Parking Requirements. Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.

F. Landscape and Buffer Landscaping. As required by the Paseo del Norte Design Overlay Zone in Chapter 9 of this Sector Development Plan.

G. Access. Any residential development with an average lot size smaller than three-quarters of an acre or any non-residential development must have direct access to a collector street, arterial street or frontage road, and no access is allowed to Palomas.

H. Design Regulations and Guidelines. The design regulations and guidelines of the Paseo del Norte Design Overlay Zone contained in Chapter 9 apply to all development.

SD-HC (Residential/Office Zone, Site L)

A. The SD-HC zone permits a mix of residential, residential institutions and hospitality uses that are compatible with the rural character of North Albuquerque Acres. This zone is based on the O-1 Zone of the Zoning Ordinance.

B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

1. Permissive Uses:

a. Uses permissive in the R-1 zone.

b. For a lot that meets the minimum lot area requirements for non-residential uses in this zone:

(1) Bed and breakfast house

(2) Day care center

(3) Extended care facility

(4) Sign, provided it complies with the provisions of the O-1 Zone of the Extraterritorial Zoning Code and the general design provisions of this Sector Development Plan.

2. Conditional Uses: Uses conditional in the R-1 Zone in the Zoning Ordinance.
- C. Height Regulations. Buildings and structures shall not exceed 26 feet or 2½ stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Zoning Ordinance. Height is measured from the contiguous natural grade.
- D. Area Regulations
1. Minimum Lot Area.
 - a. Every residential lot shall have a minimum area of not less than three-quarters of an acre, except that the lot area may be decreased to 6,000 square feet where community water and sewer facilities are available and the access requirements of the zone are met.
 - b. All non-residential sites shall have a width of 300 feet and depth of at least 450 feet along the entire width of the site. If it is not possible to meet site size requirements because prior development or an existing Special Use Permit blocks land assembly, the Planning Director may waive this requirement as part of Site Development Plan approval.
 2. Building Setbacks
 - a. Residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the R-1 Zone of the Zoning Ordinance.
 - b. Non-residential Building Setbacks. Front yard, side yard, and rear yard setbacks shall be the same as in the C-1 Zone of the Zoning Ordinance.
- E. Parking Requirements. Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Section of the Zoning Ordinance.
- F. Landscape and Buffer Landscaping. As required by the Paseo del Norte Design Overlay Zone in Chapter 9 of this Sector Development Plan.
- G. Access. Any residential development with an average lot size smaller than three-quarters of an acre or any non-residential development must have direct access to a collector street, arterial street or frontage road.
- H. Design Regulations and Guidelines. The design regulations and guidelines of the Paseo del Norte Design Overlay Zone contained in Chapter 9 apply to all development.

4.5 Amendments To The Sector Development Plan Zoning

Any request for a change in zone or for a special use permit on any property within the Sector Development Plan boundary is considered to be a Sector Development Plan amendment and would be evaluated according to the criteria and process of the Zoning Ordinance.

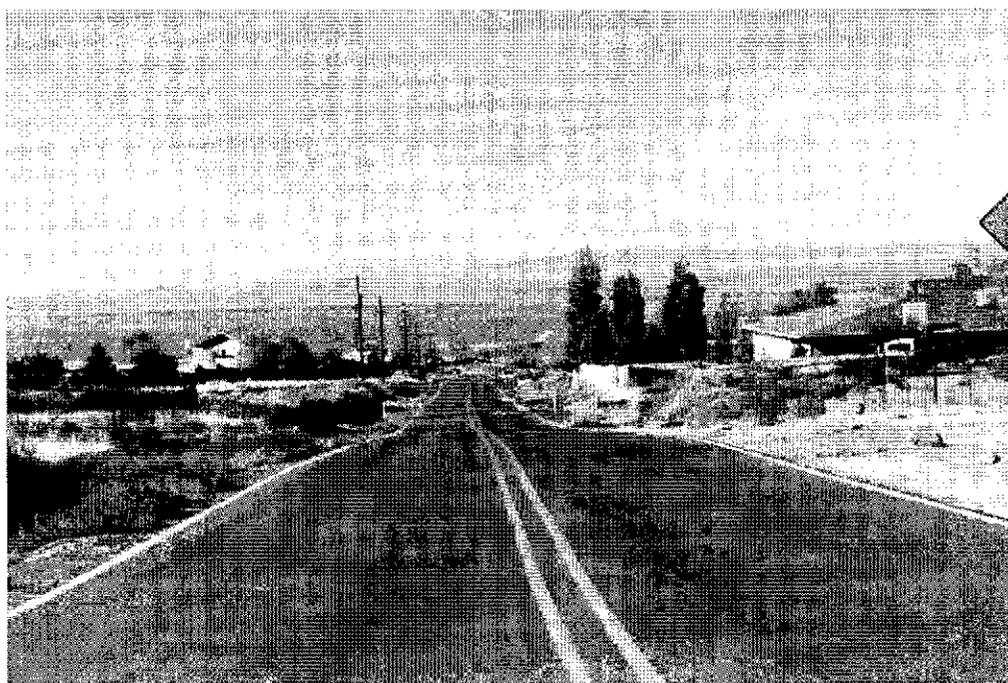
5.0 Transportation Plan

5.1 Introduction

This chapter summarizes the findings and recommendations of the North Albuquerque Acres Transportation Plan and the Traffic Analysis of the Paseo del Norte Commercial Corridor Study, which are incorporated by reference into this Sector Development Plan. Figure 5.1 shows the long range roadway system in the plan area.

5.2 North Albuquerque Acres Transportation Plan

The North Albuquerque Acres Transportation Plan (NAATP) provides the blueprint for transportation improvements in the plan area. The NAATP was initiated by the Bernalillo County Public Works Division in response to complaints by the area's residents that their local east-west roads were being used to bypass congestion on Paseo del Norte, which at the time of the planning effort was still a two-lane roadway. Many residents complained about high speeds, dust, disregard for stop signs, lack of pedestrian facilities and trails, cut-through traffic, and a number of other problems. The goal of the plan is to provide an area-wide solution to the community's transportation-related problems, instead of responding to each problem on a case-by-case basis.

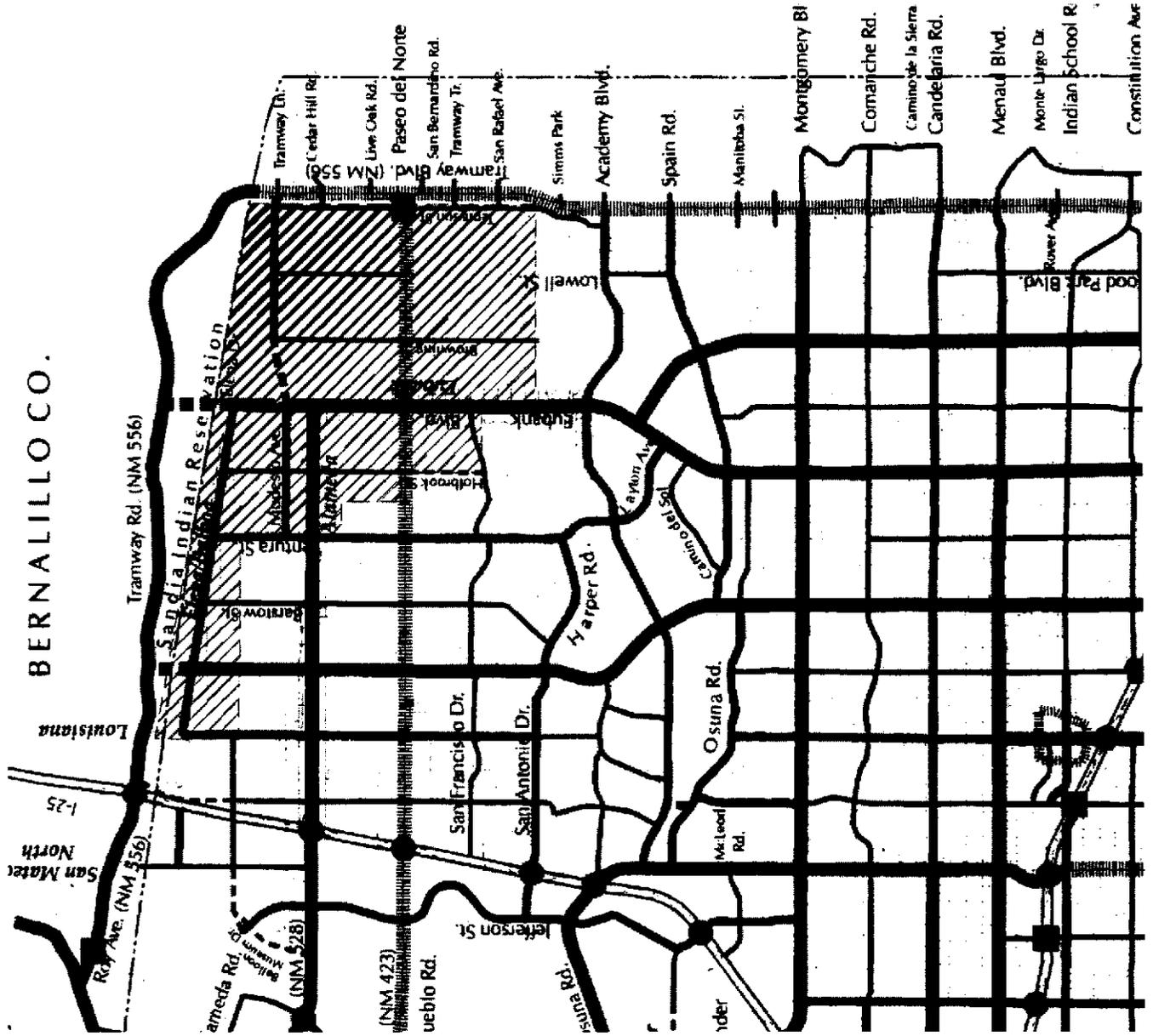


Local Road in North Albuquerque Acres

Figure 5.1
**Paseo del Norte/
 North Albuquerque Acres
 Sector Development Plan
 Long Range Roadway System**

- Existing Proposed**
- Interstate (includes frontage)
 - Limited Access Roadway (see legend for additional information)
 - Principal Arterial
 - Minor Arterial
 - Collector
- Dashed lines indicate proposed alignments.
- Grade Separation
 - Interchange
- Location Study Corridor**
 (where proposed alignments have not been established but are under consideration)
- Subarea**
 (where street network evaluation is in progress)
- Rainbow**
- Paseo del Norte/
 North Albuquerque Acres
 Sector Development Plan Area

Source: Middle Rio Grande
 Council of Governments



5.2.1 Traffic Calming Plan

The NAATP was designed to encourage movement of traffic on the north-south roads by minimizing the number of stops required on north-south routes, and maximizing the number of stops and traffic-calming measures on the east-west routes. In particular, the plan has the following three traffic goals:

- 1) slowing vehicle speeds,
- 2) distributing traffic volumes evenly among east-west roads, and
- 3) reducing (ideally, eliminating) cut-through traffic.

The traffic calming plan for North Albuquerque Acres, shown in Figure 5-2, places speed humps, mid-block islands, intersection traffic circles, and cul-de-sacs throughout the plan area. In addition, the plan calls for stop signs on east-west roads at intersections.

5.2.2 Regional Natural Surface Trails and Bikeways

Two regional plans specify the locations of regional pedestrian and non-motorized vehicle trails and bikeways facilities in North Albuquerque Acres. These facilities are meant to serve a variety of user groups, including pedestrians, commuter and recreational bicyclists, equestrians, in-line skaters, persons in wheelchairs or pushing strollers, etc. The NAATP provides for more detailed implementation of these plans.

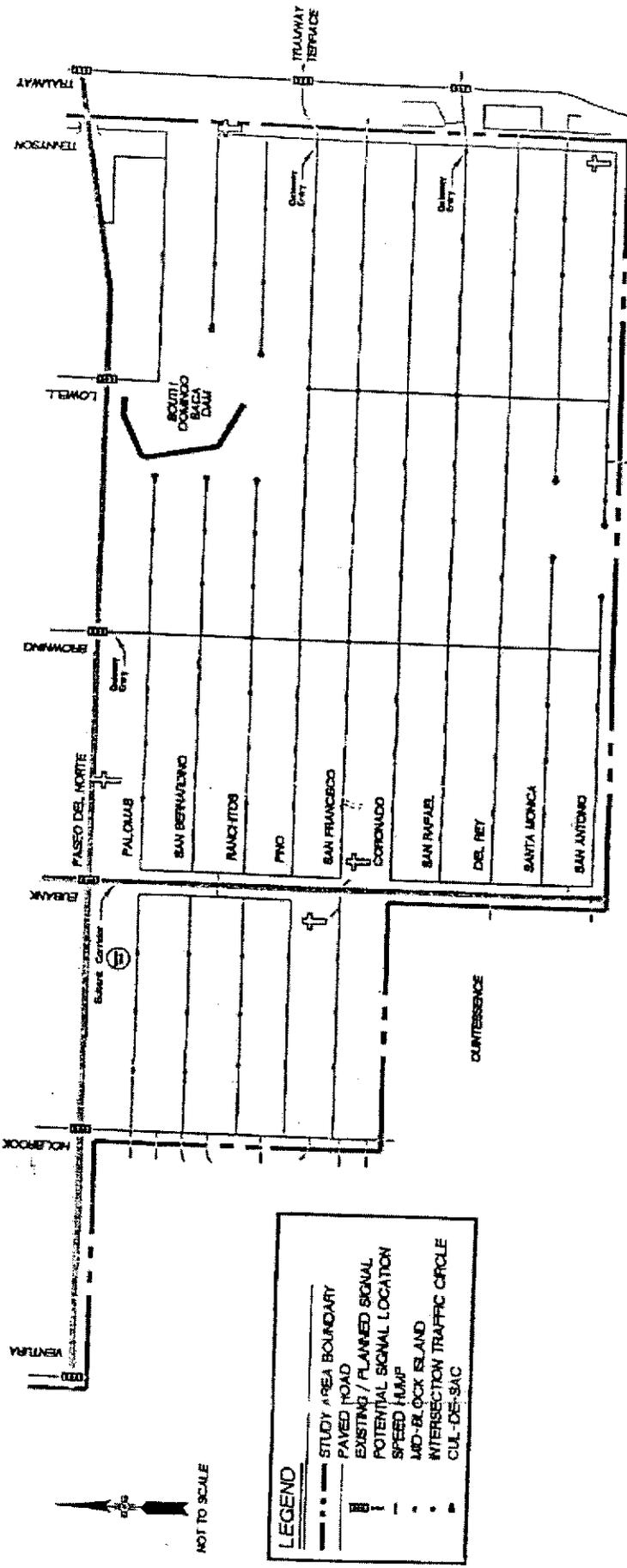
The first plan, the *Bikeways Master Plan for the Albuquerque Urban Area*, was adopted by the Urban Transportation Planning Policy Board (UTPPB) of the Middle Rio Grande Council of Governments (MRGCOG) in August of 1996. The NAATP bikeways plan leaves unchanged most of the facilities shown in the Bikeways Master Plan. The proposed locations for regional bikeways are shown in Figure 5-4 and listed in Table 5-1. Those locations that change the *Bikeways Master Plan* will require the approval of the appropriate MGRCOG standing committees.

Table 5-1 Summary of Proposed Regional Bikeways in the Study Area

Road	From	To	Proposal	Bikeways Master Plan Comparable
Paseo del Norte	Ventura	Tennyson	Bike path	Proposed bike path on Paseo del Norte
Alameda	Ventura	Eubank	Bike lanes	Proposed bike lanes on Alameda corridor
Richfield	Eubank	Lowell	Bike route	Proposed bike lane on Alameda corridor ¹
San Diego	Barstow	Holbrook	Bike route	Proposed bike route on San Diego
Elena	Holbrook	Tennyson	Bike route	Proposed bike route on Elena
Holbrook	Coronado	Elena	Bike route	Proposed bike route on Holbrook
Eubank	San Antonio	Alameda	Bike lanes	(Eubank is shown as a study corridor)
Eubank	San Antonio	Alameda	Bike path	(Eubank is shown as a study corridor)
Lowell	Paseo del Norte	Modesto	Bike lanes	Proposed bike lanes on Browning
Lowell	Modesto	Elena	Bike route	Proposed bike lanes on Browning ²

¹The Richfield bike route would connect bikeways on Alameda to points east via Lowell and the Primrose Pointe path.

²Volumes on Lowell drop of sharply north of Modesto and bike lanes were not deemed necessary for this segment



LOCATIONS AND SIZES OF PROPOSED TRAFFIC CALMING DEVICES ARE SCHEMATIC ONLY

Figure 5-2, cont.
 NORTH ALBUQUERQUE ACRES
 SOUTH SIDE TRAFFIC CALMING PLAN

The second plan, the *Proposed Trails Map for the City of Albuquerque and Bernalillo County*, was developed by the Greater Albuquerque Recreational Trails Committee (GARTC), the Greater Albuquerque Bicycling Advisory Committee (GABAC), and City of Albuquerque Planning Department staff. It was revised most recently in 1996. The *Proposed Trails Map* is an exhibit of the *Trails and Bikeways Facility Plan*, a document approved by the City of Albuquerque in July of 1993. The



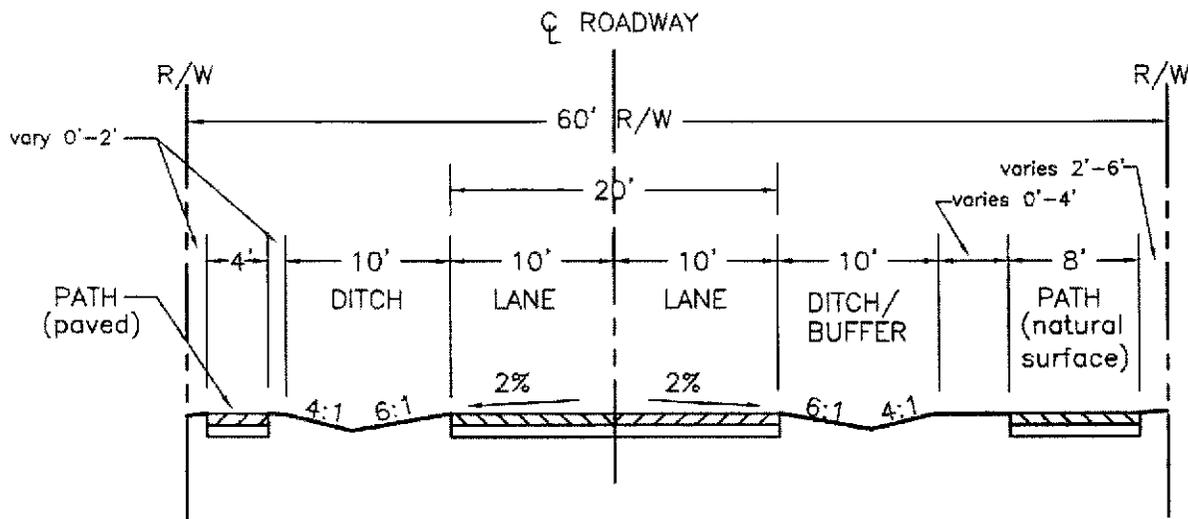
Regional Trail on Browning Road

The *Proposed Trails Map* shows trails along roadways and in arroyos in North Albuquerque Acres. The entire area is designated as a trail study corridor, however, meaning that no definite trail alignments have been proposed, and further study to determine trail alignments is anticipated. The *Trails and Bikeways Facility Plan* recognizes the difficulties inherent in establishing trails along arroyos where there are multiple one-acre parcels that have different owners. Accordingly, it recommends that the regional trails shown on the *Proposed Trails Map* be moved from arroyos to the closest nearby road right-of-way. The on-street trail locations are shown in Figure 5-4 and listed in Table 5-2. Those locations that change the *Proposed Trails Map* will also require the approval of the appropriate governing bodies.

