

East Route 66 Sector Development Plan

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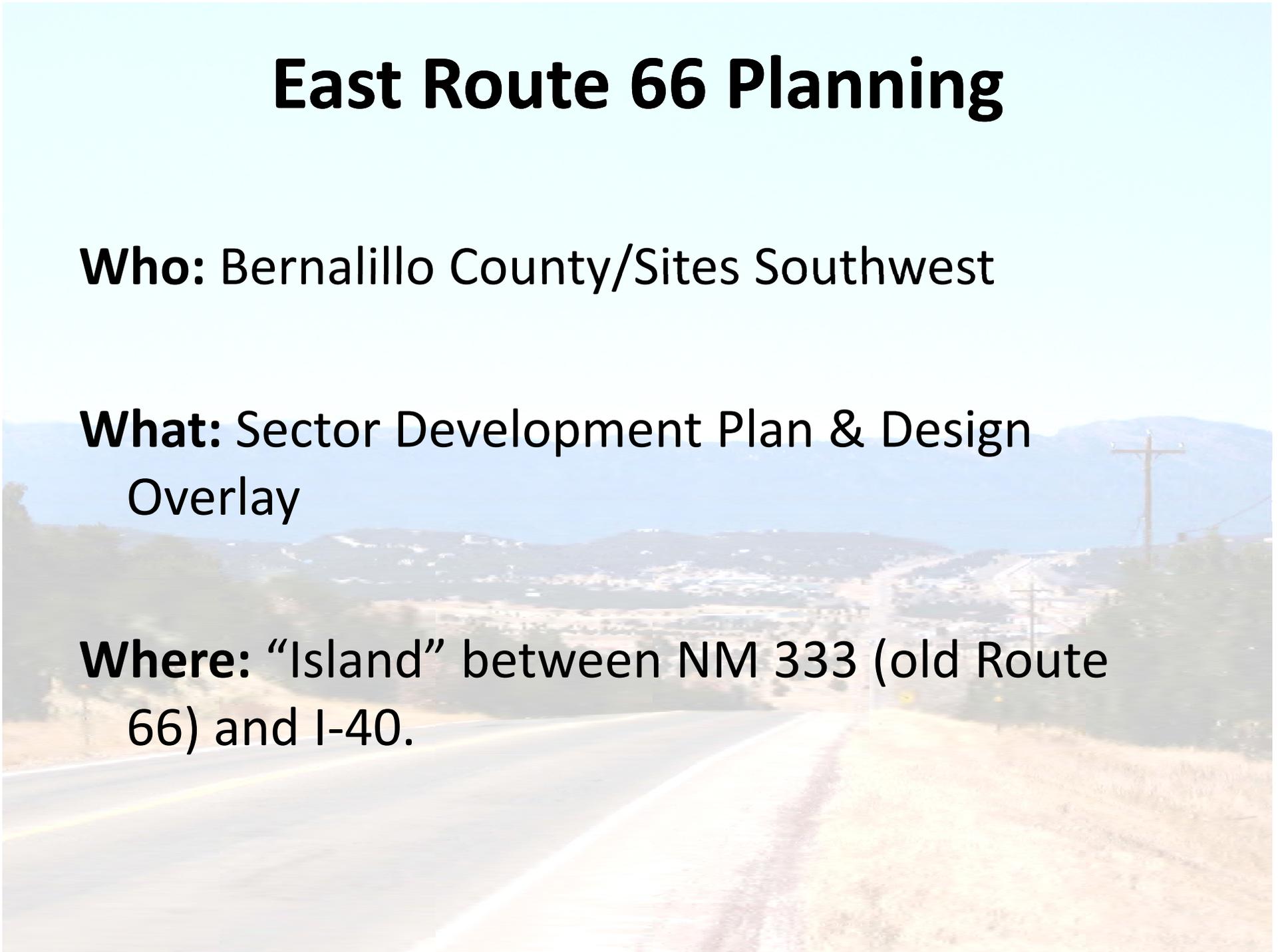


East Route 66 Planning

Who: Bernalillo County/Sites Southwest

What: Sector Development Plan & Design Overlay

Where: “Island” between NM 333 (old Route 66) and I-40.



