

SECTION 5: CRITERIA FOR APPROVAL

The Board of County Commissioners and the Bernalillo County Planning Commissioners shall consider the following criteria in making determinations and recommendations for approval or amendment of a master plan:

- A. Consistency:** Conformance to the *Albuquerque/Bernalillo County Comprehensive Plan*, applicable master, area and sector plans;
- B. Suitability:** Suitability of the site to accommodate the proposed development, and suitability of the proposed uses and intensity of development at the proposed location. Development shall not be permitted on land not suitable for subdivision;
- C. Public Facilities:** Impact to public facilities, including schools, public infrastructure, public safety and adjacent lands;
- D. Phasing:** Ability of proposed phases, if applicable, to function as individual developments in the event that a subsequent phase or phases are not approved or constructed;
- E. Water Availability:** Proof of the availability of sufficient water quantity for the master plan area;
- F. No Net Expense:** Degree to which planned communities in the Reserve and Rural Areas of the *Albuquerque/Bernalillo County Comprehensive Plan* result in no net expense to local government, as required by the *Albuquerque/Bernalillo County Comprehensive Plan*. The developer shall be responsible for the cost of all on-site and off-site improvements needed to support the development which will not be otherwise completed through local or state government capital improvement plans or through private sector investment;
- G. Concurrency:** Ability of the developer to deliver required improvements, dedications and financial commitments to accommodate and support the development prior to Bernalillo County issuing building permits for each phase. Required improvements, dedications and financial commitments for a phase cannot be completed in a subsequent phase; and
- H. Self-sufficiency:** Degree to which a balance exists among housing, employment, retail and community services in each phase of the development. Providing residents with employment opportunities and retail and community services close to home will reduce traffic congestion and air pollution and conserve energy and time.