The NAATP recommends that regional natural surface trails be soft-surfaced and regional off-street bicycle paths be hard-surfaced. This approach provides for a regional equestrian trail system composed of natural surface trails and a bicycle trail system composed of hard-surfaced trails. Both types of trails would be multi-purpose in that pedestrians could use either type.

In addition to the regional natural surface trails and bikeways facilities discussed above, the NAATP proposes local trails for pedestrians and non-motorized vehicles along each local roadway. Ideally, this would involve an 8-foot minimum width natural surface trail on one side of the road and a 4-foot minimum width paved surface trail on the other side. (Where regional natural surface trails and bikeways are recommended along local roads, however, their design should supercede these design goals.) Here again, the provision of separate hard- and soft-surface trails is meant to provide suitable trails for pedestrians, equestrians and bicyclists. Figure 5-3 shows how the trail locations work within the existing 60' local street right-of-way.

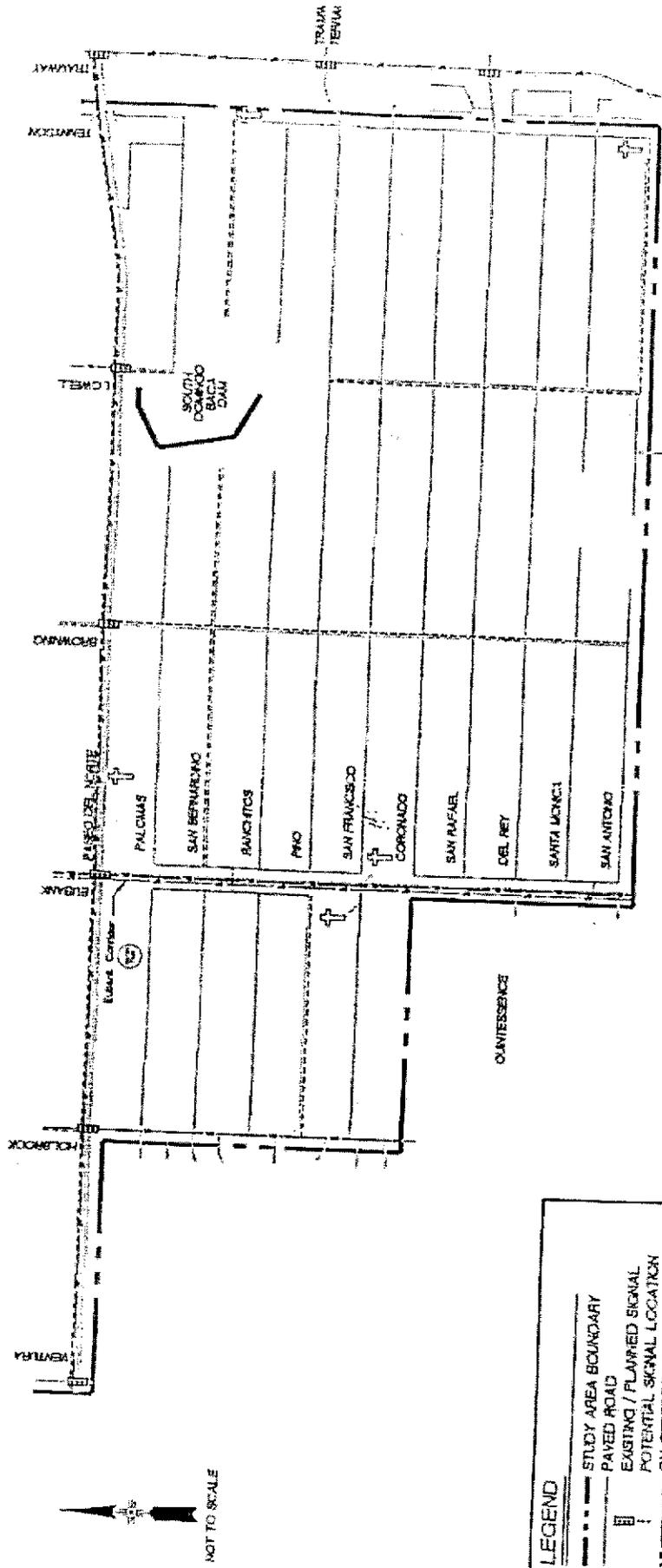
Figure 5-3 Proposed Local Roadway Cross Section, North Albuquerque Acres



Adapted from North Albuquerque Acres Transportation Plan

Table 5-2 Summary of Proposed Regional Natural Surface Trails in Study Area

Road	From	To	Comparable Facility on Proposed Trails Map
San Antonio	Lowell	Tennyson	#308, San Antonio Corridor
Pino	Holbrook	Eubank	#353, South Domingo Baca Arroyo Trail
San Bernardino	Eubank	Tennyson	#353, South Domingo Baca Arroyo Trail
Paseo del Norte	Ventura	Tennyson	#306, Paseo del Norte Trail
Carmel	Ventura	Holbrook	#303, North Domingo Baca Arroyo Trail
Alameda	Ventura	Eubank	#355, La Cueva Arroyo Trail
Modesto	Eubank	Tennyson	#335, La Cueva Arroyo Trail
Elena	Barstow	Lowell	#301, Elena Drive Trail
Holbrook	Paseo del Norte	Carmel	#303, North Domingo Baca Arroyo Trail (connector to #306, Paseo del Norte Trail)
Eubank	Alameda	Elena	#304, Eubank Corridor Trail
Browning	San Antonio	Elena	#304, Eubank Corridor Trail
Lowell	San Antonio	Elena	#305, Lowell Street Trail



LOCATIONS AND SIZES OF PROPOSED TRAFFIC CALMING DEVICES ARE SCHEMATIC ONLY

Figure 5-4, cont.
 NORTH ALBUQUERQUE ACRES
 SOUTH SIDE TRAILS & BIKEWAYS PLAN

5.2.3 Circulation

The NAATP proposes three new frontage roads along Eubank Boulevard south of Paseo del Norte, with four mid-block roads intersecting Eubank Boulevard. The result would be fewer points of access along Eubank Boulevard and the elimination of "straight-shot" roads off of Eubank.

5.2.4 Local Roadway Cross Sections

The NAATP recommends the following "design goals" for local roadways that the County should strive to accomplish when improvements on each roadway are being planned:

1. Separate/buffer trails from roadway
2. Provide a minimum of 10 feet between the edge of the driving lane and the right-of-way line.
3. To slow traffic and add character, leave natural hills and topography on roads as much as possible if line-of-site and drainage issues permit.
4. Do not pave any roadways unless all feasible cross section features are considered and resolved.
5. Strive to create local road cross sections with the following features:
 - a minimum 20-foot total pavement width (two 10-foot driving lanes) on east-west roads, and a 24-foot total pavement width (two 12-foot driving lanes) on north-south roads;
 - an 8-foot minimum width (functional for the intended use) natural surface trail on one side of the driving lanes; and
 - a 4-foot minimum width (functional for the intended use) paved surface trail on the other side of the driving lanes.
6. Retrofit already-paved roads with trail features as funds are available.
7. Allow trails to cross over to the opposite side of the road at intersections, where necessary, in order to maintain ideal trail widths and characteristics.
8. Design traffic calming measures to achieve the posted speed limit.
9. On roads where a regional trail, bike path or bike lanes are shown, construct the trail or bikeway according to *Trails and Bikeways Facility Plan* standards. This applies to all or portions of:

Alameda	Eubank	Paseo del Norte	San Bernadino
Browning	Holbrook	Pino	
Carmel	Lowell	Richfield	
Elena	Modesto	San Antonio	

5.3 Paseo del Norte Commercial Corridor Study - Traffic Analysis

The Paseo del Norte Commercial Corridor Study contains a traffic analysis that forecasts the impacts that traffic from the eight sites will have on the neighborhood and the surrounding traffic conditions.

Traffic impacts at six study intersections on Paseo del Norte and Eubank Boulevard were examined. The traffic analysis used trip generation rates from the Institute of Transportation Engineers' *Trip Generation, 6th Edition* for the existing and recommended land uses to determine the increase in vehicle trips from the new land uses. Projected turning movement volumes for the study intersections for the horizon year 2020 were then developed, with the additional trips generated by the proposed land uses added to the 2020 background traffic volumes. Finally, capacity analyses were performed for each of the study intersections.

For five of the intersections, the additional traffic from the proposed land uses either does not change the level of service or only degrades it by one letter grade. The analysis did show that the sixth study intersection, at Eubank/San Francisco, will not likely meet the peak hour warrant for signalization but will probably operate at an unacceptable level of service if left unsignalized. The analysis recommends that this intersection should be monitored in the future to determine whether other warrants are met to show the need for signalization.

6.0 Open Space Plan

6.1 Development of the Public Open Space Plan

The CAC and the technical team also developed a public open space plan for North Albuquerque Acres. This plan evaluates potential public open space sites in the community and recommends a preferred site in North Albuquerque Acres for Bernalillo County to acquire with current open space funds. It also identifies community priorities for open space to guide future public open space acquisition in North Albuquerque Acres.

The Albuquerque/Bernalillo County Comprehensive Plan defines major public open space as land "acquired, developed, used, and maintained to retain (its) natural character to benefit people throughout the metropolitan area by conserving resources related to the natural environment, providing opportunities for outdoor education and recreation, or defining the boundaries of the urban environment." In November 1998, voters in Bernalillo County approved a mil levy to pay for the acquisition of public open space. The County Commission established the Bernalillo County Open Space Advisory Committee to review proposals submitted by the public for open space acquisition and to make recommendations to the Commission on the expenditure of open space funds. At the start of the Sector Development Plan process, no sites in North Albuquerque Acres had been designated for acquisition as public open space. Treatment of open space was therefore included within the sector plan process to ensure that open space recommendations would be consistent with the broader sector plan recommendations for North Albuquerque Acres.

The CAC and the technical team devoted two meetings to developing proposed open space selection criteria and open space site alternatives for North Albuquerque Acres. First, the selection criteria used by the Open Space Advisory Committee were reviewed and discussed. The CAC and the technical team then developed a list of proposed criteria specifically to reflect the particular needs and preferences of the community. Table 6-1 lists the Open Space Advisory Committee's criteria and the criteria proposed by the CAC.

Table 6-1 Public Open Space Selection Criteria

<i>Bernalillo County Open Space Advisory Committee Criteria</i>
▪ Provide opportunities for recreation (e.g., linkage to trails; ease of access; suitability for multiple uses).
▪ Need for protection from development; enhancement to community.
▪ Minimize costs from environmental clean-up and ongoing maintenance and management.
▪ Implement open space recommendations of adopted policies.
▪ Preserve water availability, improve air quality, and control flood plains.
▪ Potential to highlight wildlife and flora.
▪ Preserve significant archeological and/or historical sites.
▪ Site has demonstrated support for acquisition.
▪ Site has a reasonable cost and a willing seller.
▪ Site is at risk of development.
▪ Site meets the open space needs of the area.

Table 6-1 (cont.) Public Open Space Selection Criteria

<i>Community Advisory Committee Criteria</i>
▪ Preserve undeveloped land.
▪ Protect natural drainage ways from development.
▪ Serve principally the North Albuquerque Acres Community.
▪ Preserve wildlife habitat.
▪ Provide natural settings for community use.
▪ Provide opportunities for walking and horseback riding.
▪ Offer access from main road.
▪ Coordinate with AMAFCA for joint acquisition and/or management.

Next, the CAC and the technical team considered several possible site alternatives in light of the proposed selection criteria. To help inform the discussion, the consultants prepared a number of map overlays depicting a variety of relevant information, including nominated open space sites, existing land uses, drainage ways, and existing and proposed trails and bikeways. The CAC and technical team selected three open space site alternatives to present to NAA residents at the first public meeting: the La Cueva Arroyo site, the Signal-Alameda site, and the South Domingo Baca Arroyo site. Figure 6-1 shows the location of the open space site alternatives. Figure 6-2 shows site maps of each alternative. Table 6-2 shows summary information for each site.

Table 6-2 Summary of Public Open Space Site Information

Site Name	La Cueva Arroyo	Alameda/Signal	South Domingo Baca Arroyo
Size	Approx. 29 vacant acres in arroyo between Eubank and Browning in joint County/AMAFCA project	Approx. 21 acres of vacant land on north side of Signal between Ventura and AMAFCA property (between Holbrook and Eubank).	Approx. 40 acres of vacant land between Eubank and Holbrook
General Description	Narrow floodplain with vegetation: chamisa, apache plume, cholla. Scattered houses to north and south.	Row of lots along road with buffalo grass, snakeweed, tumbleweed. Western end of site lies in Alameda Arroyo. Scattered houses to the north and south. ROW for Alameda Blvd expansion will be located along north edge.	Broad, generally flat open floodplain with moderate amount of vegetation. Scattered houses to the north and south. Mormon church at eastern end.
Major Road Access	Eubank, Browning	Ventura, Holbrook, Eubank	Eubank
Recreational potential	Short trail, limited links	Would lengthen potential trail that could extend east from AMAFCA property to an on-street trail linking to parks.	Links on west side to City trail; extends potential link by off-road trail to S. Domingo Baca Dam/Equestrian Park.
Need for protection/enhancement	Expanded space could allow AMAFCA to preserve arroyo in more natural state.	Would prevent development in portions of floodplain.	Would prevent development in floodplain.
Water implications	Flood zone; AMAFCA considering acquisition of portions.	Periodic storm water	Periodic storm water
Potential to highlight wildlife/flora	Water, native plants offer habitat, food.	Proximity to road limits value to wildlife.	Native vegetation offers habitat, food.

Figure 6-1

Paseo Del Norte/
North Albuquerque
Acres
Sector Development
Plan
Potential Open
Space Sites

- Sector Development Plan Boundary
- - - Potential Open Space Sites
- - - Proposed Natural Surface Regional Trail
- Approximate FEMA Boundary

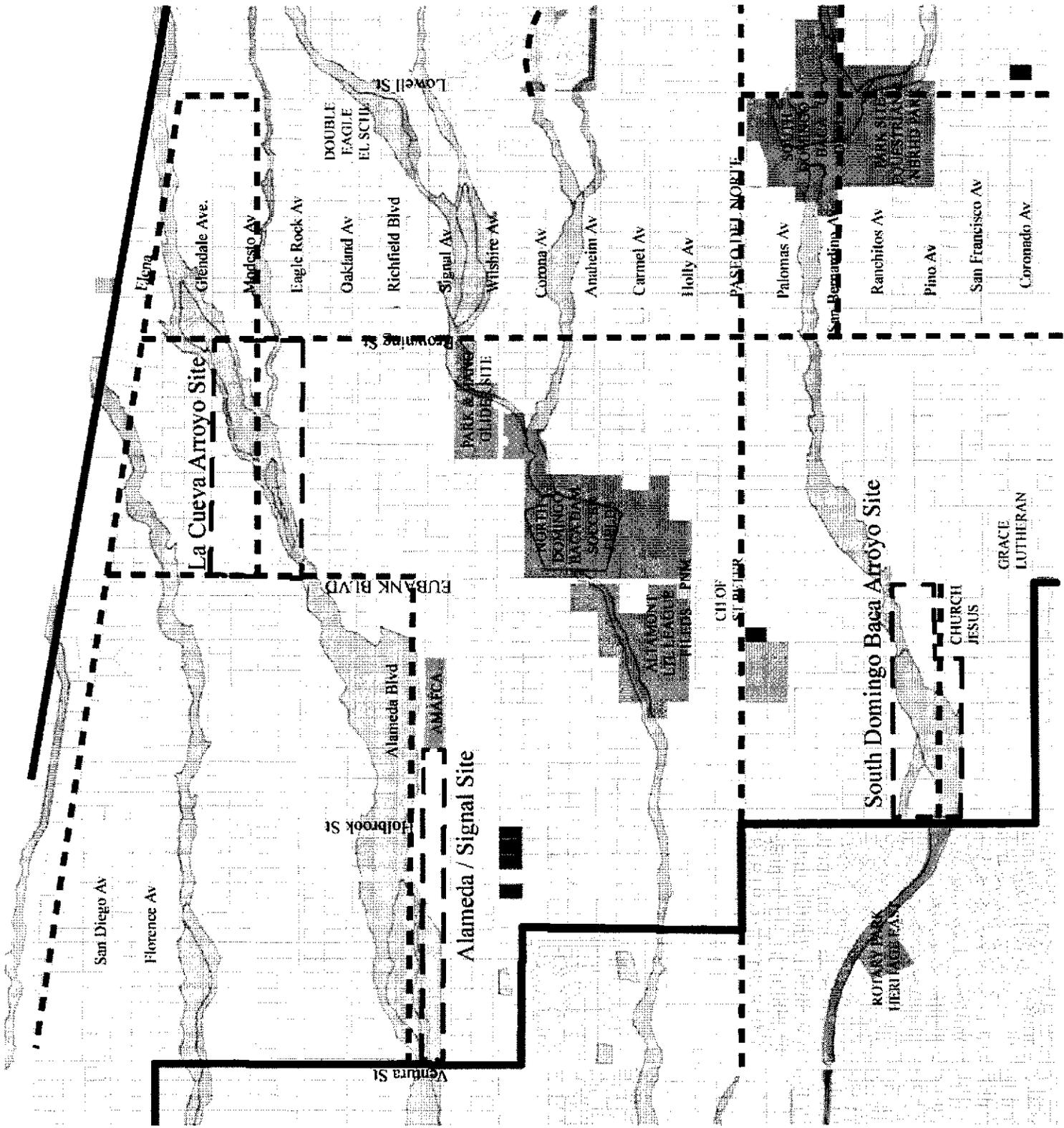


Table 6-2 (cont.) Summary of Public Open Space Site Information

	La Cueva Arroyo	Alameda/Signal	South Domingo Baca Arroyo
Archaeological/historical significance	Unknown	Unknown	Unknown
Area open space needs	Hang gliding park four blocks south; no trails in immediate area.	Area has some parks, trails.	Area has some parks, trails.
Consistent with adopted plans	Facility Plan for Arroyos designates arroyo as major open space link.	NAA Transportation Plan moves most trails from arroyos to nearest road.	Facility Plan for Arroyos designates arroyo as urban recreation arroyo.
Demonstrated community support	To be determined	Proposed by community leader.	Nominated by several residents/owners.
Willing seller/reasonable cost	Potential to combine County and AMAFCA funds for larger purchase; easements. Seller willingness to be determined. Most land in arroyo.	Land is developable, likely resulting in higher acquisition costs. Seller willingness to be determined.	Willing sellers for all lots; some potential land donations. Some land is developable.
Current development risk	Unknown	Some parcels for sale.	Some lots may be for sale.
Post-acquisition issues/costs	Illegal dumping, leash law enforcement, motorized vehicle control.	Illegal dumping, leash law enforcement, motorized vehicle control	Illegal dumping, leash law enforcement, motorized vehicle control.

