



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 24, 2008

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: PUBLIC HEARING: Isleta Boulevard and Village Centers Sector Development Plan (SPR-50011)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the May 6, 2008 public hearing, the County Planning Commission voted (6-1; Commissioner Becerra opposed) to recommend approval of the Isleta Boulevard and Village Centers Sector Development Plan.

The Zoning, Building, Planning The Sector Development Plan proposes a design overlay zone for the area flanking Isleta Boulevard and several Village Centers at major intersections. The Plan includes regulations and guidelines for signage, lighting, walls & fences, parking, landscaping, residential development, and architectural design. In addition, new zones are proposed which are either optional or a mandatory changes from the existing zone categories.

The 2001 Southwest Area Plan (SWAP) called for an Isleta Boulevard Sector Plan. In the early summer of 2004, the University of New Mexico Resource Center for Raza Planning (RCRP) was contracted by Bernalillo County to create the Isleta Boulevard and Village Centers Sector Development Plan. The initial planning and public participation meetings began in late 2004.

The planning process that resulted in the Isleta Boulevard and Village Centers Sector Development Plan was based on a extensive public participation process sought to inform community members about the sector plan and invited them to participate in the planning process at any point in its development. The perspectives of community members were gathered through public meetings, Community Advisory Committee meetings, one-on-one meetings, mapping exercises, and a survey.

Sector Plan Community Meetings

The community participation process for the Isleta Boulevard and Village Centers Sector Development Plan involved two types of meetings: public meetings, in which mailings were sent to almost 3,000 households who live within a quarter-mile of Isleta Boulevard to target new participants, and Community Advisory Council (CAC) meetings, in which mailings were sent to participants who attended any previous sector plan meeting. All sector plan community meeting were open to the public and advertised on the Bernalillo County website with occasional announcements and articles in newspapers.

The sector plan public participation process fell into two basic phases. Phase 1 consisted of Information Gathering and Visioning. This phase of the process took place from September through December 2004. The consultants led meeting participants through a survey on visions for Isleta Boulevard, several visioning exercises, and a mapping exercise in which residents mapped their likes and dislikes along Isleta along with their visions for the roadway. One public meeting and three CAC meetings were held during this process.

The second phase of the public participation process, the consultants and the meeting participants built upon the visions defined by the community to develop policies for the Isleta corridor. Phase 2 was primarily devoted to policymaking. These meetings took place from January of 2003 through the spring of 2007.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (May 14, 2008).
2. Letters from the community from May 7, 2008 County Planning Commission.
3. County Planning Commission Information Packet.
4. Isleta Boulevard and Village Centers Sector Development Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval