

**SECTION I: PASEO DEL NORTE/NORTH
ALBUQUERQUE ACRES SECTOR
DEVELOPMENT PLAN**

1.0 Introduction and Purpose

1.1 Description of the Study Area

The North Albuquerque Acres community, an area approximately 3651 acres in size, lies just outside the northeast limits of the City of Albuquerque in the unincorporated portion of Bernalillo County, New Mexico (see Figure 1-1 for a study area map and Figure 1-2 for an aerial photo). The community was platted in the 1930s in a traditional grid pattern, with half-mile spacing between north-south roads, and one-tenth mile spacing between east-west roads. The area is now characterized by lots approximately 0.89 acres in size (165' wide by 234' deep).

The vast majority of lots in the neighborhood are zoned A-1. According to the Bernalillo County Zoning Ordinance (Ordinance No. 213) the purposes of A-1 zoning are

...to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public service, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate farming or ranching operations.

While farming and ranching are not common in the area, the neighborhood's rural character is symbolized by the equestrians who ride along the area's trails and use the new Sandia Vista equestrian facility. Urban level services, are available only in sections of the study area.



South Domingo Baca Dam Equestrian Facility- Main Arena

In contrast to the rural local roads in the area, three principal arterial streets either border or cut through the North Albuquerque Acres community. All three streets are undergoing study, design, or construction for buildout to their ultimate typical sections, as described below.

In 1999, Bernalillo County completed a study to evaluate the impact of these new roadways on North Albuquerque Acres. Several circumstances prompted Bernalillo County to prepare the Commercial Corridor Study. First, the planned development of significant transportation

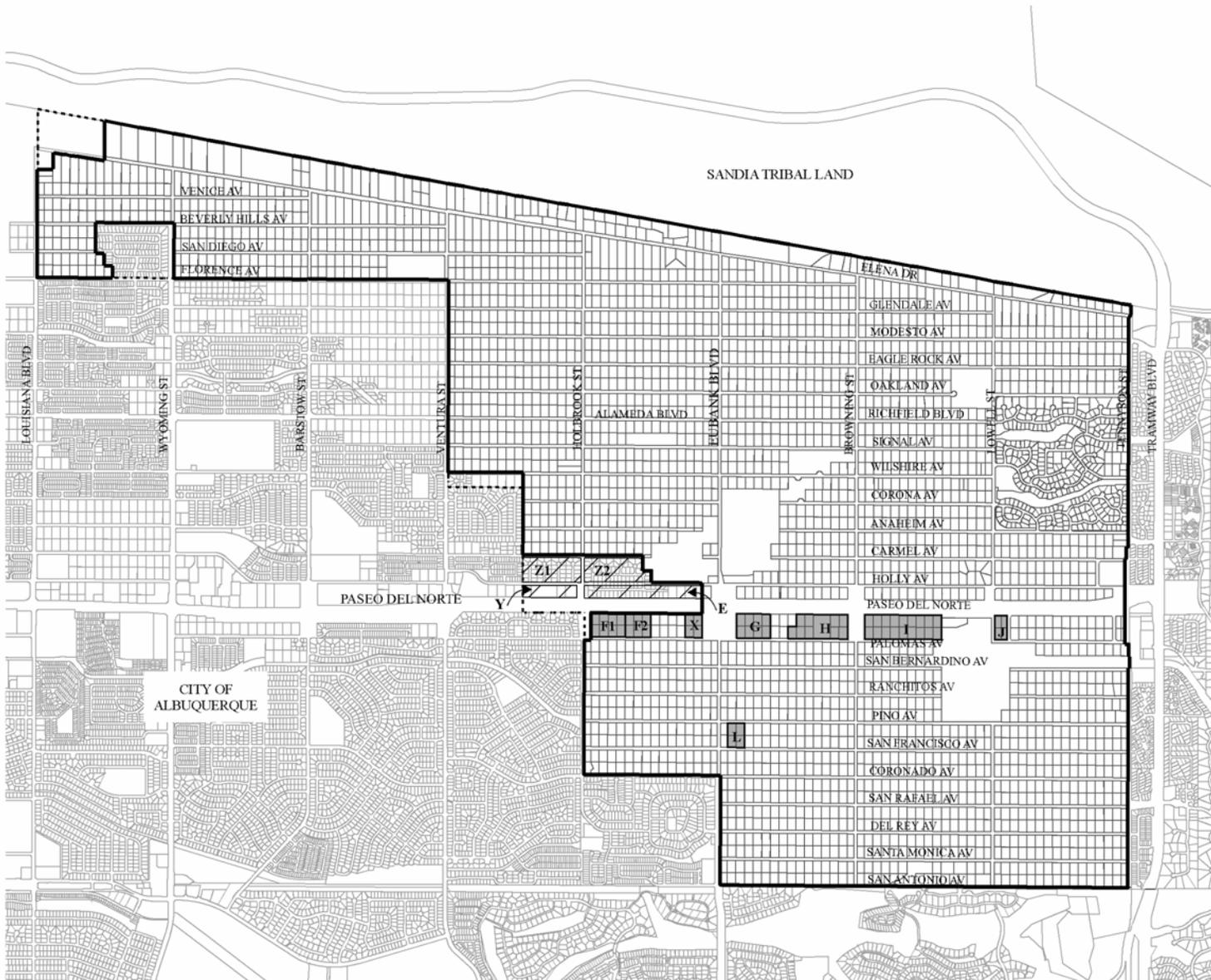
corridors in the area (Paseo del Norte and Eubank Boulevards in particular) was expected to impact the character of adjacent lands and precipitate the desire for additional land use changes in the area. Second, as a result of continued growth in the area and the changes planned for major transportation corridors, the County was seeing an increase in the number of requests for zone changes, special use permits, and conditional use permits in the study area in recent years. In response, the Bernalillo County Commission imposed a moratorium on zone changes and permits for new non-residential land uses in the area to allow the County to prepare a corridor study that reviewed potential land use changes in a more global and systematic way (rather than on a case-by-case basis).