The purpose of the first public meeting, held on July 13 at the William Sibrava Sheriff's Substation, was to have participants review and comment upon the proposed open space selection criteria and the open space site alternatives. The main displays for this meeting were a list of the proposed selection criteria and maps of each proposed open space site, shown in Appendix B, along with the above summary site information. After a presentation of these materials and a period for questions and answers, participants were asked to rank their preferred selection criteria and site alternatives. Table 6-3 and Table 6-4 show a summary of the responses received from the questionnaire. The South Domingo Baca Arroyo site was ranked most frequently as the preferred open space site, but all of the proposed sites received significant support from meeting participants.

Table 6-3 Summary of Open Space Questionnaire Responses

Public Open Space Site Alternative Ranking				
	Rank			Average Rank
	First	Second	Third	
La Cueva Arroyo	21	30	12	1.86
Alameda-Signal	18	22	21	2.05
South Domingo Baca Arroyo	29	7	28	1.98

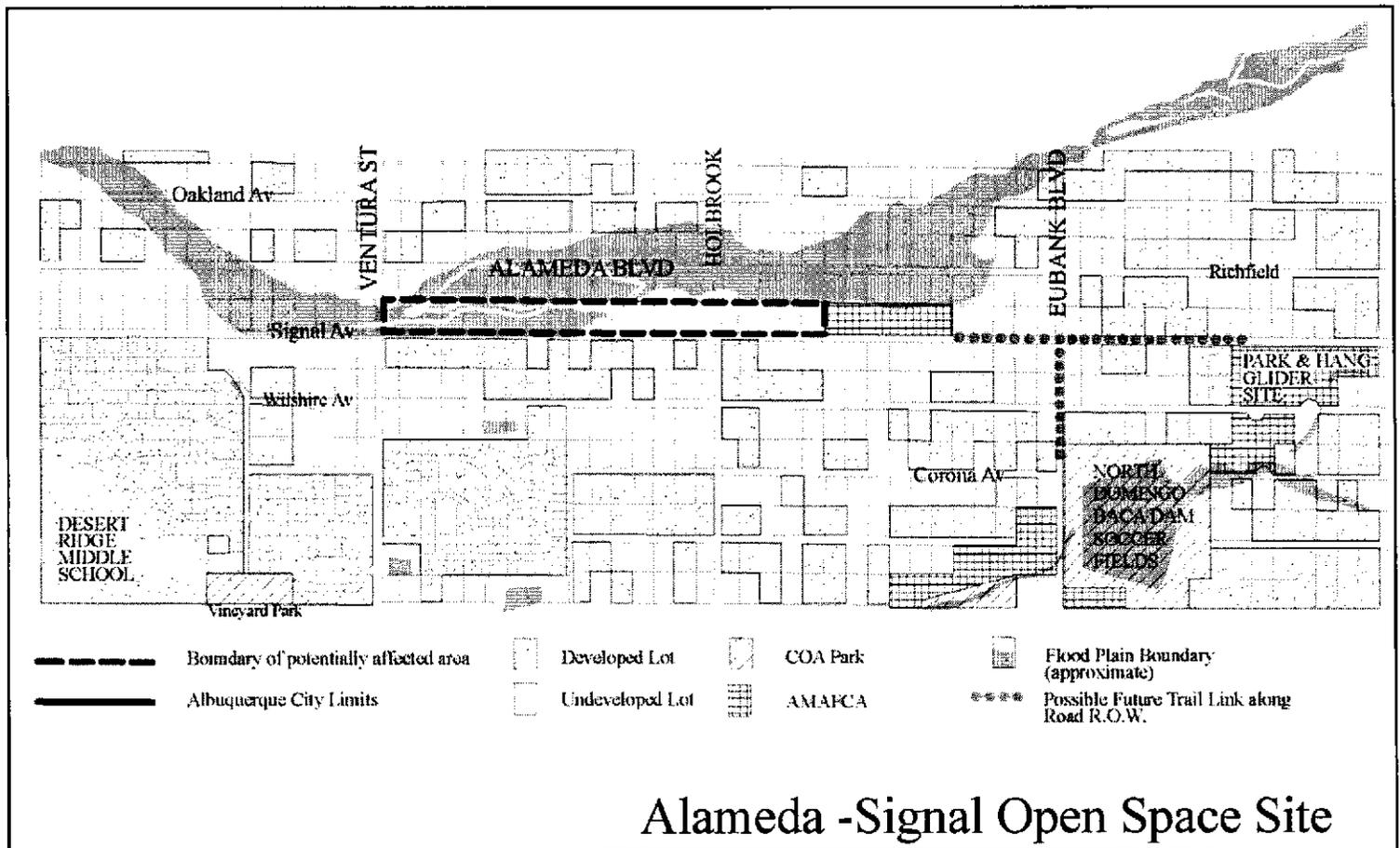
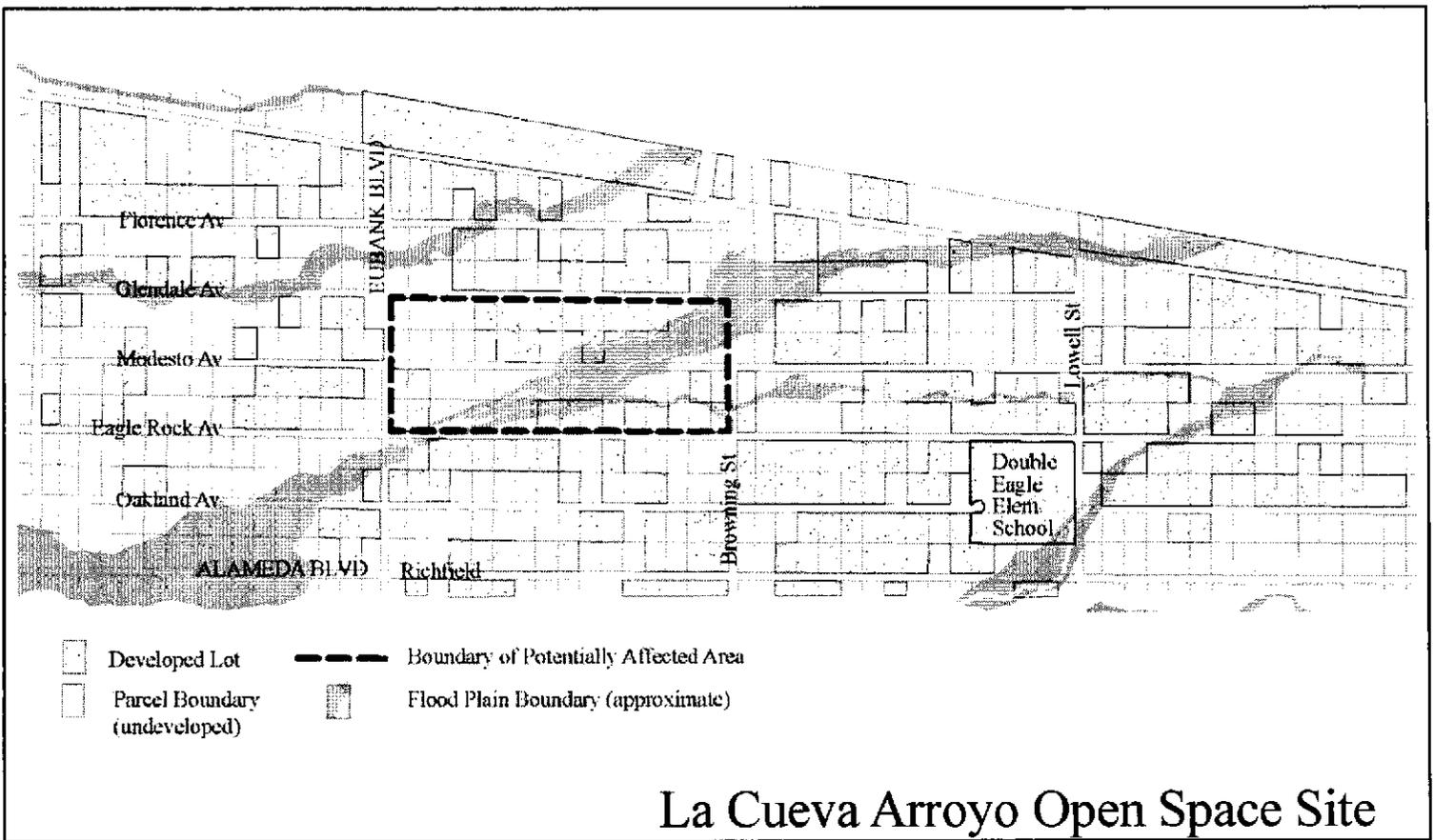


Figure 6-2 Public Open Space Alternatives

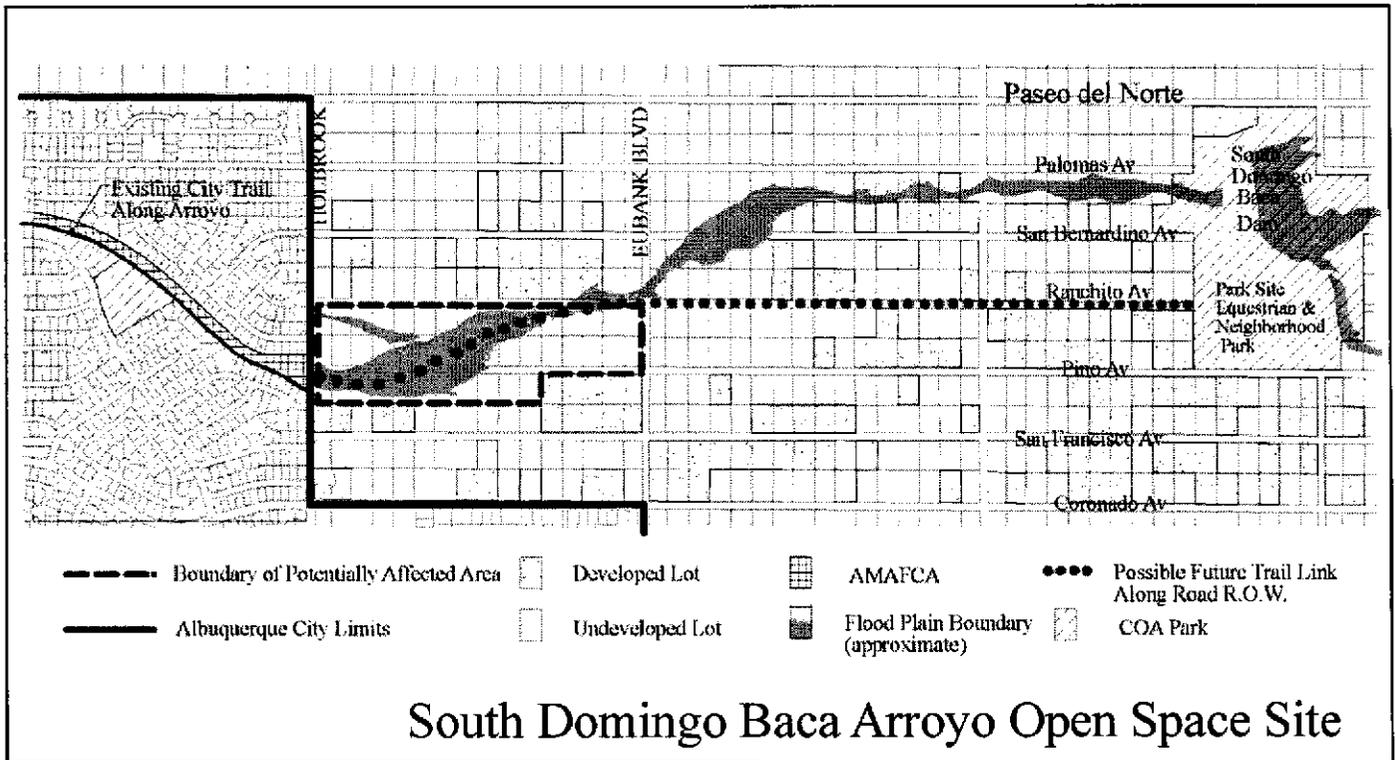


Figure 6-2 Public Open Space Site Alternatives (con't)

Table 6-4 Public Open Space Criteria Ranking

Public Open Space Criteria Ranking	
Number of Times among Top 5 criteria by meeting participants	Open Space Selection Criteria
38	Preserve wildlife habitat.
36	Preserve undeveloped land.
32	Need for protection from development; enhancement to community.
32	Provide natural settings for public use.
23	Provide opportunities for walking and horseback riding.
20	Protect natural drainage ways from development.
20	Serve principally the North Albuquerque Acres Community.
19	Provide opportunities for recreation (e.g., linkage to trails; ease of access; suitability for multiple uses).
14	Preserve water availability, improve air quality, and control flood plains.
12	Site meets the open space needs of the area.
11	Coordinate with AMAFCA for joint acquisition and/or management.
6	Site has a reasonable cost and a willing seller.
6	Site has demonstrated support for acquisition.
6	Site is at risk of development.
4	Implement open space recommendations of adopted policies.
3	Minimize costs from environmental clean-up and ongoing maintenance and management.
2	Offer access from main road.
1	Preserve significant archeological and/or historical sites.

Since all of the sites had community support, the CAC and technical team decided to recommend that the final selection take into account the willingness of landowners within each site to sell their properties for a reasonable price. The property owners were mailed a questionnaire regarding their willingness to sell, trade, or donate their property to the County for public open space. The consultants also attempted to call those owners who did not mail back their questionnaire. Table 6-5 shows a summary of property owner responses for each site.

Table 6-5 Owner Willingness to Sell Property for Public Open Space (as of 9/27/00)

Public Open Space Site Alternatives	Number of Owners	Willing to Consider Selling or Trading	Unwilling to Consider Selling or Trading	Unable to Contact
La Cueva Arroyo Site	18 (29 parcels)	6 (8 parcels)	2 (7 parcels)	10 (14 parcels)
Signal-Alameda Site	13 (21 parcels)	4 (9 parcels)	3 (5 parcels)	6 (7 parcels)
South Domingo Baca Arroyo Site	10 (40 parcels)	10 (40 Parcels)	0	0

As shown in Table 6-5, all of the owners of property within the South Domingo Baca Arroyo site said they would consider selling or trading their property to Bernalillo County for public open space. In each of the other two sites, in contrast, key property owners said they would not sell their property or could not be reached for a response.

6.2 Potential for Use of Conservation Easements to Establish Open Space and Trail Linkages

The Advisory Committee and technical team discussed the issue of conservation easements at the initial committee meeting to address public open space in North Albuquerque Acres. Members of the committee from the community were generally opposed to the idea of Bernalillo County seeking easements on individual private lots as a means to establish open space and trail linkages in the area. In this attitude they followed the recommendation of the North Albuquerque Acres Transportation Plan (1998) to move future public trails out of arroyos (and hence off of private property) and onto street rights-of-way. The Advisory Committee and technical team therefore decided not to recommend that Bernalillo County consider conservation easements in North Albuquerque Acres.

In addition, only one owner of potential open space property, out of a total of 24 owners who completed a landowner survey, responded positively to the question asking whether owners would consider granting an access easement on their property for use as a public trail.

6.3 Public Open Space Recommendations

Based on the findings of the 2000 public process, the CAC and technical team made the following recommendations for the acquisition of public open space in North Albuquerque Acres:

1. Bernalillo County should pursue acquisition of the South Domingo Baca Arroyo site as the first priority for public open space in North Albuquerque Acres, given the substantial community support it received and the willingness of all of the property owners within the site to consider selling their property.
Update: The South Domingo Baca Arroyo site is no longer an open space acquisition priority for the County. Since the publishing of the 2001 Plan, many of the properties within the site have been sold and/or developed.
2. Bernalillo County should also continue discussions with AMAFCA regarding the potential for joint acquisition and use of the La Cueva Arroyo site for public open space and flood control purposes. The site also received substantial community support and provides an opportunity to leverage additional resources for public open space in North Albuquerque Acres.
3. Future acquisition of public open space in North Albuquerque Acres should give priority to the community's preferred selection criteria as presented in this plan.

7.0 Utilities

7.1 Introduction

The land use component of the Paseo del Norte/North Albuquerque Acres Sector Development Plan envisions a rural residential area with moderate density residential and neighborhood commercial land uses limited to the eight sites along Paseo del Norte and Eubank Boulevard. A large percentage of the area has been developed as single-family homes on one acre. Because of the established pattern of development, minimal change is anticipated or encouraged by this Sector Development Plan.

Utility service to North Albuquerque Acres should provide an appropriate level of service and maintain the rural character that is important to area residents. On-site systems, community systems, and extensions of the Metropolitan Water Utility system and wastewater system are all possible methods of serving the area over the long term. Utility extensions may be necessary to support many of the higher density and non-residential uses proposed along Paseo del Norte. However, annexation is not desired or encouraged by this plan.

The utility discussion below describes options presented in the 2001 Sector Plan for providing water and wastewater utility services to the proposed SD zones along Paseo del Norte and Eubank Boulevard. The North Albuquerque Acres Water/Sewer Feasibility Report (Resolution AR 103-2004) adopted in 2004 provides an updated analysis of the utility service extension options for the study area.