East Route 66 Planning

Why:

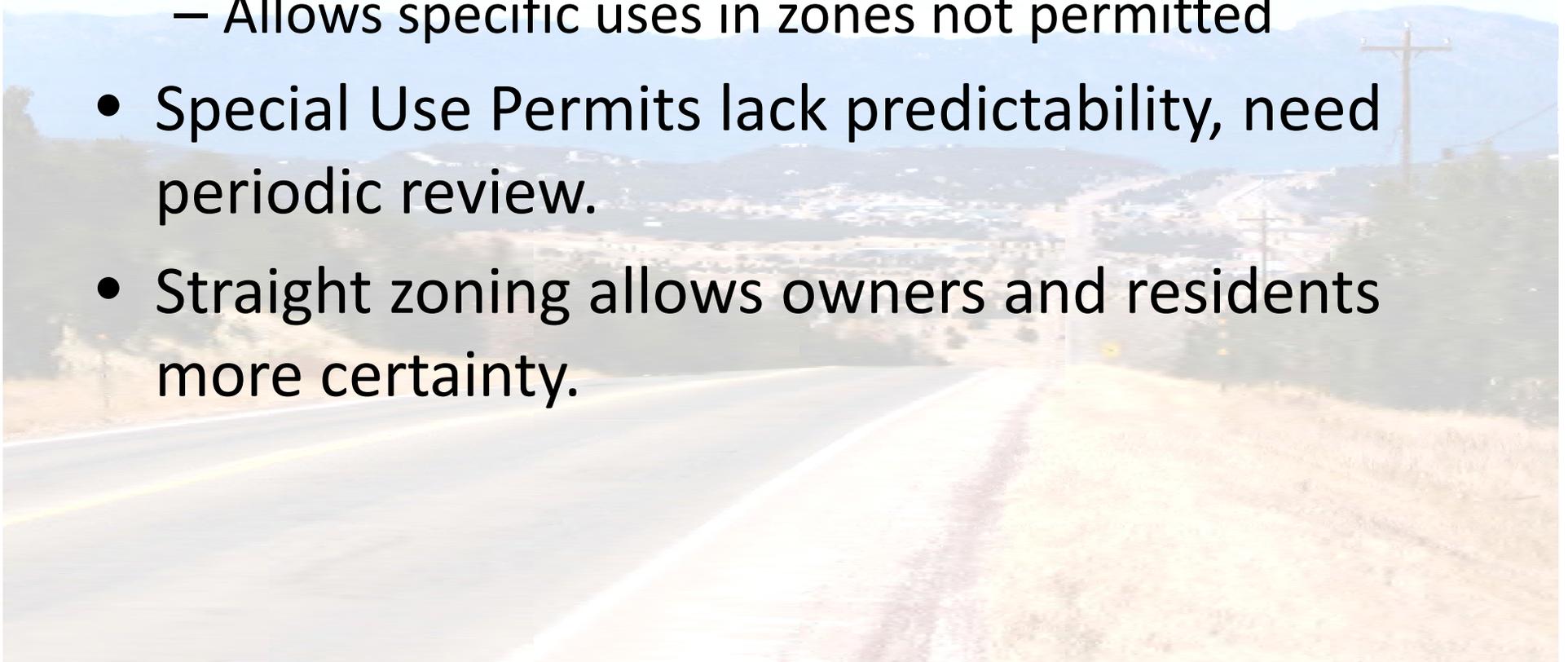
- A-2 zoning: ranch, farm, dairy, rural residential
- Not represent how area has developed (commercial service, storage).
- Many people don't want to live along an interstate highway.



East Route 66 Planning

Why (contd.)

