

3.0 Policy Recommendations

3.1 Comprehensive Plan Issues

In 1994 the County established an advisory committee to look at development issues in North Albuquerque Acres and make recommendations regarding the La Cueva Land Use Guide, which was adopted in 1986; identify problems associated with the Guide; and prepare specific recommendations on amending the Land Use Guide. The committee recommended that the City of Albuquerque prepare a Sector Development Plan for the area surrounding La Cueva High School, and that Bernalillo County prepare design overlays for unincorporated areas.

The City completed the La Cueva Sector Development Plan for the portions of North Albuquerque Acres that are within the City limits in June 2000.

A design overlay zone for the eastern portion of North Albuquerque Acres that is designated Semi-urban in the Comprehensive Plan was adopted in 1994. This design overlay zone requires that for uses other than those listed as permissive or conditional in the A-1 zone, an applicant for a zone change must complete an approved master plan for the entire subarea, as detailed by the *Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres*. Other requirements of the Design Overlay Zone are listed in Appendix G.

The area north of Florence Avenue was not annexed into the City. A design overlay zone was never adopted for the unincorporated area that is designated Developing Urban in the Comprehensive Plan. These two situations left a policy gap with no guidance as to how development other than A-1 should occur. The Commercial Corridor Study specified land uses along Eubank Boulevard and Paseo del Norte and recommended that the rest of North Albuquerque Acres should keep its A-1 zoning. It also recommended that conditional uses in the A-1 zone be limited to those uses that generate no more than 10 vehicle trips per day, which is the typical amount of traffic generated by a single family home.

In 1994, much of the land in the Developing Urban Area of North Albuquerque Acres was largely undeveloped. Since that time, the area has developed as a rural community with single-family homes on one-acre lots, as shown in Figure 3.1. This development rendered the Developing Urban designation obsolete, leading to the 2001 Comprehensive Plan amendment to change the area's land use designation from Developing Urban to Rural (Resolution AR 39-2001).



4-H Club

The 2001 Sector Development Plan recommended the following:

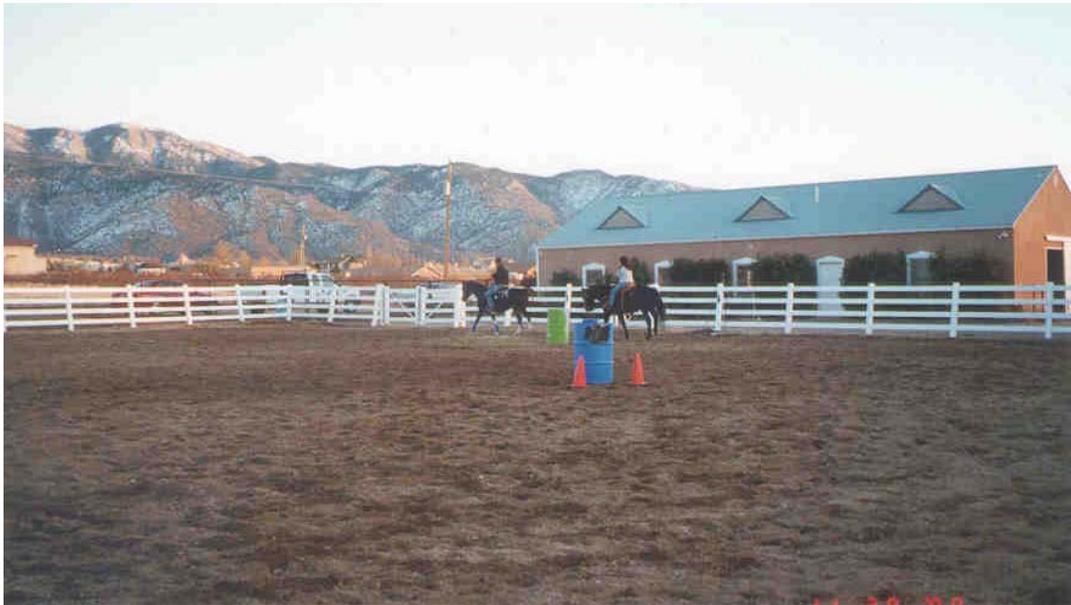
1. A modified North Albuquerque Acres Design Overlay Zone should be incorporated into this Sector Development Plan and expanded to cover all unincorporated areas of North Albuquerque Acres. Additional design requirements, contained in Section II, should be added to clarify the intent of the overlay zone.