7.2 Level of Service Options for the Eight Sites in the Proposed SD Zone

7.2.1 Private Water and Wastewater Systems

Private water systems may be constructed for individual parcels, consisting of wells and septic systems. Water systems may also be sized to specifically serve individual development areas. An example of a small water system to serve multiple sites along Paseo del Norte would be a system that consisted of a well, a pressure storage tank and/or a booster pump for fire flow requirements and a distribution system for sites G, H, I, J, and X. Site L would be better served from the City water line extension that has been placed in Eubank Boulevard for the new LDS Temple.

Small private water and wastewater systems have been constructed in the North Albuquerque Acres area for many years for single-family residential lots and small domestic water associations serving as many as five lots. All such systems must be designed, permitted, and constructed in accordance with the requirements of the New Mexico Environment Department, the Bernalillo County Environmental Health Department, and the Office of the State Engineer.

In addition to established ordinance and statute requirements, the Office of the State Engineer has recently declared portions of the northeast heights as a “critical management area” (“Middle Rio Grande Administrative Area Guidelines for Review of Water Right Applications”, The Office of the New Mexico State Engineer, September 13, 2000). Within the critical management area, the declaration imposes new requirements for individual wells, including metering requirements for new domestic wells, and restrictions on small water system operators, including restrictions against new wells and the requirement for small water system operators to obtain water rights projected to be needed over the next 40 years prior to making application for a new well permit.

The Bernalillo County Wastewater Ordinance 2000-7 established new regulations for septic systems. There is the potential that septic systems will need to meet the performance standards of the County Wastewater Ordinance by the year 2015. This may mean retrofitting existing on-site systems or connecting to a sewer system if the option becomes available.

7.2.2 Extension of City of Albuquerque Water and Wastewater Systems

Water Utility

As defined by the City of Albuquerque’s Water Master Plan, the project area along Paseo del Norte is located in the Alameda Trunk, and extends from Pressure Zone 6E on the west to just inside Pressure Zone 9ER on the east. Physically, there are existing limitations to the ability of the City of Albuquerque’s water system to provide water to the North Albuquerque Acres area. The sector plan area falls within the Alameda Trunk as identified on the City’s water master plan. The highest reservoir within the Alameda Trunk is the Walker Reservoir, located south of Paseo del Norte west of Eubank. This reservoir provides service to properties within pressure zone 6E, limited to properties below elevation 5695, which crosses Paseo del Norte approximately one-quarter mile east of Ventura. Properties above this elevation, such as those in Quintessence and portions of Heritage East and Ridgefield North Subdivisions, are currently served by transfers of water from Montgomery Trunk facilities through master plan waterlines in San Antonio, Santa Monica and Eubank. Water is not currently available to the plan area from this source.

Assuming that existing policy restrictions can be overcome, there are three basic options for obtaining water service by extension of the City of Albuquerque’s water system to the eight sites: 1) construction of a zone 8E reservoir at the intersection of Tramway and Paseo del Norte, 2) transfer of water from Montgomery Trunk facilities by connection to existing waterlines in San Antonio, Santa Monica and Eubank, or 3) construction of booster pumps near the Walker Reservoir. Any and all of these options must be verified and coordinated with the City’s Public Works Department, Utility Development Division, through a request for water and sewer availability statement. Provision of options 2 and 3, except during temporary or interim

conditions, is likely to be viewed with less favor by City Utility staff due to capacity and reliability constraints.

The Alameda Trunk Zone 8E Reservoir was identified within the City’s Reservoir Siting Plan, prepared by Bohannan Huston in 1994. It is currently in the City’s Capital Improvement Decade Plan to begin design in 2007. When completed, it will be capable of providing gravity service to properties below elevation 5940, which crosses Paseo del Norte approximately at Lowell Street. Options for service to properties east of this zone boundary and above this elevation must be further evaluated. These options may include provision of a booster pump to supply water with adequate pressure to properties above Lowell Street.

Sanitary Sewer Utility

In general, the availability of sanitary sewer service is predicated on the volume of the design flows being planned for and the downstream capacity of the collection system. For this project area, predicted wastewater volumes were calculated using the land use descriptions for each of the eight proposed alternative development sites. These land use descriptions broke the proposed development into both commercial and residential uses based on the land area within the development site. The predicted wastewater volumes were then calculated for each of the sites using City of Albuquerque residential and commercial wastewater loading guidelines. Table 7-1 presents the design guidelines that were used in this study.

Table 7-1 City of Albuquerque Wastewater Loading Guidelines

Land Use Description	Residential Population Loading (persons/DU)	Residential Wastewater Loading (gpd/person)	Commercial Wastewater Loading (gpd/acre)
Residences	3	110	n/a
Light Commercial (offices, etc.)	n/a	n/a	1,230
Light Institutional (church)	n/a	n/a	226

City of Albuquerque guidelines were also used to determine both the peak and design flows that will be used to assess service availability to the eight sites. All collection systems are, at a minimum, sized for peak flows. Design flow is used to provide expansion room in a collection system to allow for upstream development. Table 7-2 provides the average flows, peak flows and design flows for all of the sites included in this study.

- A 12-inch gravity interceptor constructed within Paseo del Norte could provide service to the entire study area (with the possible exception of site L). This interceptor would be an extension of the existing 12-inch VCP (vitrified clay pipe) interceptor in Paseo del Norte west of Wyoming Boulevard. Preliminary calculations, based on the slope of the existing line, indicate that this interceptor should have sufficient capacity to handle all of the predicted design flow from the study area.

Table 7-2 Proposed Wastewater Flows

Sites	# Lots	Land Use Description	Acres	DUs	Commercial Wastewater Loading (Gpd/Acre)	Commercial Wastewater Volume (Average Flow, Gpd)	Residential Population Loading (Persons/Du)	Residential Wastewater Generation (Average Flow, Gpd)	Total Average Flow (Gpd)	Total Peak Flow (Gpd)	Design Flow (Gpd)
E*	13	Residences (6 DUs/acre)	11.5	69	n/a		3.3	25047	25047	94806	113767
								Subtotal Site E Res. – 15,464	25047		
F	8	Office	2.4		1230	2911	n/a		2911		
		Clinic	2.4		1230	2911	n/a		2911		
		Institutional	2.4		226	535	n/a		535		
	6	Residences (6 DUs/acre)	5.3	32	n/a		3.3	11543	11543		
								Subtotal Site F Res. – 15,464	17900	70364	84437
G	8	Art, Antique, or Gift Shop	7.1		1230	8733	n/a		8733		
		Beauty/Barber Shop									
		Book/Stationery Store									
		Butcher, Feed Store									
		Newsstand, Restaurant									
		Fruit/Vegetable Stand									
		Bakery, Bank, Church									
		Clinic, Grocery, Deli, Office									
H	13	Residences (6 DUs/acre)	11.5	69	n/a		3.3	25047	25047	94806	113767
								Subtotal Site G 25047	25047		
								Subtotal Site H Res. – 34,848	25047		
I	18	Residences (6 DUs/acre)	4	24	n/a		3.3	8712	8712		
		Office	4		1230	4920	n/a		4920		
		Clinic	4		1230	4920	n/a		4920		
		Institutional	4		226	904	n/a		904		
								Subtotal Site I 19456	19456	75766	90919
J	4	Bakery, Bank, Clinic	2.9		1230	3567	n/a		3567		
		Book/Stationery Store									
		Office									
L	4	Miscellaneous Uses	3.6		1230	4428	n/a		4428	16812	20174
								Subtotal Site J 4428	4428		
								Subtotal Site L Res. – 7,841	4428	20368	24442
X	4	Office	1.2		1230	1476	n/a		1476		
		Clinic	1.2		1230	1476	n/a		1476		
		Institutional	1.2		226	271	n/a		271		
								Subtotal Site X 11543	3223	15365	18439
Y*	6	Residences (6 DUs/acre)	5.3	32	n/a		3.3	11543	11543		
								Subtotal Site Y 37171	11543	47672	57206
Z*	29	Residences (4 DUs/acre)	25.6	102	n/a		3.3	37171	37171	134586	161503
								Subtotal Site Z 37171	37171		

- All wastewater loadings were calculated using City of Albuquerque Development Process Manual.

- * Annexed by the City of Albuquerque in 2002

Site L, depending on the depth of the line constructed in Paseo del Norte, could be serviced by a collector line in Eubank that flows to the north. It is more likely, however, that site L could share services with the LDS temple facility immediately to the west of the site.

Figure 7-2 illustrates where the proposed 12-inch gravity interceptor would tie into the existing 12-inch interceptor in Paseo del Norte west of Wyoming Boulevard.

7.2.3 Financial Responsibility

Financial responsibility for water and sewer line extensions is set by the Water Utility and Wastewater Utility. Line extensions at this time are subject to those policies. The recommended study of utility service options will evaluate methods of financing utility extensions to North Albuquerque Acres.

7.3 Level of Service Options for the A-1 Zone

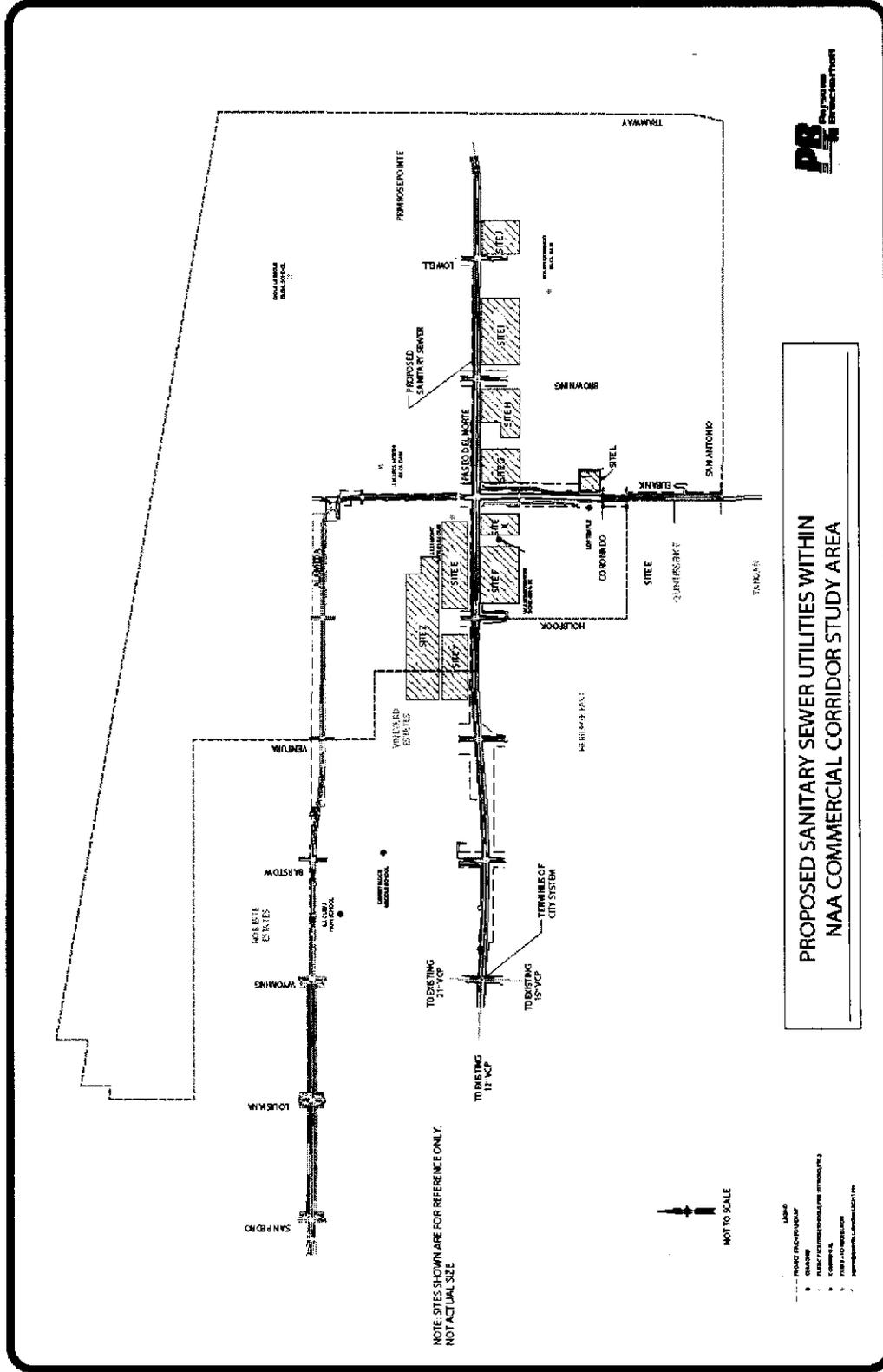
7.3.1 Private Water and Wastewater Systems

Most residential properties in North Albuquerque Acres are served by individual on-site systems. Exceptions include Primrose Pointe, which is served by the private community water system for Sandia Heights, and clusters of homes served by small domestic water associations. Individual water and wastewater systems, subject to State and County regulations, are one option for service.

7.3.2 Extension of City of Albuquerque Water and Wastewater Systems

Bernalillo County has reviewed three levels of public water and wastewater service for rural and semi-rural areas adjacent to Albuquerque. The 2001 Sector Plan recommended that a level of service options study for the Sector Plan area be conducted. At the November 23, 2004 public hearing, the Board of County Commissioners voted to adopt the North Albuquerque Acres Water/Sewer Feasibility Study. The Study identifies various options for water and sewer service in the North Albuquerque Area (AR 103-2004).

Figure 7-2 Proposed Sanitary Sewer Utilities within the Study Area



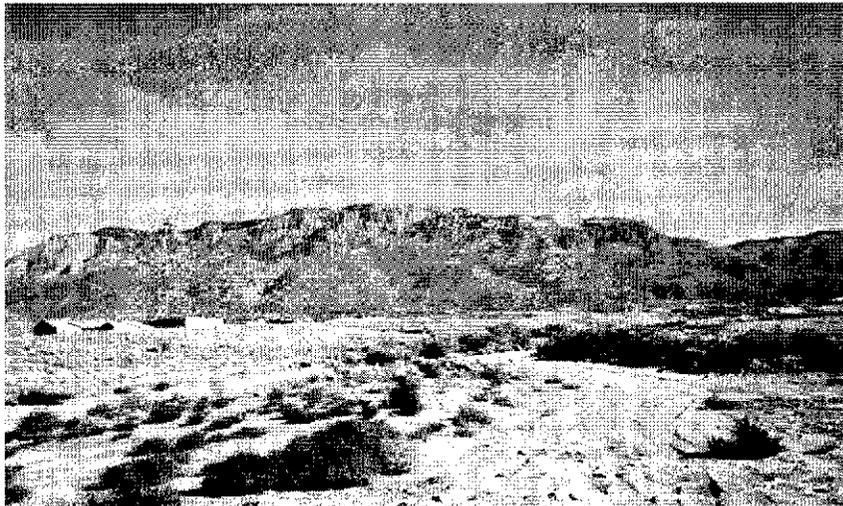
8.0 Drainage

A Master Drainage Plan for North Albuquerque Acres was completed by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) in 1998. The North Albuquerque Acres Drainage Management Plan (NAADMP) is a comprehensive drainage plan for all of North Albuquerque Acres, roughly bounded by I-25 on the west, Paseo del Norte on the south and the city limits on the east and north side. The recommended drainage solutions for the Sector Plan area are included in this document.

The NAADMP serves as the design analysis for future storm drainage improvements in North Albuquerque Acres. It provides the framework for storm drainage management in the area, including how new facilities should be integrated with existing facilities, existing rights-of-way and drainage easements, and new rights-of-way and easements that will be needed in the future.

The NAADMP was based on existing studies supplemented with additional analysis where needed. The NAADMP was coordinated among agencies and private parties that play a role in drainage issues in North Albuquerque Acres, including AMAFCA, the City of Albuquerque and Bernalillo County.

Since 1974, a series of drainage studies have been conducted that have resulted in the construction of flood control facilities to serve some of the needs in the area. Two AMAFCA flood control detention dams on the North Domingo Baca Arroyo and the South Domingo Baca Arroyo and related drainage structures and transportation-related drainage structures and storm drains along Paseo del Norte and Tramway Boulevard serve the unincorporated portions of North Albuquerque Acres.



Arroyo in North Albuquerque Acres

The NAADMP assumed that the unincorporated areas on North Albuquerque Acres would continue to develop in accordance with the existing one-acre lot platting. APS school sites and other existing non-residential development were taken into account in the DMP, as well as potential non-residential uses along Paseo del Norte. The land use assumptions of the DMP are consistent with the land use recommendations of the Paseo del Norte Corridor Study and this Sector Development Plan.

The NAADMP lists specific drainage improvements that will be required as part of an integrated storm management system. Within the City limits, an urban storm drain system is proposed in most locations, although the recommendations of the NAADMP recognize that in areas where single one acre lots or small consolidations are allowed, special consideration for preserving corridors for future facilities may be required.

East of the City limits, the drainage improvements are primarily construction of avulsion control measures. An avulsion is a location where the flow path of an arroyo may change course either totally or partially. In North Albuquerque Acres, all of the arroyo systems are subject to the effects of potential avulsions, where storm water could jump from one arroyo channel to another, dramatically increasing the volume of water than an arroyo could carry during a storm.

The recommendations and approach to storm water management that is described in the North Albuquerque Acres Drainage Management Plan should be followed in any drainage improvements constructed as part of future development in the Sector Development Plan area.

SECTION II: DESIGN OVERLAY ZONES

9.0 Design Overlay Zones

9.1 Paseo del Norte Design Overlay Zone

Paseo del Norte, as the most used arterial street in North Albuquerque Acres, plays a strong role in the development of the form of the Albuquerque metropolitan area. As an important transportation corridor, it deserves special design guidance. The Paseo del Norte Design Overlay Zone contains design regulations and advisory guidelines for specified critical design aspects of the area.

The purpose of the Design Overlay Zone is to provide a framework to assist developers and designers in understanding the residents' goals and objectives for high quality development in North Albuquerque Acres. The intent is to minimize the impact of commercial, office, and higher density development on existing low density residential land uses and create the visual image desired for development.

The regulations of the Design Overlay Zone apply to non-residential uses in the SD zones that are located along Paseo del Norte and Eubank Boulevard, as shown in Figure 9-1. These regulations are compatible with the Bernalillo County Comprehensive Zoning Ordinance and the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance. Where there is conflict between these regulations and Bernalillo County regulations, the more restrictive shall apply.

In addition to regulations, the Design Overlay Zone contains advisory design guidelines. These guidelines are not mandatory, but their observance is encouraged in order that development might fully achieve the design potential of the area.

Design review and approval shall be by the Planning Director. Approval as to compliance with the adopted design regulations shall be certified by signature.