- Resulted in Special Use Permits
 - Allows specific uses in zones not permitted
- Special Use Permits lack predictability, need periodic review.
- Straight zoning allows owners and residents more certainty.



Previous and Existing Uses

- Commercial stables, horse arena
- Contractor's yards
- Feed store
- Garage for auto repair
- Mixed development with residential retail and office uses
- Propane sales and service
- Retail
- Restaurant
- Studio for instruction
- Storage (mini-warehouse, storage units)
- Truck, trailer storage and sales

Area Context

- Along Scenic By-way
- Rural character—open, vegetated
- Good access to I-40
- Varied topography
- Residential development to south/
some neighborhood commercial

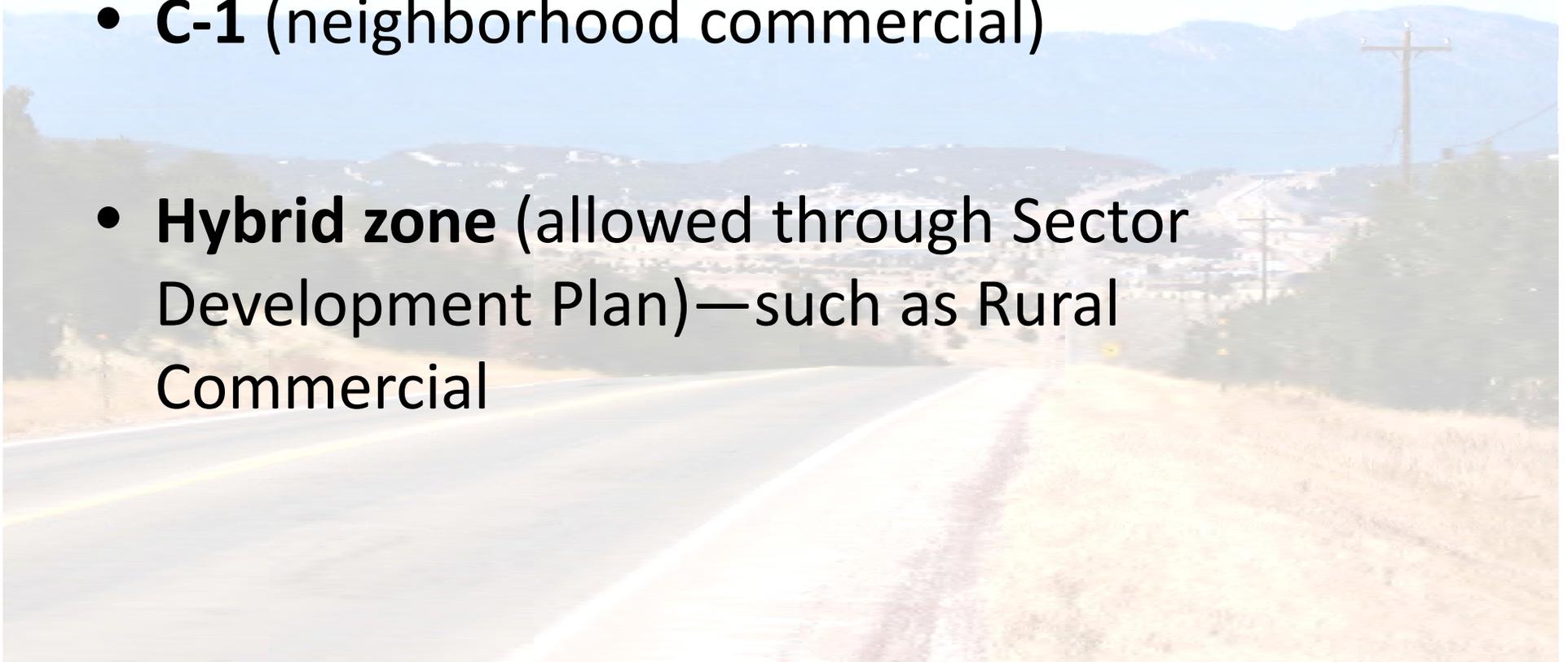


Planning Context

- **County Comprehensive Plan**
 - Low density, small-scale local industries, natural resource compatibility, existing patterns
- **East Mountain Area Plan**
 - Commercial corridors/nodes, light industry/commercial, keep rural character
- **Scenic By-way Plan**
- **East Mountain Trails and Bikeways Plan**
 - 6-foot shoulders, multi-use trail link to Tijeras
- **Ongoing planning for Historic Route 66**

Possible Zoning Alternatives (north of Hwy 333)

- **C-2** (community commercial)
- **C-1** (neighborhood commercial)
- **Hybrid zone** (allowed through Sector Development Plan)—such as Rural Commercial



C-2 Community Commercial

Advantages

- Most existing uses would be permissive (except propane sales, storage)
- Easier to administer

Disadvantages

- Some permissive uses may be too intense:
 - Bus/rail terminal, hotel/motel, indoor amusement, restaurants (drive-in, full service liquor)
 - Conditional: adult amusement, pony riding, bar/lounge, firewood sales, apartments....

