

TIJERAS CANYON/CARNUEL PLAN 2007

IV. PLAN POLICY

This section of the Tijeras Canyon/Carnuel Plan provides specific policies for residential land uses, commercial uses, infrastructure, roads and transportation and open space/recreation. These policies are intended to preserve the plan area's rural and environmental qualities.

1.0 Residential Uses

- 1.1 Residential development shall conform to existing zoning.
- 1.2 Emphasize development that consists primarily of ranches, farms, and large-lot (minimum net lot size of two acres) single-family residential.

2.0 Commercial Uses

- 2.1 Maintain existing commercial and industrial uses along Old Route 66 that are in compliance with current regulations.
- 2.2 Cancel Special Use Permits that are in violation or no longer in use.
- 2.3 Establish Old Route 66 as a neighborhood commercial corridor that may be based on C-N zoning and uphold the Scenic Byways Designation.
- 2.4 Encourage small businesses within the area that maintain rural character and preserve visual aspects of Old Route 66.

Implementation:

Future special use permits and development applications should be considered for approval or denial based on the type and compatibility of commercial activities to existing neighborhoods.

3.0 Infrastructure

- 3.1 Provide water and sewer service in the planning area through an existing water system.
- 3.2 Existing residents shall be given priority for service provision.
- 3.3 Water service shall only be provided in conjunction with sewer service if connected to a public system.

Implementation:

Bernalillo County and the ABCWUA should collaboratively develop the appropriate resources to begin working with property owners to establish water and wastewater services. The Carnuel Mutual Domestic Water Association is currently developing its capacity to provide domestic water infrastructure with the anticipated goal of providing water to existing houses in the plan area within five years.

TIJERAS CANYON/CARNUEL PLAN 2007

4.0 Roads and Transportation

- 4.1 Improve bicycle safety along the Old Route 66 corridor.
- 4.2 Meet with City of Albuquerque to consider the establishment of a park-and-ride location in the area for commuters into the metro area.
- 4.3 Continue communicating with the New Mexico Department of Transportation and the Tijeras Safe Passage Coalition on strategies for reducing the number of bear and deer killed by automobiles along I-40 and Highway 333.

Implementation:

Policy 4.1 can be achieved through implementation of the Bernalillo County Bikeways and Trails Master Plan and working with New Mexico Department of Transportation (NMDOT) to install emergency phones along Old Route 66. Policy 4.2 requires continued meetings with City of Albuquerque Transit Department to determine the feasibility of establishing a park-and-ride stop.

5.0 Open Space/Recreation

- 5.1 Follow the Open Space nomination process which is integrated with that for County Capital Planning. This process mirrors the public process for other capital improvements (e.g. roads and parks), and provides a more efficient means for the public to request land for Open Space.

Implementation:

The implementation of Policy 5.1 should be addressed by the public submitting a Capital Improvement Program (CIP) form during the County's regular CIP process. This is conducted by Bernalillo County every two years.