Figure 1.1

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

STUDY AREA &
ZONING OVERLAY
SITES



- Current Plan Boundary
- Parcels Outside NAA
- NAA Parcels
- Zoning Overlay
- Annexed Overlay Sites
- Original Plan Boundary



This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.



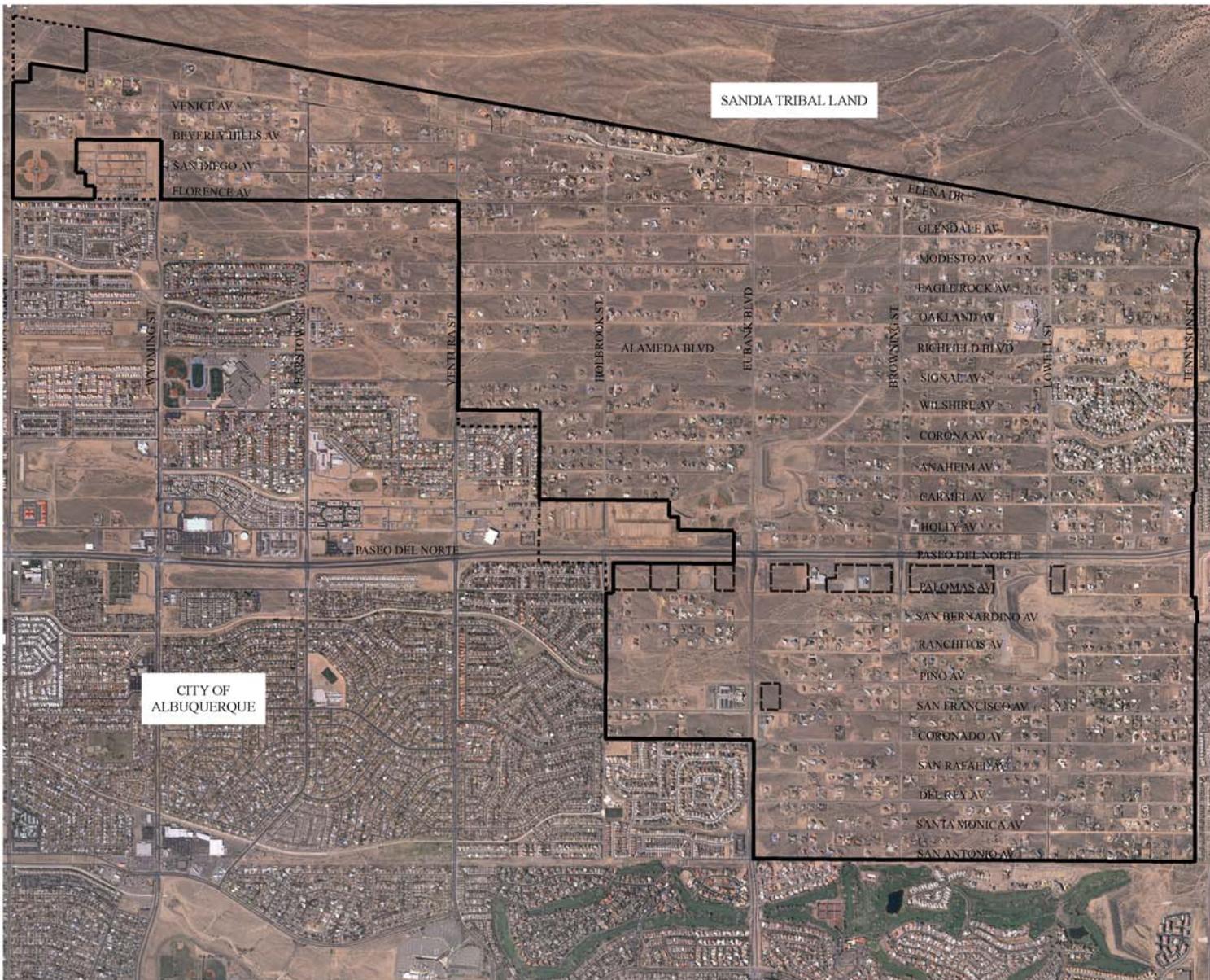


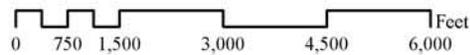
Figure 1.2

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

2004
ORTHOPHOTO
OF STUDY AREA

-  Current Plan Boundary
-  Zoning Overlay Area
-  Original Plan Boundary



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The Paseo del Norte Commercial Corridor Study was completed and approved by the Bernalillo County Commission in May 1999.

1.1.1 Paseo del Norte

Paseo del Norte between Ventura and Eubank has been expanded from a two-lane paved roadway into a six-lane, limited access section with frontage roads and bicycle/pedestrian facilities. The section of the roadway from Eubank to Tennyson is currently being widened to a four-lane limited access section with frontage roads and bicycle/pedestrian facilities.

1.1.2 Alameda Boulevard

A location corridor study for Alameda Boulevard between Ventura and Eubank proposes that Alameda will be built out to a four-lane section with bicycle/pedestrian facilities.

1.1.3 Eubank Boulevard

Eubank Boulevard between San Antonio and Paseo del Norte will be built out to a four-lane section with frontage roads and bicycle/pedestrian facilities.

1.2 Purpose of Sector Development Plan

The Paseo del Norte/North Albuquerque Acres Sector Development Plan completes the process begun with the Paseo del Norte Commercial Corridor Study to plan for changing land use conditions in North Albuquerque Acres while preserving the area's rural character. This Sector Development Plan incorporates the recommendations of the Study and additional input from public meetings into a regulatory document that the County can use to carry out the public's preferences for future land use in the study area.

In particular, the Sector Development Plan:

1. Establishes regulations that implement land use recommendations from the Paseo del Norte Commercial Corridor Study and the sector plan public input process.
2. Presents options for providing water and sewer service to the SD zone along Paseo del Norte and Eubank Boulevard.
3. Evaluates potential public open space sites in North Albuquerque Acres and recommends a preferred site.

1.3 Public Involvement

Three public meetings were held for the Corridor Study to explain the study to the public and receive comments on the work of the technical team and CAC.