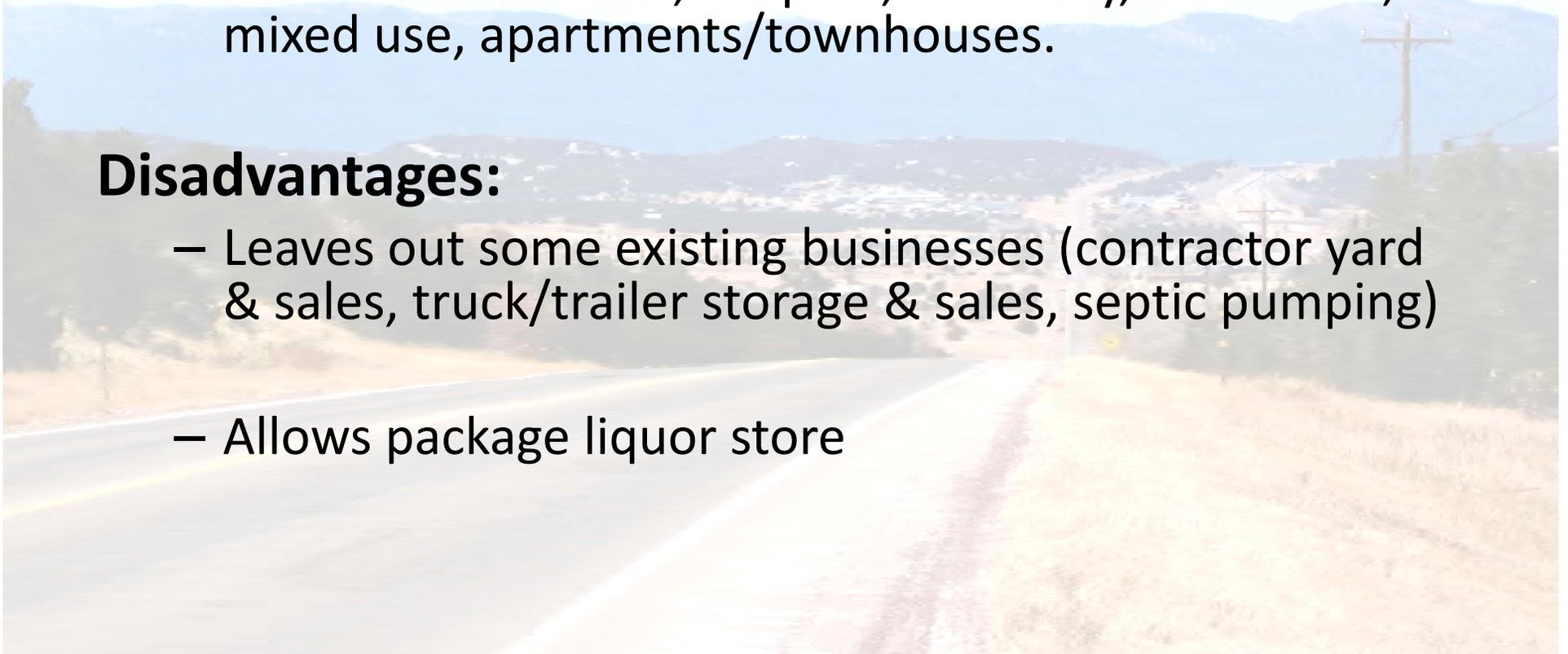
C-1 Neighborhood Commercial

Advantages:

- More restrictive than C-2, but allows most daily goods and services
- Conditional: school, hospital, mortuary, fruit stand, mixed use, apartments/townhouses.