The Design Overlay Zone includes the following elements:

- Streetscape
- Landscape
- Setbacks
- Site Planning/Architecture
- Signage
- Lighting
- The Interface Between High Density and Low Density Uses
- Perimeter Walls

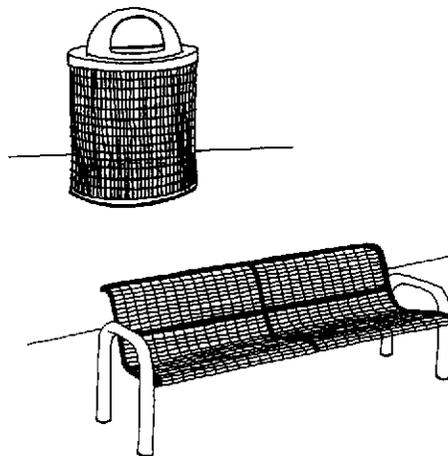
9.1.1 Streetscape

The intent of these regulations and guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create

a pleasing streetscape environment. The regulations and guidelines established in the landscape and setback sections will provide the primary means to screen objectionable views and activities.

9.1.1.1 Design Regulations

- Sidewalks shall connect the public street sidewalks, the main entrance to all businesses, transit stops on or off-site, and other building on the site. In shopping centers, clear, logical pathways must be provided to each building on the site including pad sites. The pedestrian circulation system shall also provide convenient access to adjacent residential areas. Pedestrian paths which link the entrance of the main building to streets and other buildings must be a minimum of 6' clear with shade trees planted at 25' feet in a minimum planter of 5' x 5'.
- A 15-foot sidewalk shall be provided along the entrance entry façade of the commercial, office and other non-residential buildings. A 6' clear, ADA compliant sidewalk shall be maintained, with shade structures, landscaping and seating allowed outside this area. Shading shall be provided along the façade using canopies, portals or shade trees spaced at 25 feet.
- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and texture and/or colored surfaces other than asphalt. The selected paving material shall be provided at crosswalks to bring attention visually and tactilely for safe pedestrian crossing. A reliance on brightly painted striping and signage is discouraged.
- A six-foot sidewalk shall be provided along Eubank Boulevard. New sidewalks shall be designed to connect to existing pedestrian pathways.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the disabled.
- Parking spaces for vehicles with valid destructive registration plates for the physically disabled as provided by NMSA 1978, § 66-3-16, shall be located adjacent to pedestrian sidewalks or the building entrance.
- Where a commercial or office use abuts a residential use, a solid wall or fence 6 feet in height shall be constructed, consistent with the Bernalillo County Comprehensive Zoning Ordinance.
- Street furniture shall be located at primary outdoor activity areas and transit stops. Street furniture shall be durable and colors should

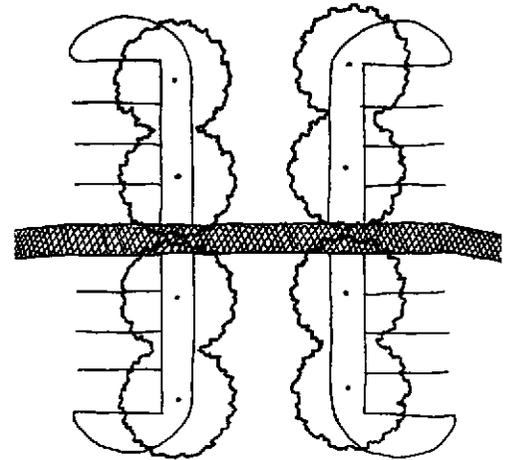


Street furniture should be durable and should complement adjacent architectural elements or natural features.

blend or complement adjacent architectural elements or natural features in the area.

9.1.1.2 Advisory Guidelines

- Walls, fences, landscaping, and/or berming may be used for screening purposes. However, the intent is to keep walls and fences as low as possible while performing their screening and security functions. If walls are not required for a specific screening or security purpose, they should not be utilized.
- Pedestrian-friendly nodes should be defined along walkways with landscaping, patterned hardscaping, and street furniture such as benches, low-level light fixtures, and trash receptacles.
- The use of colored concrete, brick paving, or other decorative pavement internal to the site is encouraged.



Enhanced paving materials linking parking lots to buildings are encouraged.

9.1.2 Landscape

The landscape regulations and guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from existing and future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These regulations and guidelines are to be used as a supplement to the requirements in the Bernalillo County Comprehensive Zoning Ordinance.

9.1.2.1 Landscape Buffers

Design Regulations

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial or office and residential uses. A minimum 20-foot landscaped buffer is required between commercial or office and residential uses. This buffer is to be accommodated on the commercial or office site.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 30 feet on center.

9.1.2.2 Frequency of Plantings, Installation, and Size

Design Regulations

- Street trees (located within the public right-of-way and within 20 feet from the back of curb) shall be installed at a frequency of one tree per 50 linear feet of street frontage (including driveway locations). They can either be randomly or evenly spaced. There shall be a 70:30 percent mix of deciduous to evergreen trees.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 16 parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 20 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- Turf grass areas shall not comprise greater than 10 percent of the landscaped area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials, excluding the tree canopy.
- Minimum plant sizes at time of installation shall be as follows:
 - Trees: 2" caliper, or 10 to 12 feet in height
 - Shrubs and groundcovers: 1 gallon container
 - Turf grasses: capable of providing complete ground coverage within one growing season after installation.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material. Light-weight materials such as shredded bark that tend to shift during windy conditions are discouraged.
- Disturbed or manmade slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or 1/8" x 4" steel construction, or other material compatible with the landscape concept.

9.1.2.3 Suggested Plant Palette

Advisory Guidelines

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Parking Area Plant Materials

Trees

Gleditsia spp.	Honey locust varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Zelkova serrata	Japanese Zelkova

Shrubs and Groundcovers

Fallugia paradoxa	Apache Plume
Chrysothamnus nauseosus	Chamisa
*Juniperus chinensis	Juniper varieties
*Juniperus horizontalis	Juniper varieties
*Juniperus sabina	Juniper varieties
Perovskia atriplicifolia	Russian Sage
Potentilla fruticosa	Shrubby Cinquefoil
Rhus microphylla	Littleleaf Sumac
Ribes aureum	Golden Currant
Salvia greggii	Cherry Sage

*Female only if mature height is greater than 2 feet

General Use Plant Materials

Trees

Cercis occidentalis	Western Redbud
Chilopsis linearis	Desert Willow
Cupressus glabra	Arizona cypress
Crataegus phaenopyrum	Washington Hawthorn
Eleagnus augustifolia	Russian Olive
Forestiera neomexicana	New Mexico Olive
Gleditsia spp.	Honey locust varieties
Koelreuteria paniculata	Goldenrain Tree
Pinus flexilis	Limber Pine
Pinus nigra	Austrian Pine
Pinus sylvestris	Scotch Pine
Pistache chinensis	Chinese Pistache
Platanus acerifolia	London Planetree
Platanus wrightii	Arizona Sycamore
Populus fremontii	Fremont Cottonwood (male only)
Prunus spp.	Flowering Plum/Cherry varieties

Pyrus calleryana
Quercus spp.
Vitex agnus - castus
Zelkova serrata

Ornamental Pear
Oak varieties
Chaste Tree
Japanese Zelkova

Shrubs, Groundcovers, Flowers, and Vines

Abelia spp.	Abelia varieties	Mirabilis multiflora	Giant Four O'clock
Artemisia filifolia	Sand Sage	Nandina domestica spp.	Heavenly Bamboo varieties
Artemisia tridentata	Big Leaf Sage	Nepeta faassenii	Catmint
Atriplex canescens	Four-wing Saltbush	Parthenocissus inserta	Virginia Creeper
Baccharis pilularis	Dwarf Coyotebush	Perovskia atriplicifolia	Russian Sage
Berberis thunbergii	Japanese Barberry	Photinia fraseri	Photinia
Buxus spp.	Boxwood varieties	Photinia glabra	Japanese Photinia
Caesalpinia gilliesii	Bird of Paradise	Potentilla fruticosa	Shrubby Cinquefoil
Caryopteris clandonensis	Blue Mist	Pyracantha spp.	Pyracantha varieties
Chrysothamnus nauseosus	Chamisa	Raphiolepis indica	India Hawthorn
Clematis ligusticifolia	Western Virginsbower	Rhus microphylla	Littleleaf Sumac
Cotoneaster spp.	Cotoneaster varieties	Rhus trilobata	Threelob Sumac
Delosperma cooperi	Iceplant	Ribes aureum	Golden Currant
Echinacea purpurea	Purple Coneflower	Ribes cereum	Wax Currant
Euonymus spp.	Euonymus varieties	Rosmarinus officinalis	Rosemary
Forsythia intermedia	Forsythia	Salvia dorrii	Desert Sage
Hedera spp.	Ivy varieties	Salvia greggii	Cherry Sage
Hemorocallis spp.	Daylily varieties	Santolina chamaecyparissus	Lavender Cotton
Hibiscus syriacus	Rose of Sharon	Spartium junceum	Spanish Broom
*Juniperus chinensis spp.	Juniper varieties	Spiraea spp.	Spiraea varieties
*Juniperus horizontalis spp.	Juniper varieties	Syringa spp.	Lilac varieties
*Juniperus sabina spp.	Juniper varieties	Verbena bipinnatifida	Fern Verbena
Ligustrum japonica	Wax-leaf Privet	Verbena rigida	Verbena
Lonicera japonica halliana	Hall's Honeysuckle	Wiegela spp.	Wiegela varieties
Mahonia aquafolium	Oregon Grape	Wisteria spp.	Wisteria varieties
Mahonia repens	Creeping Mahonia		

*Female only if mature height is greater than 2 feet

Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama
Festuca spp.	Tall Fescue varieties
Poa spp.	Kentucky Bluegrass varieties

9.1.3 Setbacks

9.1.3.1 Design Regulations

Parking Area Setbacks

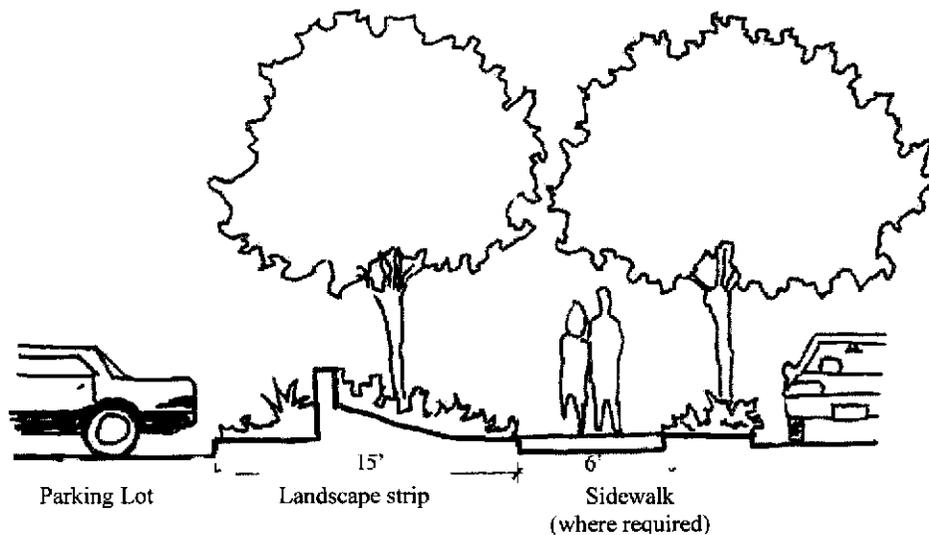
- To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be set back 15 feet from the right-of-way line of the roadway.
- The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the aesthetic appeal of North Albuquerque Acres. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping. Building entrances shall be oriented toward the street where feasible.

9.1.4 Site Planning/Architecture

9.1.4.1 Site Planning

Design Regulations

- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 15 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Walls, fences and earth berms shall have a minimum height of 3 feet. All earth berms shall be landscaped.



Screen parking lots with a combination of plant materials, walls, and/or earthen berming

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- In order to encourage a pedestrian-friendly environment in North Albuquerque Acres, special attention must be paid to the relationship between buildings and streets.

Pedestrian activity is difficult where the buildings are placed in the center of the site and surrounded by parking, without pedestrian connections between the structure and the street.

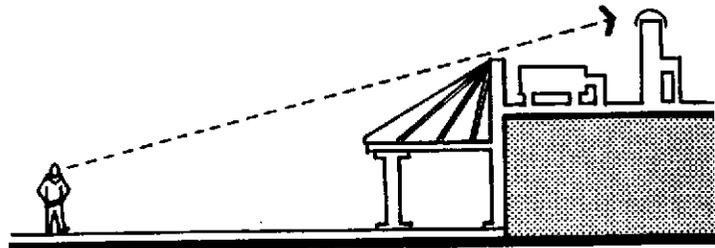
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access as described in 8.1.1.1 shall be provided to link structures to pedestrian pathways.
- Building frontage shall be oriented to the street where feasible. Entryways shall be clearly defined and linked to the pedestrian pathways.
- Expansive areas of asphalt or concrete paving in parking lots shall be avoided. Dividing the parking area into a series of smaller connected lots is preferred over one very large parking lot.

9.1.4.2 Architecture

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

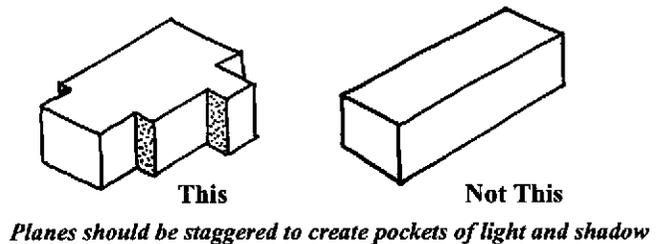
Design Regulations

- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- All rooftop equipment shall be screened from the public view. The building elements to screen such equipment shall be designed as an integral part of the building architecture. The height of all HVAC equipment shall be less than or equal to the top of any parapet or screen wall. Where a public road or other public area is elevated, rooftop equipment visible from the road must be covered.
- Dock doors at loading docks shall be located on the inside of buildings to keep a clean, uncluttered appearance from the exterior. Doors shall be visually screened where possible. All loading docks shall be screened with architecturally compatible roofs and screen walls.
- Design elements that are undesirable and prohibited include:
 - Highly reflective surfaces



Rooftop equipment shall be screened from public view

- Exposed, untreated precision block walls
 - Chain link fencing, barbed wire, or razor wire
 - Attached mansard roofs on small portions of the roofline
 - Corrugated metal or metal panels
 - Illuminated roofing or awnings or fascia panels
 - Metal, vinyl, plastic fascia panels or vinyl awnings
- Building design and construction shall be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials should be applied to all exterior sides of buildings and structures.
 - Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment. The staggering of planes should be used to create pockets of light and shadow to provide relief from monotonous expanses of building facade.



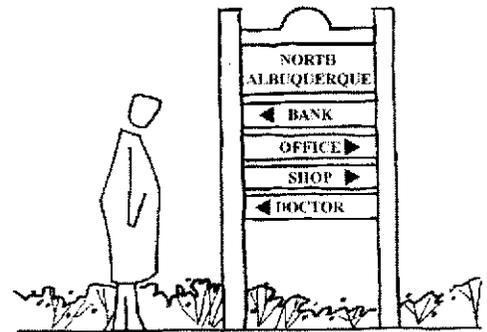
- Wireless communications facilities must be architecturally integrated with proposed buildings, structures, and landscaping through height, color, style, massing, placement, design, and shape. Free standing wireless communications facilities shall be set back a minimum of 85 feet from any residential property line.
- No generic franchise architecture is permitted. Building materials shall be contextual to their surroundings in design and materials.

9.1.5 Signage

These signage standards were developed to regulate the size, location, type, and quality of sign elements within North Albuquerque Acres. They are to be used in conjunction with the Bernalillo County Comprehensive Zoning Ordinance, Section 12: O-1 Office and Institutional Zones and Section 13: CN Neighborhood Commercial.

A properly implemented signage program will serve several important functions:

- Direct and inform residents and visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area



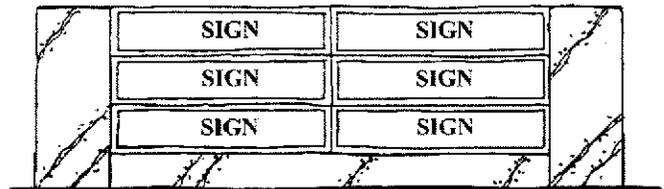
Signs should direct and inform visitors and should complement the visual character of the area

9.1.5.1 Size, Frequency, and Style

Design Regulations

- The total area of any one monument sign face shall not exceed 32 square feet. The top of the sign shall not exceed 10 feet from developed grade.
- No sign shall overhang the public right-of-way or extend above the building roof line.

- One free-standing, two-sided sign is allowed for any one premise with street frontage of 50 feet or less. No more than two free-standing, two-sided signs are allowed for any one premise with street frontage of 50 feet or more.



Monument signs are encouraged, particularly for multi-tenant commercial or office development.

- No off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- Individual tenant signs within multi-tenant buildings or complexes shall consist of wall-mounted signs that are uniform in the type of construction materials used, size (12" max.), color, shape, and method to support sign. Signage painted or printed directly on the wall surface is not allowed.
- No signage is allowed that uses flashing, oscillating, occulting, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by Bernalillo County Zoning, Building, and Planning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No building-mounted or free-standing signs shall face adjacent residential areas.
- Only free-standing monument style signs are permitted for multi-tenant commercial/office development.

- Illuminated signage must comply with the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance.

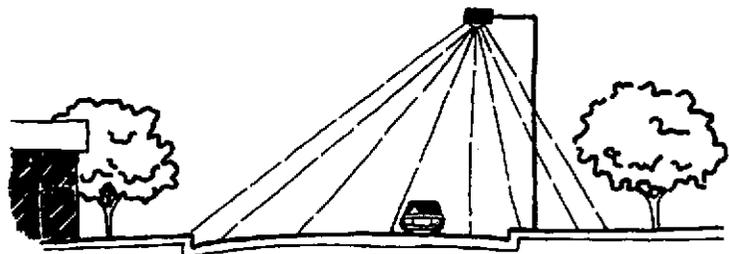
9.1.6 Lighting

In order to enhance the safety, security, and visual aesthetics of North Albuquerque Acres, careful consideration must be given to lighting design and preservation of “night sky”. The following regulations and guidelines are consistent with the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance:

Design Regulations

- Area lighting shall be used to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All outdoor light fixtures, including canopy lighting, shall be fully shielded and equipped with automatic timing devices. There shall be no fugitive light at the property line.

- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.