The purpose of the first meeting, held on January 27, 1999 at Sandia Presbyterian Church, was to review and comment on criteria for rezoning to either a non-residential or higher-density residential use, sites that meet these criteria, potential design guidelines, and potential uses. Approximately 175 people attended this meeting. Notification of the meeting was accomplished as follows:

- An insert was placed in the North Albuquerque Acres Community Association newsletter, which included a scaled-down geographic information systems (GIS) map showing possible sites for alternative land uses and a short description of the project.
- Residents of the neighborhood who were not members of the association also received fliers.

The purpose of the second meeting, held on March 10, 1999 at Sandia Presbyterian Church, was to review the work of the technical team/CAC based on results of the first meeting, including recommendations of sites and proposed land uses. Approximately 130 people attended this meeting. Notification of the meeting was accomplished as follows:

- A postcard was sent to residents of North Albuquerque Acres, owners of sites under consideration, the six neighborhood churches, the project manager of the Church of Jesus Christ of Latter-Day Saints (LDS) temple construction site, and the president of the Heritage East Neighborhood Association.

A third public meeting was held on April 5, 1999 at Sandia Presbyterian Church to present the recommended land uses and conditions, design guidelines, traffic impacts, and utility requirements that are described in the Corridor Study report. Approximately 80 people attended this meeting.

Four public meetings were held to explain the Sector Development Plan to the public and to receive public comments. Copies of all meeting notification forms are contained in Appendices C-F.

The purpose of the first meeting, held on July 13, 2000 at the William Sibrava Sheriff's Substation, was to briefly review the recommendations of the Commercial Corridor Study and to present public open space site selection criteria and site alternatives for review and comment. Approximately 150 people attended this meeting. Notification of the meeting was accomplished as follows:

- A postcard was sent to all property owners in North Albuquerque Acres.
- A letter was sent to owners of property within or adjacent to the sites proposed for a zone change.
- A letter was sent to owners of property within the potential open space sites.
- Notification signs were posted at all of the sites proposed for a zone change.

At the second public meeting, held on August 23, 2000 at Sandia Presbyterian Church, new zoning based upon the land use recommendations of the Commercial Corridor Study was presented for review and comment. Approximately 270 people attended this meeting. Notification of the meeting was accomplished as follows:

- A postcard was sent to all property owners in North Albuquerque Acres
- A letter was sent to owners of property within or adjacent to the sites proposed for a zone change
- Notification signs were posted at all of the sites proposed for a zone change.

The purpose of the third meeting, held on October 23, 2000 at Sandia Presbyterian Church, was to present a revised version of the new zoning, as well as recommendations for the infrastructure improvements required by the land use recommendations, phasing, and the financial responsibility for their construction. Approximately 130 people attended this meeting. Notification was accomplished as follows:

- A postcard was sent to all property owners in North Albuquerque Acres.
- Notification signs were posted at all of the sites proposed for a zone change.

A fourth and final meeting, held on October 30, 2000 at Sandia Presbyterian Church, was arranged to give NAA residents additional time to review and prepare comments on the most recent draft of the Sector Development Plan, which had not been completed in time for the previous public meeting. Copies of the plan were available prior to the meeting on the North Albuquerque Acres Community Association (NAACA) website and at a Kinko's Copy Center for purchase. Approximately 44 people attended this meeting. Notification was accomplished as follows:

- The meeting was announced at the October 23 meeting.
- The NAACA sent out an email notification to its members.
- Signs were posted along all major roads.

For the Extraterritorial Land Use Commission (ELUC) hearing held on November 1, 2000, certified letters were sent by Bernalillo County to all property owners within 500 feet of properties proposed for a zone change. NAACA sent a separate mailing to all of its members. The ELUC decided at that time to continue its review of the draft Sector Development Plan at the January 3, 2000 hearing. A postcard sent to all property owners in North Albuquerque Acres announced the next hearing and indicated that, beginning on December 5, copies of the plan would be available to the public for review or purchase at the following locations:

- Cherry Hills Branch Library
- Bernalillo County Zoning, Building, and Planning Department
- Alphagraphics Printshop (1930 Juan Tabo NE)

A copy of the plan was also posted on the NAACA web site. The postcard also stated that written comments received before December 17 would be compiled and presented to the ELUC.