Disadvantages:

- Leaves out some existing businesses (contractor yard & sales, truck/trailer storage & sales, septic pumping)
- Allows package liquor store



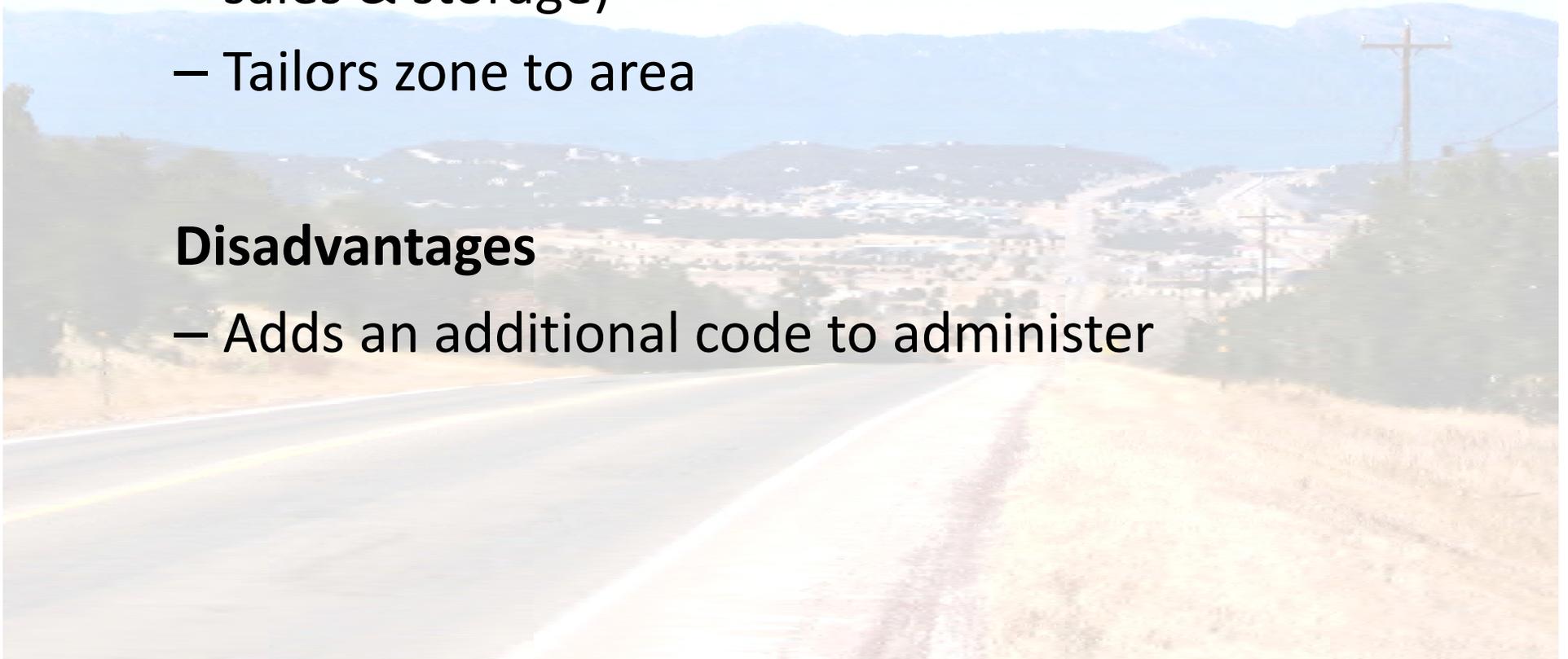
Hybrid Zoning (Sector Plan)

