

**BERNALILLO COUNTY**

**BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION NO. 2012-47**

**ADOPTING THE NORTH 14 SECTOR DEVELOPMENT PLAN WHICH ESTABLISHES ZONING AND DESIGN CRITERIA FOR COMMERCIAL DEVELOPMENT ALONG HIGHWAY NORTH 14, NM 536, AND FROST ROAD IN THE EAST MOUNTAIN AREA OF BERNAILLO COUNTY.**

1           **WHEREAS**, the Board of County Commissioners is authorized to adopt Sector Plans and  
2 zoning of property to protect the public well being, and the health, safety and welfare in areas  
3 within Bernalillo County; and

4           **WHEREAS**, the County, initiated the development of the North 14 Sector Development  
5 Plan, to guide quality development in an area that is rural in nature and to provide a mixture of  
6 uses more suitable in a growing County area; and

7           **WHEREAS**, the County Planning Staff has received substantial public, neighborhood,  
8 departmental and agency input in developing the Sector Plan; including active participation from  
9 the public in numerous facilitated public meetings; and

10           **WHEREAS**, the North 14 Sector Development Plan represents a balance between the  
11 various interests in the plan area; and

12           **WHEREAS**, there is a desire to protect the rural characteristics, highly scenic natural  
13 features, and maintain the mix of commercial and residential land use patterns along Highway  
14 North 14 and,

15           **WHEREAS**, Sector Development Plan Zoning is appropriate for Highway North 14, NM  
16 536, and Frost Rd. because the requirements of other available zones do not promote the careful  
17 control and coordination of development for the desired neighborhood characteristics and,

18           **WHEREAS**, Bernalillo County recognizes that the North 14 Sector Development Plan is  
19 more advantageous to the future growth of the East Mountain Area; and

1           **WHEREAS**, the County Planning Commission in its advisory role in all matters related to  
2 planning and zoning has reviewed and recommends the adoption of the North 14 Sector  
3 Development Plan.

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

5 **COMMISSIONERS:**

6 **SECTION ONE:** The attached North 14 Sector Development Plan is adopted as a Sector  
7 Development Plan to guide and govern all development actions, both public and private within  
8 the plan area. The Sector Development Zones are hereby adopted as an extension of the Zoning  
9 Code.

10 **SECTION TWO:** A Design Overlay Zone for the North 14 Sector Development Plan area is  
11 hereby established, creating design standards within the Plan area.

12 **SECTION THREE.** Severability Clause

13 If any section, paragraph, sentence, clause word or phase of this resolution is for any reason held  
14 to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not  
15 affect the validity of the remaining provisions of this resolution. The Board of County  
16 Commissioners hereby declares that it would have passed this resolution and each section,  
17 paragraph, sentence, clause, word or phase thereof irrespective of provisions being declared  
18 unconstitutional or otherwise invalid.

19 **PASSED, ADOPTED, APPROVED AND SIGNED THIS 24<sup>TH</sup> DAY OF APRIL 2012.**

20 **BOARD OF COUNTY COMMISSIONERS**

21

22

23

1 APPROVED AS TO FORM

2 *Randy Autio*  
3 Randy Autio, County Attorney



4  
5  
6  
7  
8 ATTEST:  
9  
10 *Maggie Toulouse Oliver*  
11 Maggie Toulouse Oliver, County Clerk

BOARD OF COUNTY COMMISSIONERS

*Art De La Cruz*  
Art De La Cruz, Chair

*Michael C. Wiener*  
Michael C. Wiener, Vice Chair

*Michelle Lujan Grisham*  
Michelle Lujan Grisham, Member

*Maggie Hart Stebbins*  
Maggie Hart Stebbins, Member

*Wayne A. Johnson*  
Wayne A. Johnson, Member

12  
13 THIS ORDINANCE WILL BECOME EFFECTIVE ON: 4/24/2012