Western Albuquerque Land Holdings, Youth Development, Inc.
P. O. Box 56790
Albuquerque, NM 87187

SUBJECT: FILE NO: CZ-20130009

LEGAL DESCRIPTION: Consensus Planning, agent for Western Albuquerque Land Holdings, Youth Development, Inc., and Central New Mexico Community College and Martin Eckert, agent for Albuquerque Public Schools requests a zone map amendment from A-1 Rural Agricultural to Planned Community Zone in connection with the proposed Santolina Planned Communities Level A Master Plan. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N, R1E and sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36, T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, and containing approximately 13,700 acres, generally zoned A-1 Rural Agricultural. (CONTINUED FROM THE OCTOBER 1, 2014 HEARING)

ACTION: APPROVED A ZONE MAP AMENDMENT FROM A-1 RURAL AGRICULTURAL TO PLANNED COMMUNITY ZONE IN CONNECTION WITH THE ADOPTED SANTOLINA PLANNED COMMUNITIES LEVEL A MASTER PLAN (ORDINANCE #2015-20)

To Whom It May Concern:

At the June 16, 2015 public hearing, the Board of County Commissioners approved the request for a zone map amendment from A-1 Rural Agricultural to Planned Community Zone in connection with the adopted Santolina Planned Communities Level A Master Plan. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N, R1E and
sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36, T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, and containing approximately 13,700 acres, generally zoned A-1 Rural Agricultural.

The decision was based on the following Findings.

1. The request is for a zone map amendment from A-1 Rural Agricultural to Planned Community Zone in connection with the proposed Santolina Planned Communities Level A Master Plan. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N, R1E and sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36, T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, and containing approximately 13,700 acres, generally zoned A-1 Rural Agricultural.

2. The request for approval of the PC Planned Communities Zone has been submitted in accordance with Section 19.5 of the Bernalillo County Zoning Code (Planned Communities Zone). Development of the Santolina Master Planned Community will take place following the regulations in Section 19.5 of the Bernalillo County Zoning Code.

3. The request for approval of the PC Planned Communities Zone has been submitted in conjunction with the request for approval of the Santolina Level A Master Plan (SPR-20130004).

4. The Santolina development will take place within the next 40-50 years in accordance with the Level A Santolina Master Plan and subsequent Level B and Level C Plans. The Plan is responsive to the population and economic growth that is anticipated to occur in the Albuquerque Metropolitan Area by the Mid-Region Council of Governments.

5. The plan includes goals of providing for mixed land uses, a broad range of housing, employment, educational, and recreational opportunities in distinct land use areas that include residential village centers, industrial/business parks, parks and Open space, an urban center, a business park, and a town center with an open space network that provides connections to all portions of the development. The Santolina Zoning incorporates the land use areas that will be further defined in subsequent Level B and Level C planning and zoning.

6. The Santolina Level A Master Plan has been approved based on consistency with the Planned Communities Criteria and the Reserve Area policies of the Albuquerque/Bernalillo County Comprehensive Plan, with conditions of approval.

7. The request for Level A Planned Community Zoning for Santolina is consistent with Resolution 116-86 for the following reasons:

   a. The request is consistent with the goals and plans in the approved Santolina Level A Master Plan, as well as policies in Albuquerque/Bernalillo County Comprehensive Plan for master planned communities;
b. The request has demonstrated that the existing zoning on the property (primarily A-1 zoning) is no longer appropriate and the proposed development is more advantageous to the community by furthering and implementing the goals and plans articulated in the approved Santololina Level A Master Plan, as well as the Planned Communities Criteria and the Albuquerque/Bernalillo County Comprehensive Plan for master planned communities.

8. The request is consistent with the health, safety, and general welfare of the residents of Bernalillo County.

If you have any questions, please feel free to contact me at 314-0385 or Catherine VerEecke at 314-0387.

Sincerely,

Enrico Gradi  
Community Development Manager

EG/fs

cc: File  
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