All outdoor light fixtures shall be fully shielded

- All outdoor light fixtures used for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots shall be designed and operated as cutoff or semi-cutoff fixtures and shall be equipped with light and motion sensors and/or automatic timing devices.
- The maximum height of outdoor light fixtures is 20 feet, except that 16 feet is the maximum height within 100 feet of residential property.
- Harsh, white metal halide lighting shall be avoided. Soft incandescent or halogen light fixtures are encouraged.

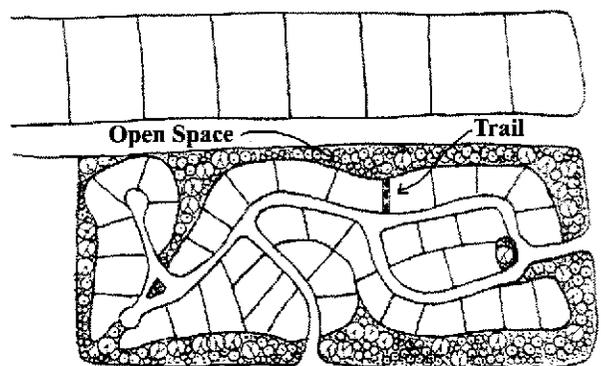
9.1.7 Interface Between Higher Density and Low Density Residential Uses

Properties recommended for densities of four and six units per acre, as designated for sites E, F1, F2, H, I, Y, Z1, and Z2, are located across the street from single-family homes on one-acre lots. The face that these higher density developments present to the street is important to the overall quality of the neighborhoods near Paseo del Norte.

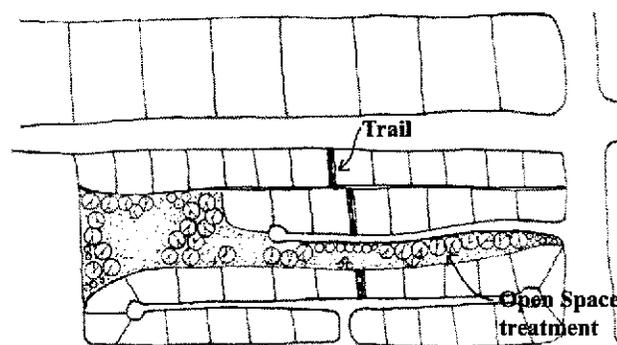
- One of the three following alternatives must be used for the interface between higher and lower density housing.
- Dwelling units could be clustered on the site so that new development is concentrated away from one-acre lots, providing an open space buffer along the street;
- New subdivisions could be designed so that homes across the street from one-acre lots face the street; or
- If a wall surrounds a subdivision, the perimeter wall should enhance the appearance of the streetscape and increase the overall appeal of the enclosed development. Specific regulations for perimeter walls are listed below.

9.1.8 Perimeter Walls

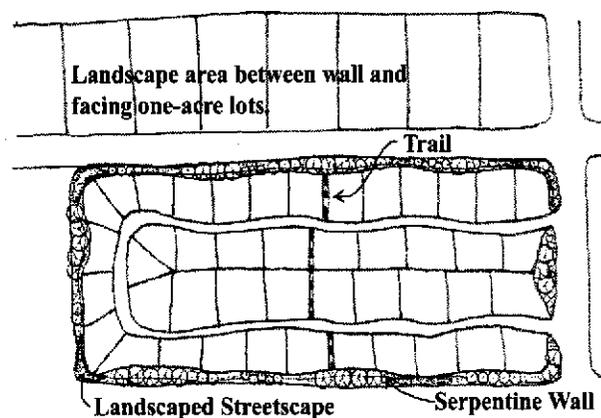
The intent of regulations for perimeter walls is to add visual interest and character to the streetscape and increase the overall appeal of a development that is surrounded by a wall. The pattern of long blocks with intersections spaced at ½ mile intervals along residential streets can result in long expanses of walls between intersections. The regulations list options for style, materials and form that will prevent walls from detracting from North Albuquerque Acres streetscapes.



Clustered Subdivision with Open Space



Higher Density Across from One-Acre Lots



Walled Subdivision with Landscape

9.1.8.1 Design Regulations

- Walls shall be designed to complement the architectural character of the development, subdivision or neighboring architecture by incorporating the architectural features and motifs used on adjacent homes or buildings.
- Materials such as stucco over concrete masonry units, curved interlock block, split face block, slump block, stabilized adobe, brick, tubular wrought iron, see-through masonry blocks, or a combination of those materials shall be used for perimeter walls. Indigenous styles of wood fencing, such as coyote fencing, are also allowed. Chain link fencing and razor wire are not allowed. Untreated concrete masonry units and smooth untreated masonry walls are not allowed. Masonry walls shall have a distinct cap.
- A minimum 10-foot landscaped buffer is required between a perimeter wall and the public right-of-way.
- Long expanses of unbroken walls are prohibited. Walls shall be indented, offset or in serpentine form to avoid a “tunnel” effect along residential streets. The maximum length of unbroken walls is 50’ feet.

9.1.9 Public Notice

Applicants are responsible for mailed notice to any neighborhood associations entitled to notice of zone change proposals in the City or County whose boundaries are within ¼ mile of the proposed development. In addition, the applicant must notify all owners of property within 100’ of the proposed development. The County will provide the applicant with a list of property owners and a list of County recognized neighborhood associations. If the proposed project is located within ¼ mile of the Albuquerque municipal limits, the applicant must get a list of City neighborhoods from the City of Albuquerque Office of Neighborhood Coordination. The applicant must include proof of notification by certified mail as required by the Bernalillo County Neighborhood Association Recognition and Notification Ordinance.

The following information should be provided in the notification packets:

- The street address of the subject property
- The legal description of the property, tract, unit, block and lot number(s)
- A physical description of the location, referenced to streets and existing land uses
- A description of the action being requested from the County
- A description of the project, including the types of proposed uses, architectural design, residential densities, access, parking, landscaping and buffering, utilities, grading and drainage and other features of the site development plan.

9.2 North Albuquerque Acres Design Overlay Zone

This overlay zone applies to all of the properties in the plan area that are zoned A-1. It is intended to replace Appendix B of the Bernalillo County Zoning Ordinance, which is a design overlay zone for designated properties within the North Albuquerque Acres area. The intent of the North Albuquerque Acres Design Overlay Zone is to allow for clustered residential development on parcels that are impacted by flood zones or other physical constraints that

render a portion of the property undevelopable. An overall gross density equal to that of the previously platted lots, or one unit per acre, shall be maintained.

A clustered residential development is defined as a development that sites houses on parcels of land that are smaller than the minimum lot size allowed in a residential zone, while the additional land that would have been allocated to individual lots is converted to common shared open space for the subdivision residents. Typically, road frontage, lot size, setbacks, and other traditional subdivision regulations are adjusted to permit the developer to preserve ecologically sensitive areas or other features to be preserved on the land being subdivided. In North Albuquerque Acres, clustered residential developments are one means of creating common open space along arroyos, providing for naturalistic treatments of arroyo channels, and potentially establishing a public trail system.

9.2.1 Design Regulations

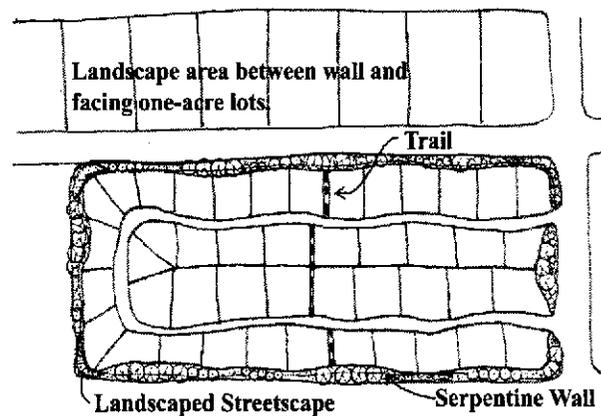
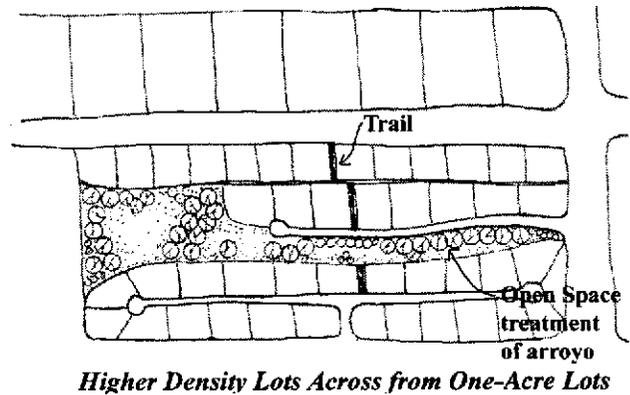
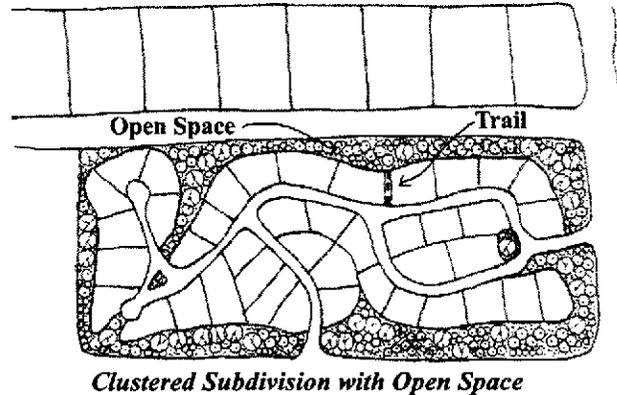
1. A minimum of five contiguous one-acre lots, or five acres, is required for a cluster development.
2. Community water and sewer service must be provided to the development
3. The minimum lot size in a cluster development is 0.5 acres. However, overall density shall not exceed that of the previously platted lots.
4. The development shall provide each lot with satisfactory access to an existing dedicated street by means of a dedicated street.
5. Any subdivision greater than twelve acres must provide pedestrian and bicycle access through the subdivision that connects as closely as possible to neighborhood amenities such as open space, schools, parks and trails. Spacing of pedestrian and bicycle access is a minimum of 660 feet.
6. Setbacks shall be the same as in the R-1 zone of the Bernalillo County Extraterritorial Zoning Code.
7. Common Open Space
 - A minimum of 30 % of the gross area of the cluster development or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as common open space. This open space must be identified on the site development plan and subdivision plat for the development. Common open space must be used for agriculture, landscaping, and/or recreation. Land used for streets, driveways, parking sidewalks, paved drainage channels, or private yards may not be counted as common open space.
 - Common open space may be composed of separate tracts but each shall have a minimum length and width of 35 feet and must be visible from a public right-of-way.

- Common open space must be accessible to residents of the development. Access to privately owned common open space may be restricted to residents of the development as long as the public's view is maintained. Public open space must be accessible to the public and must link to existing or proposed public trails.

8. Perimeter Walls

If perimeter walls are used, they shall meet the following requirements:

- Perimeter walls shall be designed to complement the architectural character of the development or neighboring architecture by incorporating the architectural features and motifs used on adjacent homes or buildings.
- Materials such as stucco over concrete masonry units, curved interlock block, split face block, slump block, stabilized adobe, brick, tubular wrought iron, see-through masonry blocks or a combination of those materials shall be used for perimeter walls. Wood fencing such as coyote fencing are also allowed. Chain link fencing and untreated concrete masonry units are not allowed. Masonry walls shall have a distinct cap.
- If common open space is fenced, transparent materials such as tubular wrought iron must be used to preserve public views of the open space.
- Long expanses of unbroken walls are prohibited. Walls shall be indented, offset or in serpentine form to avoid a "tunnel" effect along residential streets.



9. Compatibility with Surrounding

Residences

- Cluster developments will be integrated into areas of single-family homes on one-acre lots. These developments must be designed so that they are compatible with surrounding development. Three alternative approaches to edge treatments are recommended to ensure that cluster developments blend with their surroundings. The appropriate approach will depend upon the physical characteristics of the site and the characteristics of surrounding development.
- Dwelling units could be clustered on the site so that an open space buffer is provided between the cluster development and one-acre lots.
- New subdivisions could be designed so that larger lots front external streets, with smaller lots internal to the subdivision.
- Landscape buffers on the outside of perimeter walls may be used to soften the visual impact of walls on adjacent properties.

9.2.2 Process for Requesting a Cluster Development

1. A request for a cluster development use shall be as a Special Use Permit for a Planned Development Area. The process for this application shall follow the provisions of the Zoning Ordinance.
2. The developer shall submit a site development plan that meets the design criteria not only for a Special Use Permit for a Planned Development Area but also for this Design Overlay Zone.
3. Common open space must be set aside by the developer through an easement or separate parcel conveyed to a homeowners association or other legal entity responsible for its maintenance. The easement or plat will specify the responsibilities of the party or parties who will maintain the easement or open space parcel. In no case will the County have responsibility for maintenance of privately owned common open space. If the responsible party or parties fail to meet the maintenance obligations set forth in the easement or plat, the County has the authority to perform such maintenance as necessary to protect public health and safety and assess the responsible party or parties for the cost. Failure to pay assessed charges may result in a lien against each of the individual lots in the development.
4. The developer may request that the County accept all or part of the common open space as public open space or as a public trail. The process for conveying common open space to the County shall follow current policy for park or open space dedication. County acceptance of open space for maintenance eliminates the need for private maintenance responsibility.

SECTION III: APPENDICES

**APPENDIX A
ANNOTATED BIBLIOGRAPHY**

Annotated Bibliography

Plans Affecting North Albuquerque Acres

Adopted plans for urban development and conservation vary in scale and intent. The various types of plans that affect the planning process are described below.

Comprehensive plans. Comprehensive Plans are regional in scale.

Facility Plans and Area Plans. Facility Plans are specialized in subject matter (e.g., a specific type of natural resource utility or public facility) and cover the entire metropolitan area, or at least a major part thereof. Area Plans cover diverse, major geographic parts of the metropolitan area and specify important development standards.

Sector Development Plans and Neighborhood Development Plans. These plans cover an area with common characteristics, such as a neighborhood. They may specify fairly detailed development parameters and, in the case of Sector Development Plans, create special zoning regulations for the area covered.

Existing Plans and Policies Pertaining to Land Use

Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres (1978)

This plan recognizes that obsolete platting, drainage patterns, topography, and diverse land ownership are impediments to urban development in North Albuquerque Acres. The entire area was divided into subareas primarily based upon drainage concerns and topography. The concept was that the subareas would be quasi-independent development areas, which would be sequenced for development through privately initiated Sector Development Plans. It only covers that land designated as Developing Urban in the Albuquerque/Bernalillo County Comprehensive Plan. Requirements for development are included in the Plan; however, no specific references are made regarding commercial land uses.

La Cueva Land Use Guide (1986)

This guide covers approximately 800 acres surrounding La Cueva High School, all of which is now within the municipal limits of Albuquerque. Urban development with replatting of property is the emphasis of the preferred land use Concept Three, and mixed land uses consisting of single family, multi-family, office, recreational, and commercial uses are promoted. Concept Three specifies that 29.1 acres of commercial land uses and 27.2 acres of office land uses should be set aside. The commercial acreage is fulfilled by land zoned for commercial at the northeast corner of Paseo del Norte and Wyoming (28 acres) and other assorted commercial parcels. Approximately 11 acres of office zoning is present at the northwest corner of Barstow and Paseo del Norte.

The La Cueva Land Use Guide is to be rescinded following adoption of the La Cueva Sector Development Plan (see description below).

Albuquerque/Bernalillo County Comprehensive Plan (1988, rev. 2002)

At the May 22, 2001 public hearing, the Board of County Commissioners approved the change in land use designation for North Albuquerque Acres from Developing Urban to Rural (Resolution AR 39-2001). The Albuquerque/Bernalillo Comprehensive Plan now identifies the majority of North Albuquerque Acres as Rural. The County parcels falling to the south of Beverly Hills Av. in between Wyoming and Louisiana Blvd. are the exception, having maintained the original Developing Urban land use designation.

Comprehensive Plan policies relevant to the corridor study include:

- **Rural** - The goal is to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.
- **Policy G:** The following policies shall guide industrial and commercial development in Rural areas:
 - Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.
 - Neighborhood and /or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within well designated mountain and valley villages.
- **Established and Developing Urban Areas** – The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
 - **Policy D:** The location, intensity, and design of new development shall respect existing neighborhood values; natural environmental conditions and carrying capacities; scenic resources; and resources of other social, cultural, or recreational concern.
 - **Policy E:** New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
 - **Policy G:** Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
 - **Policy I:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

- **Policy J:** Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- **Policy L:** Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Report of the La Cueva Land Use Guide Advisory Committee (1994)

This report presents the findings of the La Cueva Land Use Guide Advisory Committee to the Bernalillo County Board of Commissioners. The Advisory Committee was formed in January 1994 to address the difficulties in implementation of the La Cueva High School Land Use Guide. The Committee found that, due to obsolete platting, diverse land ownership, and the relatively small size of parcels along with existing drainage patterns and topography, urban development had been seriously impeded in the area within the boundaries of the La Cueva Land Use Guide. The Committee further found that, in order to overcome the adverse conditions and solve the platting, drainage, topography, and infrastructure problems and to adequately address major issues and concerns, the La Cueva High School Land Use Guide must be rescinded and a La Cueva Sector Development Plan must be prepared

North Albuquerque Acres and Sandia Heights Light Pollution Ordinance (1997)

This ordinance was passed in November 1997. It is intended to create standards for outdoor lighting so that its use does not unreasonably interfere with the “night sky” enjoyment of adjacent property owners or with amateur astronomical observations. A secondary intent is to promote energy conservation without jeopardizing safety, utility, security, or productivity. Key provisions of this ordinance include the following:

- Federally funded and state funded roadway construction projects, such as Paseo del Norte and its intersections with other local streets and roadways, are exempt from this ordinance.
- Searchlights, spotlights, floodlights, or lighting fixtures used to illuminate off-premise signs are prohibited. Any other outdoor light fixtures or illuminated on-premise signs installed after the effective date of the ordinance shall comply with all applicable County ordinances and with the following requirements:
 - All outdoor light fixtures and illuminated on-premise signs shall be designed and operated as cutoff or shielded, aimable fixtures. They shall be equipped with and controlled by light and motion sensors or automatic timing devices and shall remain off between 11:00 p.m. and sunrise except for illuminating walks or driveways.
 - Outdoor light poles and standards shall not exceed 16 feet in height above existing grade. Public streetlight poles and standards are exempt from this height requirement.

