BERNALILLO COUNTY

BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2015-42

ADOPTING THE SANTOLINA LEVEL A MASTER PLAN

WHEREAS, Bernalillo County re-adopted the Planned Communities Criteria in 2012 to guide the planning and development of master planned communities within the Reserve and Rural Areas of unincorporated Bernalillo County, in accordance with policies in the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, Section 19.5 of the Bernalillo County Zoning Ordinance authorizes the Bernalillo County Commission to adopt Planned Communities Zoning in conjunction with the adoption of a Master Plan that is consistent with the Planned Communities Criteria to address specific characteristics of neighborhoods within unincorporated Bernalillo County; and

WHEREAS, Santolina is an approximately 13,800 acre tract located west of 118th St. south of I-40, east of the Rio Puerco, and north of the Pajarito Mesa in the southwestern portion of unincorporated Bernalillo County; and

WHEREAS, Santolina is located in areas designated as Reserve and Rural in the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the Santolina Level A Master Plan includes a land use plan with distinct 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.

WHEREAS, the Planned Communities Criteria establishes criteria for land uses, transportation, environment and open space, and government and public service elements that form the basis of master planned communities; and

WHEREAS, the Planned Communities Criteria establishes a three step process for the approval and development of a Planned Community, including: (1) the Level A Plan which serves the entire Master Plan area; (2) Level B Plans, which apply to sub-areas within the Master Plan; and (3) Level C Plans, which include site development plans and subdivisions within adopted Level B Plan areas; and
WHEREAS, the Santolina Level A Master Plan was reviewed in a public hearing process that included four special hearings and additional hearings that followed the Planned Communities Criteria and included substantial input from Bernalillo County staff, other jurisdictions and agencies, and from the Bernalillo County community; and

WHEREAS, the Santolina Level A Master Plan was submitted to the Bernalillo County Planning Commission (CPC), and the CPC, in its advisory role on land use and planning matters, recommended approval of the Santolina Level A Master Plan to the Bernalillo County Board of Commissioners on December 3, 2014, based on specific findings and conditions; and

WHEREAS, the Bernalillo County Commission adopts the revised findings and conditions (Attached as Exhibit A) with the conditions of approval to be met in subsequent planning for the Santolina development as specified in the revised findings and conditions.
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NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION ONE: The Santolina Level A Master Plan, including the Land Use Plan, (attached hereto as Exhibits B and C) as part of this Resolution, is hereby adopted.

SECTION TWO: The findings and conditions of the Board of County Commissioners are hereby accepted.

DONE this 16 day of June, 2015.

BOARD OF COUNTY COMMISSIONERS

Voted 'No'

Maggie Hart Stebbins, Chair

Art De La Cruz, Vice Chair

Debbie O’Malley, Member

Lonnie C. Talbert, Member

Wayne A. Johnson, Member

APPROVED AS TO FORM:

County Legal

ATTEST:

Maggie Toulouse Oliver
County Clerk