

Santolina Level A Master Plan – Proposed CPC Hearing Schedule

Hearing Topic	Date
<u>Submittal</u>	August 26, 2013
<u>CPC Study Session</u>	October 30, 2013
<u>CPC Hearing #1</u> Project Introduction	November 6, 2013
<u>CPC Hearing #2</u> Hearing Schedule	December 4, 2013
<u>CPC Hearing #3</u> <u>Land Use</u> <ol style="list-style-type: none"> 1. General mix of land uses including activity centers, employment areas and residential areas. Intensity of development including approximate number of dwelling units and employees. 2. Description of the hierarchy of mixed-use activity centers. 3. Delineation of community-wide public and private open space, illustrating connections among land uses and to the regional open space network where proximate. 4. Identification of how proposed open space will function as part of the overall planned community 5. A phasing plan indicating timing and sequencing of portions of the planned community, such as villages, the community center, urban or employment centers, in response to evolving market trends. 6. A conceptual strategy for providing utilities in support of the overall land use plan, which strategy must emphasize efficient use of resources, i.e. land, water, and energy. 	January 29, 2014

Analysis of Planned Communities Zone

1. A rank two Area Plan known as a Level A Community Area Plan is required to guide the preparation of Sector Development Plans; typical community size, range would be 500 to 15,000 acres and demonstrate an integrated and self sufficient model of development ; and

Level B
2. More detailed rank three Sector Development Plans known as Level B plans and called either village plans, or plans for community centers, employment centers, or urban centers; specific zoning regulations and transportation corridors are determined by these level B plans as follows:
3. Specific uses, including residential, industrial, light industrial, transit oriented development, office, and commercial zoning with an emphasis on mixed-use zones where appropriate.
4. Transportation corridors (streets, roadways, trails, etc.) shall employ grid patterns and multi-modal options to ensure efficient access and circulation. Dead-end streets, cul-de-sacs, and other designs that limit modal choices and pedestrian cross-access should be avoided.

CPC Hearing #4
Transportation

1. A comprehensive transportation system plan which discusses major street continuity and phased analyses of travel demand and supply, identifies major travel corridors, and considers private and public responsibilities for on-site and off-site improvements must be conducted prior to formal submittal of the Level A plan. Studies supporting the plan will require specification of land use proposals in terms of timing, location, quantity, and type as assumptions underlying the travel demand estimates. These assumptions shall be monitored as Level B and C submittals are made; substantial variation in proposed timing, location, quantity, or type of land use in subsequent submittals will require re-examination of the Level A studies and amendment of the Level A Community Master Plan prior to approval of Level B or Level C plans.
2. An over-all plan which identifies strategies for workable multi-modal opportunities to facilitate walking, bicycling, and mass transit connections among land uses in and external to the community.

March 26, 2014

<p>3. A hierarchy of internal and regionally connected roadway facilities.</p> <p><u>Analysis of Planned Communities Zone</u></p> <p>1. A rank two Area Plan known as a Level A Community Area Plan is required to guide the preparation of Sector Development Plans; typical community size, range would be 500 to 15,000 acres and demonstrate an integrated and self sufficient model of development ; and</p> <p>Level B</p> <p>2. More detailed rank three Sector Development Plans known as Level B plans and called either village plans, or plans for community centers, employment centers, or urban centers; specific zoning regulations and transportation corridors are determined by these level B plans as follows:</p> <p>3. Specific uses, including residential, industrial, light industrial, transit oriented development, office, and commercial zoning with an emphasis on mixed-use zones where appropriate.</p> <p>4. Transportation corridors (streets, roadways, trails, etc.) shall employ grid patterns and multi-modal options to ensure efficient access and circulation. Dead-end streets, cul-de-sacs, and other designs that limit modal choices and pedestrian cross-access should be avoided.</p>	
<p><u>CPC Hearing #5</u></p> <p><u>Environment and Open Space</u></p> <p>1. Identification of incorporation of major landforms and site amenities for protection and optimum use.</p> <p>2. Identification of slopes, drainage, soils, vegetation, wildlife, hydrology, noise zones, recreation resources, and other characteristics which help define appropriate land use.</p> <p>3. Drainage strategy for management and maintenance of watersheds and floodplains.</p> <p>4. A Class I archaeology resources investigation, including literature search and plan for field survey.</p> <p>5. Identification of area meteorological and physiographical conditions that may affect air quality (existing data).</p> <p>6. Identification of depth to groundwater and proximity to production wells; documentation of physical and legal water availability, quantity and quality (existing data).</p> <p>7. Strategy for wastewater and solid waste management/recycling, including provision for waste</p>	<p>May 28, 2014</p>

reduction strategies, and landfill options as necessary.	
<p><u>CPC Hearing #6</u> <u>Government and Public Services</u></p> <ol style="list-style-type: none"> 1. A concept plan for provision of schools and parks, other public facilities and services. 2. Strategy for funding of infrastructure, including demonstrated financial feasibility or proposed phases. 3. A proposal for annexation by the City of Albuquerque, if required. 4. Level A development agreement will be developed in accordance with the Community Master Plan to: <ol style="list-style-type: none"> a. Codify the Master Plan and Land Use Plan. b. Outline a preliminary infrastructure/service agreement to cover phasing of master plan and public services/facilities, designation of financial, operations, and management responsibility over time. c. Commit to mitigation of negative consequences of development when known. d. Provide an assignable agreement expressing items mutually accepted by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated. e. Provide a document suitable as a legally recorded instrument with the County Clerk. f. Identify incentives to be provided by the City to the developer, if any are agreed to. 	<p>July 30, 2014</p>
<p>Upon final review and conclusion, the CPC may make final recommendation to the BCC.</p>	
<ul style="list-style-type: none"> ➤ Schedule assumes each section is acceptable to the County Planning Commission prior to advancing to the next section. ➤ Study session may be held as needed and determined by the CPC 	