-This action was achieved at the time the 2001 Plan was adopted.

2. This Sector Development Plan reflects current conditions in North Albuquerque Acres and provides justification for amending the Comprehensive Plan.

3. Due to the predominance of residential development on one-acre lots throughout the unincorporated portions of North Albuquerque Acres, all of this area should be designated Rural in the Comprehensive Plan.

-Change in land use designation was approved by the Board of County Commissioners at the May 22, 2001 public hearing (Resolution AR 39-2001)



Private Horse Facilities

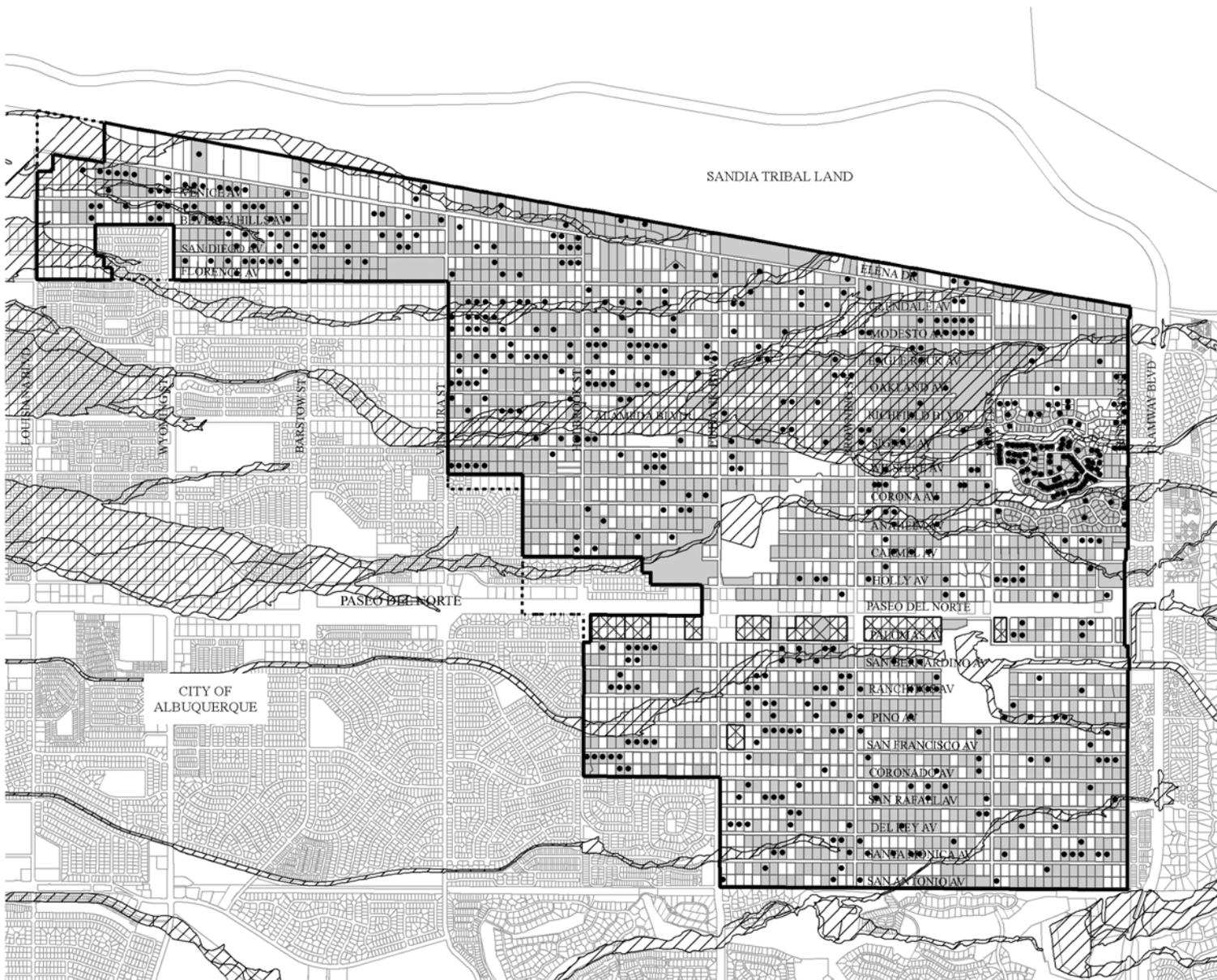
4. The Paseo del Norte/North Albuquerque Acres Sector Development Plan serves as the approved Sector Development Plan for all the windows identified for this plan area in the North Albuquerque Acres Subareas Master Plan.