Advantages

- Permits most existing businesses (except propane sales & storage)
- Tailors zone to area

Disadvantages

- Adds an additional code to administer



Design Overlay

Potential Elements

- Landscape setback, buffer
- Driveway access to NM 333, parking
 - Bike path
- Building size, materials, design
- Fencing (security, decorative, storage)
- Signage, Lighting, Design Theme



Design Principles

- Perpetuate existing rural character
- Buffer for residential
- Clear view of businesses
- Reasonable cost
- Preserve “dark skies”
- Route 66 theme?
- Screen storage areas



Setbacks



- 25-foot front setback required for A-2
- 30-foot front setback required for C-N, C-1, C-2, C-LI
- Creates a consistent horizontal space along the highway, more rural, natural landscape
- Helps buffer residential to the south

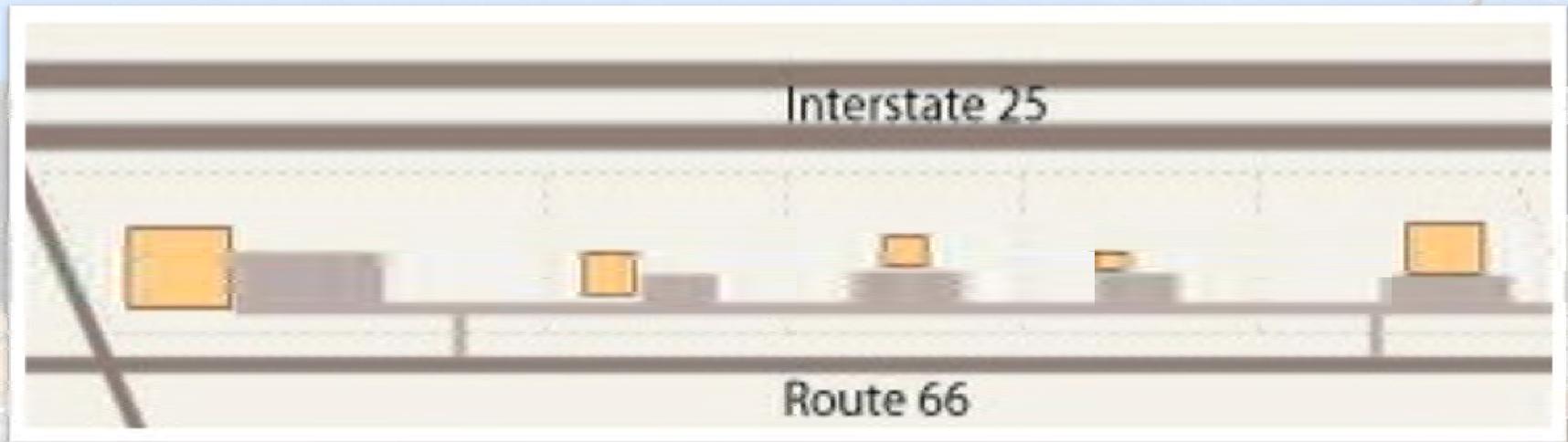
Landscaping Concepts



- Retain existing vegetation
- Clear and grade only building envelopes, access ways
- Plant irrigated landscape