- All outdoor lighting fixtures mounted on buildings or structures shall be mounted at a height no more than 16 feet above finished grade.
- All outdoor lighting systems shall be designed, or re-designed, and operated so that the area 10 feet beyond the property line of the premises receives no more than 0.25 (one quarter) of a foot-candle of light from the premises' lighting system.
- All non-conforming outdoor fixtures installed prior to and operable on the effective date of this ordinance shall be removed or converted to a conforming use within three (3) years for non-residential use and five (5) years for residential use.
- Existing public streetlights installed before the effective date of this ordinance are exempt from the requirements of the ordinance, however, when they become unrepairable, their replacements are subject to all provisions of this ordinance.
- Any person may submit an application for an administrative exemption from the requirements of the ordinance.
- Any owner, tenant, agent, or person in charge of any premises or any other person who violates any of the provisions of this ordinance, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine not exceeding \$300 per day of the violation.

Bernalillo County Zoning Ordinance (1998, rev. 2005)

This new ordinance contains the permissive and conditional uses, and physical development (height, setbacks, parking, floor area, and signage) requirements and restrictions for all residential and non-residential zones in Bernalillo County. The same zones that are covered by the moratorium (98-1998) are contained in this ordinance. Provisions for Special Use Permits in the County A-1 zone are also described, along with the set of criteria for justifying a zone change and Special Use Permit request.

North Albuquerque Blueprint for Action (1998)

Community blueprints have been or are in the process of being prepared for each of Albuquerque's ten identified Community Planning Areas (CPAs). North Albuquerque includes areas within and outside of the city limits. The Paseo del Norte/North Albuquerque Acres Sector Plan area comprises the rural eastern portion of North Albuquerque. The North Albuquerque CPA blueprint contains a community profile that describes various features, strengths, weaknesses, and issues within the community. Priority and recommended actions are included.

The blueprint states that North Albuquerque is the third fastest growing community in Albuquerque. It contains 9,227 acres, of which approximately 60 percent (5,536 acres) is developed and 40 percent (3,691 acres) is vacant.

Community blueprints are intended to be used as a planning tool and as a budget tool for the community partnerships that comprise District 4 City Councilor, school representatives, neighborhood association members, city staff, and other interested individuals. These documents

focus on neighborhoods within the City. Issues that are relevant to the Paseo del Norte Commercial Corridor Study include:

- transportation, including traffic congestion, speeding, and cut-through traffic;
- private wells and septic tanks;
- flooding; and
- incompatible land uses.

Land use development and transportation are identified as the top two major issues affecting North Albuquerque. The blueprint states that North Albuquerque Acres lacks retail sites which means most residents shop outside of the community.

North Albuquerque Acres Transportation Plan (1998)

The North Albuquerque Acres Transportation Plan is intended to serve as a blueprint for transportation improvements as they are undertaken over the course of the development of the neighborhood. The Transportation Plan was guided by a committee of local residents and entailed extensive public involvement. The main facets of the plan are its traffic calming features, provisions for regional trails and bikeways, design for circulation, goals for local road cross sections, and considerations for funding. The Plan lists and prioritizes specific projects for the neighborhood. It also recommends that representatives from the neighborhood be reconvened on a yearly basis to revisit and update the document as needed. The Transportation Plan was finalized in March, 1998, and adopted by the Bernalillo County Commission in October, 1998.

La Cueva Sector Development Plan (2000)

The land use and zoning illustrations from the La Cueva Sector Development Plan designate approximately 41 acres for commercial development and approximately 29 acres for office/institutional development. In addition to the standard SU-2 zoning that is typical of Sector Development Plans, this document designates a mixed use zone (SU-2/Mixed Use) that includes both residential and commercial uses.

This plan covers the portion of North Albuquerque Acres annexed by the City, but it does not recommend land uses in the County portion of North Albuquerque Acres.

Paseo del Norte Commercial Corridor Study (1999)

In response to changing land use conditions in North Albuquerque Acres, including planned development of significant transportation corridors in the area, the growing population, and increasing requests for zone changes, special use permits, and conditional use permits, Bernalillo County prepared The Paseo del Norte Commercial Corridor Study to review potential land use changes in a more global and systematic way, rather than on a case-by-case basis. This study recommends a set of criteria that can be used to assess the potential for future land use changes in North Albuquerque Acres, and which were used to establish a set of preferred non-residential and higher density residential land uses for specific sites along Paseo del Norte and Eubank Boulevard. The study also assesses the likely traffic impacts of the recommended land uses and identifies options for providing water and sanitary sewer service to the study area.

Existing Plans and Policies Pertaining to Open Space and Trails

Albuquerque/Bernalillo County Comprehensive Plan (1988, rev. 2002)

This document contains the following goals and policies that relate to open space in North Albuquerque Acres:

Open Space Network. The goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

- Policy F: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage or other functions or to link other areas within the Open Space Network.
- Policy H: Developing areas shall have neighborhood parks and open areas located to serve the population of the area.
- Policy I: The design of parks and other open areas shall incorporate the following criteria:
 - Connections between other Open Space areas and public facilities.
- Policy J: Design of neighborhood areas should tie into other open spaces, where appropriate, to create an Open Space Network.

Transportation and Transit. The goal is to provide a balanced circulation system through ... encouragement of bicycling, walking and use of transit/paratransit as alternatives to automobile travel....

- Policy G: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
- Policy H: A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.
- Policy I: Street and highway projects shall include paralleling paths and safe crossings for bicycles, pedestrians, and equestrians where appropriate.

Trails and Bikeways Facility Plan (1993; map rev. 1996)

The Trails and Bikeways Facility Plan was adopted by resolution by the City of Albuquerque and Bernalillo County. This plan contains the long-range policies for off-street trails and bicycle facilities in the Albuquerque Metropolitan Planning Area (AMPA). Plan objectives include linking existing and proposed trails into a network that connects neighborhoods to commute

destinations, parks, and open space. The Proposed Trails Map included in the plan shows the existing and proposed primary and secondary off-street trails.

In North Albuquerque Acres, trails are shown along roadways and in arroyos. The area is designated as a trail study corridor, however, meaning that trail connections are desirable, but no definite alignments are proposed. The plan acknowledges that NAA residents have expressed an interest in having the road network, rather than the arroyos, used for a future trail system. One suggestion is to designate 15 feet on one side of each roadway as a trail. The plan emphasizes that there is no intention to require dedication of trail easements from one-acre lot owners at the building permit stage.

Facility Plan for Arroyos (1986)

The Facilities Arroyo Plan was adopted by resolution by the City of Albuquerque and Bernalillo County. The purpose of the plan is to establish guidelines and procedures for implementing the goals of the Comprehensive Plan in order to create a multi-purpose network of recreational trails and open space along arroyos.

The plan designates the La Cueva Arroyo as a Major Open Space Link. This designation calls for development of an arroyo corridor plan to locate recreational trails in the right of way to form a continuous east/west linkage between peripheral Major Public Open Space.

The plan also designates the South Domingo Baca Arroyo as an Urban Recreational Arroyo, indicating that it has the potential to connect major activity areas with residential development by means of linear parks or continuous trail corridors in the arroyo.

Major Public Open Space Facility Plan (1999)

The Major Public Open Space Facility Plan was adopted by resolution by the City of Albuquerque and Bernalillo County. This plan establishes guidelines to implement the Major Public Open Space Network goals of the Comprehensive Plan.

Two policies are relevant to the La Cueva Arroyo, which is designated as a Major Open Space Link in the Facility Plan for Arroyos and the Comprehensive Plan. First, because Major Open Space Links traverse developed areas, they should be reviewed to determine whether management as Major Public Open Space or as an urban trail is more appropriate. Second, appropriate City and County agencies should work with AMAFCA to provide an open space element to drainage management plans for the relevant arroyos.

North Albuquerque Acres Transportation Plan (1998)

This plan includes a trails and bikeways plan that shows proposed on- and off-street bike routes, lanes and paths in North Albuquerque Acres. In most cases, the proposed bikeways correspond to those shown on the Long Range Bikeways System map (see description below). In a few places, however, this plan proposes the relocation of bikeways. The plan also addresses the neighborhood concerns about trails in the arroyos noted in the Trails and Bikeways Facility Plan

by moving the trails shown in the arroyos on the Proposed Trails Map to the nearest road right-of-way.

Metropolitan Transportation Plan (2003, amended 2006)

A Metropolitan Transportation Plan (MTP) is a tool for helping people in a metropolitan area determine how their area is growing, which way it is headed, and whether they want it to continue going in that direction. The 2025 MTP analyzes what would happen if current trends were allowed to continue to the year 2025. It shows what would happen if no planning for the future were done, and then proposes an alternative to doing nothing. It outlines specific goals and strategies regarding transportation and offers a set of recommendations aimed at relieving congestion, maintaining air quality, and improving quality of life. These long-term recommendations will guide decisions about specific transportation projects to develop and fund in the short term. The Plan must:

- identify projected transportation demand of people and goods
- identify pedestrian and bicycle transportation facilities
- outline how the existing transportation system will be preserved
- reflect consideration of other existing local plans, such as regional land use plans,
- community development, and employment plans
- include a financial plan

Long Range Bikeways System Map (1999, rev. 2004)

The Long-Range Bikeways System Map, formerly known as the Bikeways Master Plan, establishes long-range policies for bicycle facilities in the Albuquerque Metropolitan Planning Area. In particular, it shows existing and proposed on-street bikeways and primary off-street trails for the metropolitan region. This map is revised periodically through the Future Albuquerque Area Bikeways and Streets Process, which gathers input from local governments, agencies, and bicycling advisory committees.

Albuquerque Comprehensive On-Street Bicycle Plan (2000)

The Albuquerque Comprehensive On-Street Bicycle Plan, currently in final draft, sets forth a framework for developing a comprehensive on-street bikeway system by 2020. The intent is to connect all quadrants of the city and provide safe and convenient access for bicyclists to residential neighborhoods, employment centers, shopping, schools, and parks. Preparation of this plan was a recommendation of the Trails and Bikeways Facility Plan.

The plan contains a recommended on-street bikeway network showing existing and proposed bicycle routes, lanes, and trails. Once approved, the plan will provide the basis for revising the MTP bikeways recommendations and the city portion of the Long-Range Bikeways System Map.

**APPENDIX B
GLOSSARY OF TERMS**

Glossary of Terms

Adjacent

Touching.

Albuquerque/Bernalillo County Comprehensive Plan

The basic long-range city and county policy for the development and conservation of the entire metropolitan area. It contains goals and policies in a number of areas that relate to the growth of the community. The Comprehensive Plan is the rank one plan for the area; all lower ranking plans must be consistent with it.

Building, Height of

The vertical distance from the grade to (a) the highest point of a flat roof, (b) the decline of a mansard roof, or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.

Cluster Development

A development design that concentrates buildings in areas on the site to allow remaining land to be used for recreation, common open space and/or preservation of environmentally sensitive features.

Conditional Use

A use permitted in a zone with approval of the Zoning Administrator.

Design Overlay Zone

A set of mapped provisions regarding site and building design that serve as an addition to an area's existing zoning regulations. When the provisions of the design overlay zone conflict with existing zoning, the design overlay zone standards prevail.

Developing Urban Area

The area designated by the Comprehensive Plan as a part of the continuous Albuquerque urban area but which was found not to be generally divided into urban lots or have an adopted detailed master plan as of January 1975.

Easement

A grant of one or more of the property rights by the property owner to and/or for the use of the public, a corporation or another person or entity.

Extraterritorial Zone

The land within unincorporated Bernalillo County that is also within five miles of the boundaries of the City of Albuquerque. In 2002, the Extraterritorial Zone along with the ELUA (Extraterritorial Land Use Authority) and ELUC (Extraterritorial Land Use Commission) were dissolved. Currently land use planning requests that fall within the

unincorporated portion of Bernalillo County are reviewed by the County Planning Commission and the Board of County Commissioners.

Grade

The average of the finished ground level at the center of all walls of a building. In case the walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk or at the center of such wall nearest the sidewalk.

Public Open Space

Lands that have been or shall be acquired, developed, used, and maintained to retain their natural character to benefit people throughout the metropolitan area by conserving resources related to the natural environment, providing opportunities for outdoor education and recreation, or defining the boundaries of the urban environment.

Public Right-of-Way

The area of land deeded, reserved by plat, or otherwise acquired by the city, the county, or the State of New Mexico, primarily for the use of the public, for utilities, and the movement of people, goods, and vehicles.

Rural Area

An area with either agriculture or open space potential, ecological limitations, cultural/lifestyle preferences, or any combination of the aforementioned factors that prohibit or impede urban densities except in planned communities.

Sector Development Plan

A rank three plan covering a specific portion of the unincorporated area of Bernalillo County that specifies standards for that area's development. A Sector Development Plan may establish zoning regulations for an area that differ from those normally allowed, based on unique neighborhood conditions, including allowable uses, densities, building heights, landscaping requirements, signs, parking or other items as determined by the Extraterritorial Land Use Authority.

Sector Development (SD) Zone

A zone that allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment that is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

Semi-urban Area

Former rural areas that, as a consequence of development pressures, are now urbanizing, thus combining aspects of both rural and urban lifestyles. The semi-urban area exhibits development restraints as well as cultural/lifestyle preferences that will limit overall densities to between 1 and 3 dwelling units per acre.

Setback

The shortest distance between a structure and the present or future street line or property line, or right-of-way line of a private access road.

Single-family Dwelling

A building designed to be occupied by one family and containing at least one kitchen, including manufactured homes or prefabricated, modular or sectional units meeting the requirements of the Bernalillo County Building Code, designed to be permanent structures, placed upon permanent foundations, and taxed as real estate.

Special Use

A use permitted in a zone in which it is not otherwise permitted by the Zoning Ordinance, by authorization of the BCC through the issuance of a special use permit. Uses that the BCC can authorize through a special use permit are listed in the Albuquerque/Bernalillo County Zoning Ordinance.

Street Tree

A tree growing within 20 feet of the edge of the street.

Traffic Calming

The use of traffic devices such as speed humps, intersection traffic circles, or mid-block islands on local roads to slow vehicle speeds and reduce cut-through traffic.

Trail

Recreational paths for bicycles, pedestrians, equestrians, and off-road vehicles.

**APPENDIX C
NOTIFICATION FOR FIRST PUBLIC MEETING**

Please come to
an **Open House** concerning
the North Albuquerque Acres/ Paseo del Norte
Sector Development Plan
and proposals for **public open space**.

The open house will be held on
Thursday, July 13, 2000
from 7 to 9 PM,
at the William Sibrava Sheriff's Substation
10401 Holly Avenue NE

If you have any questions,
please call Richard Macpherson at Bernalillo County,
924-3700



County of Bernalillo
Zoning, Building & Planning Department

600 Second Street NW • Suite 400 • Albuquerque, NM 87102 • (505) 924-3700 • Fax (505) 924-3750

June 29, 2000

Dear Property Owner:

Bernalillo County would like to invite you to a public meeting regarding the North Albuquerque Acres/Paseo del Norte sector development plan. This plan will establish zoning for ten sites along Paseo del Norte Boulevard, as shown on the enclosed map. The land uses to be permitted through zoning were recommended in the Paseo del Norte Commercial Corridor Study, which was approved by the Bernalillo County Board of County Commissioners in May 1999. The plan will also recommend potential sites for public open space acquisition and specify needed infrastructure improvements.

County records indicate that you are the owner of property within or adjacent to the sites that have been recommended for a zoning change. We hope that you will be able to attend the meeting to provide your input to the sector development plan. A second public meeting later in the summer will present zoning alternatives that follow the recommendations of the Commercial Corridor Study.

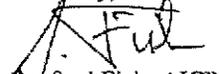
You can also call Phil Brown at Sites Southwest, (505) 822-8200, or Richard Macpherson at Bernalillo County, (505) 924-3700, with your questions and concerns.

The public meeting will be held at the following time and place:

Thursday, July 13, 2000
William Sibrava Sheriff's Substation
10401 Holly Avenue NE
7-9 PM

We hope to see you at the meeting.

Sincerely,


Sanford Fish, AICP
Director



County of Bernalillo Zoning, Building & Planning Department

600 Second Street NW • Suite 400 • Albuquerque, NM 87102 • (505) 924-3700 • Fax (505) 924-3750

June 29, 2000

Dear Property Owner:

Bernalillo County has identified three sites in North Albuquerque Acres as possible candidates for acquisition as public open space, as shown on the enclosed map. Public open space is land set aside to retain its natural character in order to conserve natural resources, provide for recreation and outdoor education, preserve wildlife habitat, and/or define boundaries of the urban environment. The County has limited funding to acquire one of these areas to meet current and future open space and recreation needs in North Albuquerque Acres.

Planning for open space is part of a larger initiative to prepare a sector development plan for North Albuquerque Acres/Paseo del Norte Corridor. The sector development plan will recommend open space locations, establish commercial zoning for ten specific sites along Paseo del Norte, and specify infrastructure improvements for the commercial sites. The commercial sites and proposed uses for these properties were approved in the "Paseo del Norte Commercial Corridor Study," which was adopted by the Bernalillo County Board of County Commissioners in 1999.

County records indicate that you own property located within one of the potential open space sites. Through the enclosed questionnaire, the County is asking all property owners in this area if they would consider selling, trading, or donating property to the county. The County will be most interested in acquiring open space where owners are willing to sell their land for this purpose. Please fill out and return the questionnaire by July 13. If your property is already developed, let us know your opinion about public open space in your area.

The County is holding a public meeting to discuss the North Albuquerque Acres/ Paseo del Norte Sector Development Plan and potential open space with area residents and landowners. Please come to find out more about these important issues for North Albuquerque Acres, at the following time and place:

Thursday, July 13, 2000
William Sibrava Sheriff's Substation
10401 Holly Avenue NE
7-9 PM

A second public meeting later in the summer will present zoning alternatives that follow the recommendations of the Commercial Corridor Study. If you have any questions, please call Phil Brown at Sites Southwest, (505) 822-8200, or Richard Macpherson at Bernalillo County, (505) 924-3700.

Sincerely,

A handwritten signature in black ink, appearing to read "Sanford Fish". The signature is written in a cursive style with some loops and is positioned above the typed name.

Sanford Fish, AICP
Director

**North Albuquerque Acres Potential Open Space
Landowner Survey**

Bernalillo County has recently established a public open space program to acquire land that conserves natural resources, provides for recreation and outdoor education, preserves wildlife habitat, and/or defines boundaries of the urban environment. The County is considering several sites in North Albuquerque Acres for acquisition as public open space. One of the criteria for selecting an area for acquisition is the willingness of owners to sell their property. If the owners in an area indicate an interest in selling, the County will keep that area under consideration. If owners are not interested in selling, it is likely that the area will be dropped from consideration.

Your property is located in one of the areas under consideration. The purpose of this survey is to determine if owners would consider selling or trading their property or granting a trail easement. Please verify that you are the owner of the property and indicate your level of interest by checking the appropriate statement below.

Contact Name: _____

Address: _____

Phone Number: _____

Email: _____

I am the owner of Lots _____, Block _____, Tract _____ Unit _____ North Albuquerque Acres.