Figure 3.1

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

NEW
RESIDENTIAL
CONSTRUCTION
2000-2005



- Single Family Residential Permits
- Developed Land
- Vacant Land
- NAA Parcels
- Parcels Outside NAA
- Current Plan Boundary
- - - - Original Plan Boundary
- ▨ Zoning Overlay
- ▧ Flood Plain



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3.2 Water and Sewer System Expansion Policies

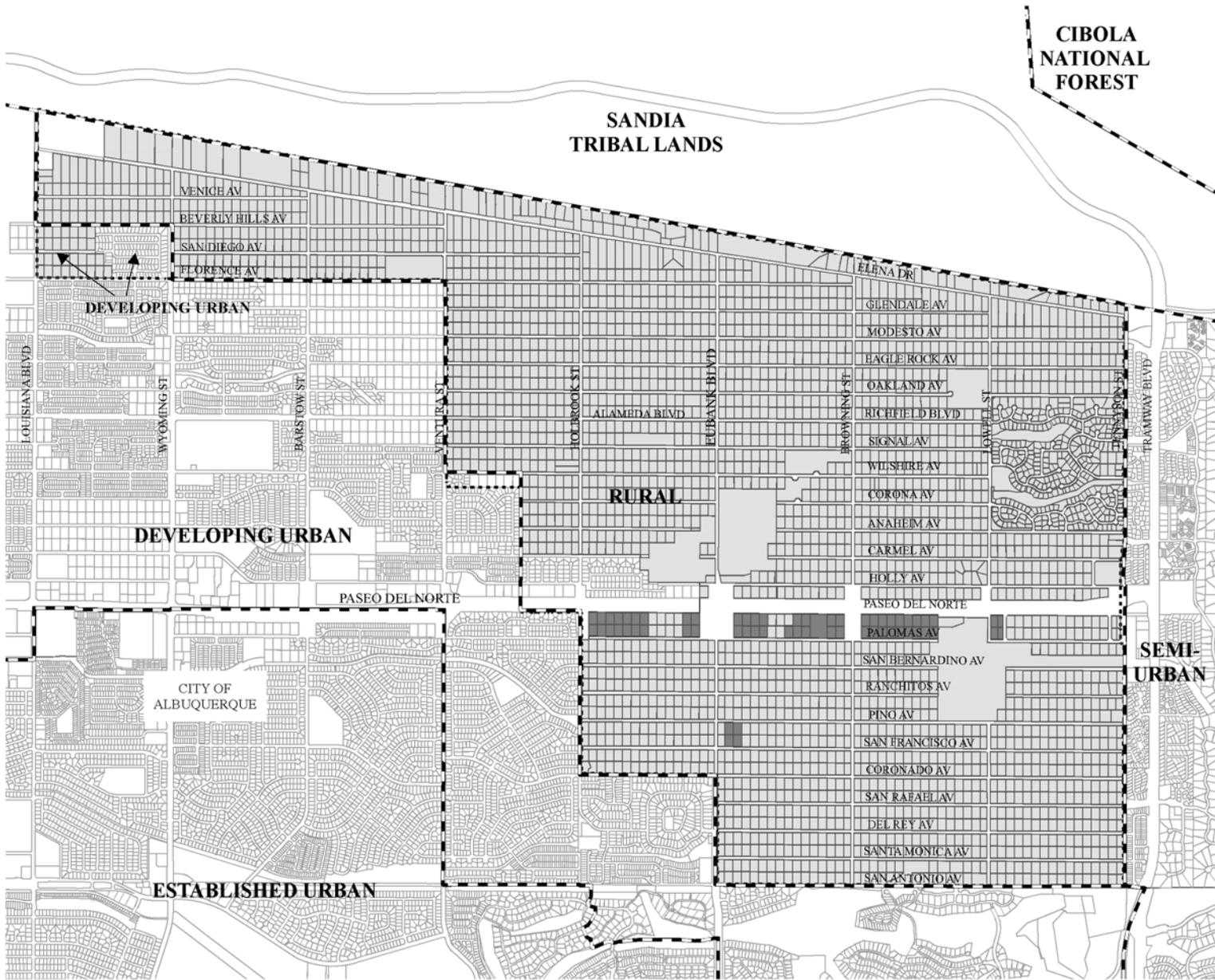
A joint powers agreement was entered into between the City of Albuquerque and Bernalillo County in February 2000, to create the Albuquerque Metropolitan Area Water and Wastewater Board, to govern the provision of water and wastewater services to unincorporated areas of the County. The joint powers agreement calls for this utility to be operated by the City of Albuquerque as a City Department. The specific policies governing provision of water and wastewater services have yet to be adopted by the Board.