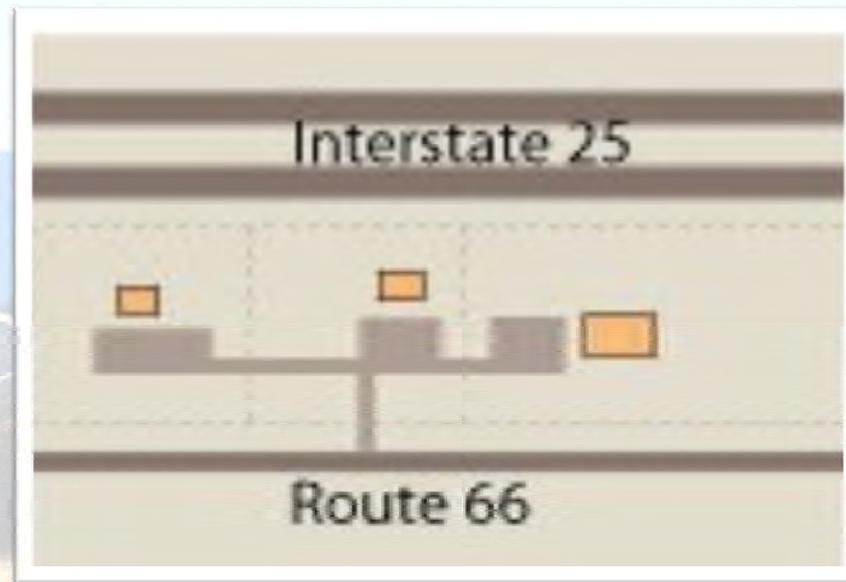
Driveway Access, Parking

- Consolidated Access with Frontage Road



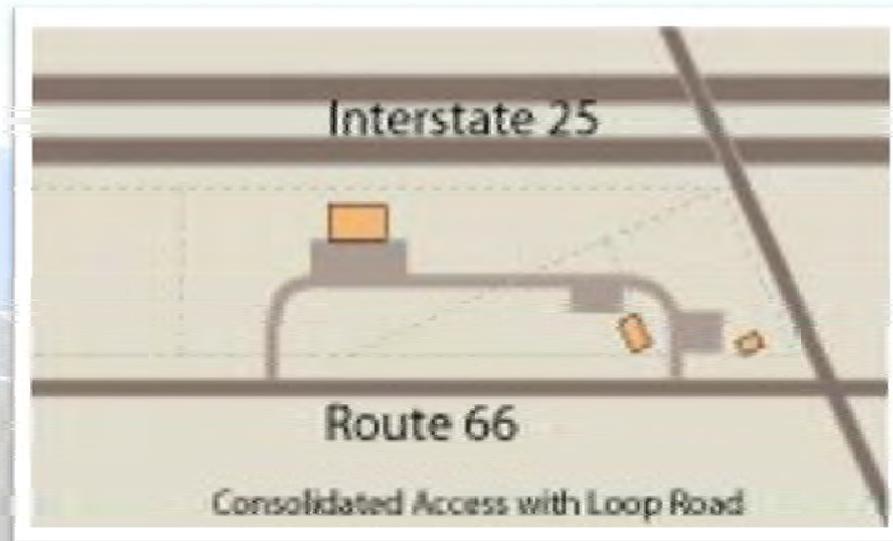
Driveway Access, Parking

- Consolidated Access with Connected Parking



Driveway Access, Parking

- Consolidated Access with Loop Road



Fencing (security, decorative, storage)



Building Size, Design, Materials



- Mostly metal, stucco, wood
- 26-foot height limit or 2.5 stories (existing)

Building Size, Design, Materials (cont.)



Signage, Lighting, Design Theme



- Keep neon in towns
- Conform to Dark Skies Ordinance
- Gateway into Bernalillo County



route 66 style

Schedule

- **April 10** Public Meeting: Kick-off
- **May 15** Public Meeting: Concepts
- **June/July** Draft Plan Available
- **August 15** Public Meeting: Comments on Draft