If you no longer own the property, who purchased it from you?

____ Purchaser: _____

____ I don't know who owns the property now

Would you consider selling the property if the County determines that this area is suitable for public open space?

____ My property is currently listed or available for sale.

____ I would consider selling the property.

____ I would consider a land trade for a nearby lot.

____ I do not want to sell the property.

____ I am not interested in selling my property, but I would consider granting an access easement across the property for use as a public trail.

____ I would consider donating the property if there were a tax advantage to me.

____ My lot is developed. I ____ would ____ would not be interested in public open space in my area.

____ Other: _____

**APPENDIX D
NOTIFICATION FOR SECOND PUBLIC MEETING**

Please come to
a **Public Meeting** to discuss
the North Albuquerque Acres/Paseo del Norte
Sector Development Plan
and proposals for **Zoning Changes**
in the area.

~

Wednesday, August 23, 2000

7 to 9 PM

Sandia Presbyterian Church

10704 Paseo del Norte NE

~

If you have any questions,
please call Richard Macpherson at Bernalillo County,
924-3700.

**APPENDIX E
NOTIFICATION FOR THIRD PUBLIC MEETING**

Please come to
a **Public Meeting** to discuss
the North Albuquerque Acres/Paseo del Norte
Draft Sector Development Plan
and proposals for **Zoning Changes**
and **Utilities** in the plan area.

~

Monday, October 23, 2000

7 to 9 PM

Sandia Presbyterian Church

10704 Paseo del Norte NE

~

If you have any questions,
please call Richard Macpherson at Bernalillo County,
924-3700.

APPENDIX F
NOTIFICATION FOR ELUC HEARINGS

Bernalillo County is requesting approval of the **Paseo del Norte/North Albuquerque Acres Sector Development Plan**. This request will be heard at the Extraterritorial Land Use Commission (ELUC) **public hearing** on

Wednesday, January 3, 2000, beginning at 9 AM
Council/Commission Chambers, 1 Civic Plaza NW

~

You can review or purchase a copy of the Draft Sector Development Plan beginning on December 5 at the following locations:

- Cherry Hills Branch Library, Reference Desk, 6901 Barstow NE (for review)
- Zoning, Building, and Planning Dept., 600 2nd St. NW, Suite 400 (for purchase)
- Alphagraphics Printshop, 1930 Juan Tabo NE (for purchase)

~

Written comments received by mail before December 17, 2000 at the address below will be compiled and presented to the ELUC.

~

Richard Macpherson (924-3700)
Bernalillo County Zoning, Building and Planning Department
600 Second St. NW, Suite 400
Albuquerque, NM 87102

**APPENDIX G
NAA DESIGN OVERLAY ZONE ORDINANCE**

CODE County of BERNALILLO COUNTY CODE Codified through Ordinance No. 78-1, enacted January 2, 1999, (Supplement No. 10)
APPENDIX B DESIGN OVERLAY ZONE*

APPENDIX G: DESIGN OVERLAY ZONE

*Editor's note--Printed herein is Ord. No. 94-22, as adopted by the board of county commissioners on November 22, 1994. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets.

Cross reference(s)--Zoning ordinance saved from repeal, § 1-6; buildings and building regulations, ch. 10; planning, ch. 62; subdivisions, ch. 74; zoning, app. A.

BOARD OF COUNTY COMMISSIONERS
NOVEMBER 22, 1994
CZ-94-30

COUNTY COMMISSION ORDINANCE NO. 94-22

BE IT ORDAINED BY THE GOVERNING BODY OF THE COUNTY OF BERNALILLO, NEW MEXICO:

That there shall be a Design Overlay Zone for the properties within the North Albuquerque Acres area identified as follows:

North Albuquerque Acres, Tract 2, Unit 2--

Lots 1 through 32, Block 1; Lots 1 through 11, Block 3; Lots 5 through 14 and 19 through 28, Block 5; Lots 1 through 14 and 4 through 18, Block 7; Lots 1 through 32, Block 9; Lots 1 through 32, Block 11; Lots 1 through 32, Block 13; Lots 1 through 32, Block 15; Lots 1 through 32, Block 17; Lots 1 through 32, Block 19; Lots 30-A and 32-A, SP-86-210; Tract A and Lots 1-A through 4-A, 31A and 32A, SP-87-345. (D-22)

North Albuquerque Acres, Tract 3, Unit 1--

Lots 1 through 12 and 21 through 32, Block 1; Lots 1 through 12 and 21 through 32, Block 3; Lots 1 through 12 and 21 through 32, Block 5; Lots 1 through 12 and 21 through 32, Block 7; Lots 1 through 3, 9 through 12, 21 through 28, and 30 through 32, Block 9; Lots 1 through 16 and 24 through 32, Block 11; Lots 1 through 9 and 24 through 32, Block 13; Lots 1 through 9 and 23 through 32, Block 15; Lots 1 through 9 and 21 through 32, Block 17; Lots 27 through 30, Block A, Lots 1 through 32, Block B, Lots 1 through 32, Block C. (B & C-21)

North Albuquerque Acres, Tract 2, Unit 1--

Lots 1 through 30, Block 1; Lots 1 through 32, Block 3; Lots 1 through 16, Block 5; Lots 1 through 32, Block 15; Lots 1 through 32, Block 17; Lots 1 through 32, Block 19; Lots 1 through 32, Block 20; Lots 1 through 32, Block 18; Lots 1 through 32, Block 16; Lots 1 through 32, Block 14; Lots 1 through 32, Block 12; Lots 1 through 30 and 32, Block 10; Lots 1 through 32, Block 8; Lots 1 through 32, Block 6; Lots 1 through 32, Block 4, Lots 1 through 32, Block 2; Parcel A and B, SP-86-345; 31-A, SP-87-214 and the west 1/2 of Lot 31, Block 10; Lots 1 through 32, Block A; Lots 9 through 32, Block B; Lots 1 through 32, Block C. (C & B-22)

CODE County of BERNALILLO COUNTY CODE Codified through Ordinance No. 78-1, enacted January 2, 1999. (Supplement No. 10)
APPENDIX B DESIGN OVERLAY ZONE*

Other Area Properties within the Design Overlay Zone--

An unplatted parcel of land in E/2 SE/4 Section 9, T11N, R3E, (B-21); Lots 7A, 7B and 7C, SP-79-452; Tract 7-D-1, SP-83-190; Lot 7-D-2-A, SP-87-290; Lots 7-D-3-A and 7-D-3-B, SP-87-326; Tracts 1, 2 and 3, SP-84-436; Lot 1 through 8, Land of R. L. Johnson and A. L. Merrill; an unplatted parcel of land in N/2 SW/4 Section 10, T11N, R4E; and Tracts 2 and 3, SP-79-586. (B-22)

North Albuquerque Acres, Tract 3, Unit 1--

Lots 13 through 26, Block A (B-21); Lots 13 through 20, Block 2; Lots 13 through 20, Block 4; Lots 13 through 20, Block 6; Lots 13 through 20, Block 8; and Lots 13 through 20, Block 10. (C-21)

North Albuquerque Acres, Tract 3, Unit 2--

Lots 1 through 32, Block 11; Lots 1 through 32, Block 13; Lots 1 through 32, Block 15; Lots 1 through 32, Block 17; and Lots 1 through 32, Block 19. (D-21)

North Albuquerque Acres, Tract 2, Unit 2--

Lots 1 through 32, Block 12; Lots 1 through 32, Block 14; Lots 1 through 32, Block 16; Lots 1 through 24, 26 through 32, Block 18; Lots 1 through 7, 11 through 22, 24 through 30, Block 20; Lots 1 through 4, 18 through 29, Block 7. (D-22)

Additional Property:

A Parcel of Land in the S/2, NE/4, SE/4, T11N, R4E, Section 9. (B-21); Lot 31A, SP-87-88; Lots 1A, 2A, 3A, 4A, SP-87-345; Tract A, Lot 31A and 32A, SP-92-146. (D-22)

Design overlay zone provisions: Requests for uses other than those listed in A-1 zoning as permissive or conditional shall be subject to the following provisions.

Provision 1. The application shall be preceded by an approved master plan for the entire subarea, as detailed by the Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres, within which the property is located.

Provision 2. The application shall be accompanied with evidence of notification of the North Albuquerque Acres Community Association.

Provision 3. A request for a change of land use shall be as a Special Use Permit for a Planned Development Area.

Provision 4. Building and structures shall not exceed 16 feet in height.



**CODE County of BERNALILLO COUNTY CODE Codified through Ordinance No. 78-
1, enacted January 2, 1999. (Supplement No. 10)
APPENDIX B DESIGN OVERLAY ZONE***

Provision 5. The development shall provide each lot or business with satisfactory access to an existing dedicated street by means of a dedicated street.

Provision 6. Cluster development shall be limited to minimum lots sizes of 0.5 acres, however, an overall density of one dwelling unit per acre shall be maintained; or the overall density shall not exceed the number of previously platted lots.

Provision 7. The development shall connect to City water and sewer.

Provision 8. Lots sizes for A-1 uses may be a minimum of 0.75 acre.

Where the provisions of this Design Overlay Zone conflict with the provisions of another provision of the *Zoning Ordinance*, the provisions of the Overlay zone shall apply.

(Ord. No. 94-22, 11-22-94)

PASSED, ADOPTED, APPROVED AND SIGNED THIS 22nd DAY OF November, 1994.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF BERNALILLO, NEW MEXICO

/s/ Eugene M. Gilbert
Eugene M. Gilbert,
Chairman

/s/ Jacquelyn K. Schaefer
Jacquelyn K. Schaefer,
Vice Chair

/s/ Patrick J. Baca
Patrick J. Baca,
Member

/s/ Barbara J. Seward
Barbara J. Seward,
Member

/s/ Al Valdez
Albert "Al" Valdez,
Member

ATTEST:

/s/ Judy D. Woodward
Judy D. Woodward,
County Clerk

THIS ORDINANCE WILL BECOME EFFECTIVE ON: December 22, 1994



**APPENDIX H
RESOLUTIONS**

BERNALILLO COUNTY

BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 103-2004

1 **AMENDING THE PASEO DEL NORTE/NORTH ALBUQUERQUE ACRES SECTOR**
2 **DEVELOPMENT PLAN, SECTION I.7.3.2 EXTENSION OF CITY OF ALBUQUERQUE**
3 **WATER AND WASTEWATER SYSTEMS TO INCLUDE THE NORTH**
4 **ALBUQUERQUE ACRES WATER/SEWER FEASIBILITY STUDY.**

5
6 **WHEREAS**, on February 20, 2001, the Extraterritorial Land Use Authority adopted the
7 Paseo Del Norte/North Albuquerque Acres Sector Development Plan; and

8 **WHEREAS**, the Paseo Del Norte/North Albuquerque Acres Sector Development Plan
9 affects the North Albuquerque Acres area of Bernalillo County, an area of approximately 3,804
10 acres in size, bounded on the west by the Albuquerque City limits, on the east by Tramway
11 Boulevard, on the north by the Sandia Pueblo boundary and on the south by San Antonio
12 Boulevard; and

13 **WHEREAS**, on May 22, 2001, the Bernalillo County Commission approved a Rural
14 Designation for the unincorporated North Albuquerque Acres; and

15 **WHEREAS**, section I.7.3.2, *Extension Of City Of Albuquerque Water And Wastewater*
16 *Systems*, of the Paseo Del Norte/North Albuquerque Acres Sector Development Plan
17 recommends that a level of service options study for the sector development plan area be
18 conducted; and

19 **WHEREAS**, section I.7.3.2, *Extension Of City Of Albuquerque Water And Wastewater*
20 *Systems*, of the Paseo Del Norte/North Albuquerque Acres Sector Development Plan states that a
21 service options study should go through the same process and public review as the sector
22 development plan and then be adopted as an amendment to the sector development plan; and

23 **WHEREAS**, the North Albuquerque Acres Water/Sewer Feasibility Study presents
24 options for water and sewer services for the North Albuquerque Acres area; and

25 **WHEREAS**, this amendment fulfills the recommendation of the Paseo Del Norte/North
26 Albuquerque Acres Sector Development Plan.

CONTINUATION PAGE 4, RESOLUTION NO. 103-2004

1 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY

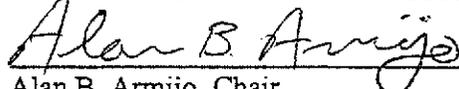
2 COMMISSIONERS:

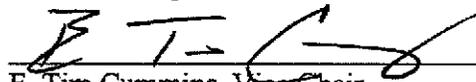
3 SECTION ONE: the Paseo Del Norte/North Albuquerque Acres Sector Development Plan is
4 hereby amended to include the North Albuquerque Acres Water/Sewer Feasibility study as an
5 appendix.

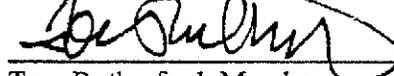
6 DONE this 23 day of Nov., 2004.

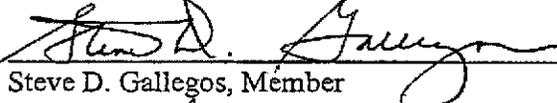
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BOARD OF COUNTY COMMISSIONERS

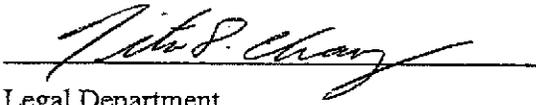

Alan B. Armijo, Chair


E. Tim Cummins, Vice Chair


Tom Rutherford, Member


Steve D. Gallegos, Member

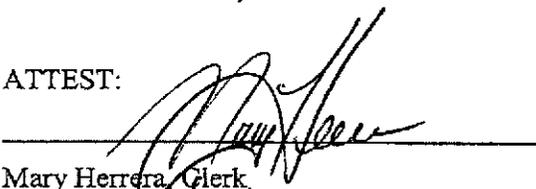

Michael Brasher, Member



Legal Department

Date: 11/19/04

ATTEST:



Mary Herrera, Clerk

Date: 11/23/04

BERNALILLO COUNTY
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. AR39-2001

1 **AMENDING THE ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE**
2 **PLAN LAND USE DESIGNATIONS FOR THE UNINCORPORATED NORTH**
3 **ALBUQUERQUE ACRES AREA, FROM SEMI-URBAN AND DEVELOPING URBAN**
4 **DESIGNATIONS TO A RURAL DESIGNATION.**

5 **WHEREAS**, the Comprehensive Plan is the Rank One Plan for the City of Albuquerque
6 and Bernalillo County and Section 1 of the Plan's adopting resolutions (City Enactment No. 138-
7 1988 and County Resolution No.103-88) states the overall densities, character and design of all
8 land uses and development, including residential, agricultural, commercial, industrial and
9 recreational and open space shall be in accordance with the goals and policies of this
10 Comprehensive Plan; and

11 **WHEREAS**, the Albuquerque/Bernalillo County Comprehensive Plan was adopted in
12 August 1988 with a provision for periodic and systematic evaluation of the Plan's
13 implementation and shortcomings; and

14 **WHEREAS**, the Bernalillo County Commission is authorized to make amendments to the
15 Albuquerque/ Bernalillo County Comprehensive Plan to protect the public well being, and the
16 health, safety and welfare in areas within the Commission's planning and platting jurisdiction;
17 and

18 **WHEREAS**, the County Planning Commission has reviewed the proposed
19 Comprehensive Plan boundary amendment and recommends that the land use designation for
20 unincorporated North Albuquerque Acres be amended to a Rural land use designation; and

21 **WHEREAS**, Bernalillo County initiated the development of the Paseo del Norte/North
22 Albuquerque Acres Sector Development Plan, to guide quality development in an area that is
23 rural in nature and to provide a mixture of uses more suitable in a quickly developing County
24 area; and

25 **WHEREAS**, this unincorporated area is mostly zoned A-1 and has built out with rural
26 community characteristics such as single family houses on one acre lots as the predominant

CONTINUATION PAGE 2; RESOLUTION NO. AR 39-2001

1 development pattern with many lots having livestock on the northeastern fringe of the municipal
2 area; and

3 WHEREAS, the unincorporated North Albuquerque Acres is an area approximately
4 3804 acres in size; and

5 WHEREAS, the Rural land use designation is recommended for this area in the Paseo
6 del Norte/North Albuquerque Acres Sector Development Plan and is appropriate for the
7 unincorporated portion of North Albuquerque Acres because it promotes the conservation of
8 special neighborhood characteristics important to maintaining a rural lifestyle which the County
9 and residents desires to preserve; and

10 WHEREAS, this request is consistent with the recently approved Paseo del Norte/North
11 Albuquerque Acres Sector Development Plan, (County Ordinance 2001-2) in that it promotes
12 and maintains an overall density of one dwelling unit per acre, and

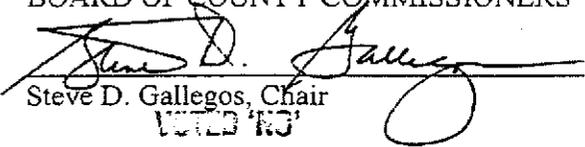
13 WHEREAS, this rural land use designation has the approval of the North Albuquerque
14 Acres Neighborhood Association.

15 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY
16 COMMISSIONERS:

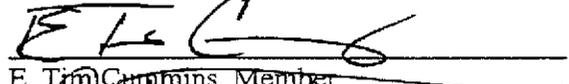
17 SECTION ONE: The Albuquerque/Bernalillo County Comprehensive Plan Land Use
18 Designation is hereby changed for unincorporated North Albuquerque Acres from the Semi and
19 Developing Urban designations to a Rural designation as referenced on the attached map.

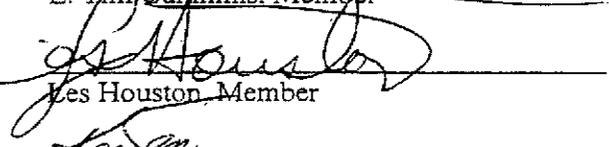
20 Done, this 22nd DAY OF MAY 2001.

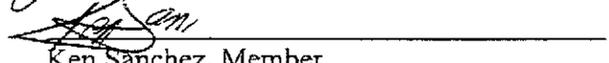
21 BOARD OF COUNTY COMMISSIONERS

22 
23 Steve D. Gallegos, Chair
24 VOTED 'NO'

25 _____
26 Tom Rutherford, Vice Chair

27 
28 E. Tim Cummins, Member

29 
30 Les Houston, Member

31 
32 Ken Sanchez, Member
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CONTINUATION PAGE 3; RESOLUTION NO. AR 39-2001

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APPROVED AS TO FORM:



Legal Department

Date: 5-22-2001

ATTEST:

Mary Herrera, Clerk

Date: _____