The creation of this board presents an opportunity to re-examine the City's approach to utility expansion. The existing City of Albuquerque Water and Wastewater System Expansion Policies require annexation as a condition of obtaining water and wastewater service. However, a state statute (NMSA 1978 Comp. § 3-7-17.1, enacted by Laws 1998, ch. 42, § 2) states "A municipality with a population over two hundred thousand persons and located in a class A county shall not force a resident or business located in the unincorporated area of the county to agree to annexation as a condition of extending sewer and water service to that person or business, if that sewer or water service extension is paid for all or in part by federal, state, or county money. The municipality may make agreement to annexation a condition of extending sewer and water service if the extension of service is paid for entirely with municipal money."

The use of private money to help pay for extension of service would not trigger the statute's provision as it is currently written. The Sector Development Plan recommends that the County and legislators from Bernalillo County seek a modification of the statute to add "private money" to the statute's wording, thus making it possible for a group of landowners to pay for a utility expansion without fear of annexation.

Due to the complexity of the utility extension issue in North Albuquerque Acres, a separate study of utility service options was recommended in the 2001 plan. The North Albuquerque Acres Water/Sewer Feasibility study was completed and adopted in 2004 (Resolution AR 103-2004). In addition to analyzing the cost and feasibility of installing a sewer system in the study area, the study identified three scenarios for water service extension. The three water service options, modeled for the purpose of analyzing the incremental costs of providing increased levels of fire flow, were Rural/Domestic, Sub-urban and Intermediate scenarios.

The Bernalillo County Wastewater Ordinance 2000-7 established new regulations for septic systems. There is the potential that septic systems will need to meet the performance standards of the County Wastewater Ordinance by the year 2015. This may mean retrofitting existing on-site systems or connecting to a sewer system if the option becomes available.



**CIBOLA
NATIONAL
FOREST**

**SANDIA
TRIBAL LANDS**

Figure 3.2

Paseo del Norte/
North Albuquerque
Acres

Sector Development
Plan

COMPREHENSIVE
PLAN AREAS

-  Complan Area Boundary
-  Current Plan Area
-  Original Plan Boundary
-  NAA Parcels
-  Parcels Outside NAA
-  Zoning Overlay

0 750 1,500 3,000 4,500 6,000 Feet

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