East Route 66 Sector Development Plan: 2020 Update
PUBLIC KICKOFF MEETING | DECEMBER 12, 2019
Agenda

Introductions
Planning Context
About the Plan
Existing Conditions
Issues and Opportunities
Next Steps
Activities and Discussion
Planning Context

What is zoning?
◦ Categorizes land use
◦ Governs types of activities allowed
◦ Regulates site configuration
◦ Establishes design standards

A-2 Rural Agricultural Zone
◦ Minimum lot size: 2 acres
◦ Only residential or agricultural (ranch, farm, dairy) activities
◦ Limited commercial activity as “conditional use”
Planning Context

 Ranked Plans
  ◦ 1 - Comprehensive Plan (Albuquerque/Bernalillo County)
  ◦ 2 - Area Plan (East Mountains Area Plan)
  ◦ 3 - Sector Plan (East Route 66 Sector Development Plan)

 Community input guides more:
  ◦ Specificity
  ◦ Relevance
  ◦ Local control
About the Plan
About the Plan
About the Plan

Optional Zoning – SD-E66-CC
- Identifies desirable uses for the corridor
- Primarily incorporates existing uses
- Preserves rural character
- Capitalizes on Route 66 fandom
- Provides services to residents and tourists
About the Plan

Design Standards
- Site Design and Layout
- Landscaping
- Architecture
- Signage
- Walls, Fences, and Open Storage
- Lighting
- Utilities and Mechanical Equipment
About the Plan

Other Plan Sections
◦ Historical context of Route 66
◦ Relevant plans and studies
◦ Development review considerations for transportation, drainage, water resources
About the Plan

East Route 66 Sector Development Plan Update

Village of Tijeras

Potential Expansion

Original Boundary
Existing Conditions

Bernalillo County Planning & Development Services: East Route 66 Sector Development Plan - 2020 Update
Existing Conditions
Existing Conditions

Zoning by Number of Parcels

- **A-1**: 0 parcels
- **A-2**: 62 parcels
- **C-1**: 3 parcels
- **M-H**: 8 parcels
- **O-1**: 1 parcel
- **SD-E66-CC**: 0 parcels

<table>
<thead>
<tr>
<th>Zoning by Acreage</th>
<th>A-1</th>
<th>A-2</th>
<th>C-1</th>
<th>M-H</th>
<th>O-1</th>
<th>SD-E66-CC</th>
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<tbody>
<tr>
<td><strong>Original Boundary</strong></td>
<td>0</td>
<td>62</td>
<td>3</td>
<td>0</td>
<td>1</td>
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<tr>
<td><strong>Proposed Expansion</strong></td>
<td>1</td>
<td>29</td>
<td>0</td>
<td>8</td>
<td>1</td>
<td>2</td>
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Existing Conditions

Parcels with Special Use Permits

- Special Use Permit: 5 (Original Boundary), 9 (Proposed Expansion)
- No SUP: 57 (Original Boundary), 59 (Proposed Expansion)
## Existing Conditions

### Existing Special Use Permits

<table>
<thead>
<tr>
<th>CASE FILE #</th>
<th>PURPOSE</th>
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<tbody>
<tr>
<td>CSU2018-0009</td>
<td>SPECIFIC C-2 USES OF SELF STORAGE, MINWAREHOUSES AND AUTO, TRAILER, RV, BOAT AND MOTOCYCLE STORAGE, SPECIFIC C-1 USE OF RETAIL SALES OF PACKING AND SHIPPING SUPPLIES AND THREE MOBILE HOMES</td>
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<tr>
<td>CSU2017-0023</td>
<td>SPECIFIC C-1 USE OF RETAIL SALES, DELIVERY AND SERVICE OF PROPANE AND A MOBILE HOME</td>
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<tr>
<td>CZ-81-40</td>
<td>AUTOMOBILE AND MACHINERY REPAIR SHOP</td>
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<tr>
<td>CSU-20170012</td>
<td>SPECIFIC O-1 USES OF OFFICE AND MEDICAL LABORATORY AND THE SPECIFIC C-LI USES LISTED IN SECTION 15.5.B.2.mm(5)</td>
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<tr>
<td><strong>CSU-20110007</strong></td>
<td><strong>CONTRACTOR'S YARD</strong></td>
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<tr>
<td>CSU-20120020</td>
<td>FEED STORE, BILLBOARD AND A COMMERCIAL ANIMAL ESTABLISHMENT</td>
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<td>CZ-99-S</td>
<td>TRUCK TRAILER SALES AND HORSE ARENA</td>
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<tr>
<td>CSU-50014</td>
<td>PLANNED DEVELOPMENT AREA (SEDILLO NEIGHBORHOOD BUSINESS CENTER)</td>
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<tr>
<td><strong>CSU-20100022</strong></td>
<td><strong>C-1 USES OFFICE, SERVICE &amp; RETAIL AND C-2 USES AUTO SALES, TAXIDERMAY &amp; OUTDOOR STORAGE &amp; DISPLAY OF RETAIL ITEMS</strong></td>
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<tr>
<td>CSU-88-12</td>
<td>PLANNED DEVELOPMENT AREA (SINGLE FAMILY DWELLING UNITS &amp; WATER CO-OP OFFICE)</td>
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<td>CSU-20140007</td>
<td>CONTRACTOR’S YARD GREENHOUSE/NURSERY AND STORAGE YARD</td>
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<td>CSU-88-28</td>
<td>FIRE STATION</td>
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<td>CSU-72-4</td>
<td>FUEL STORAGE OFFICE, EQUIPMENT, GARAGE, &amp; SINGLE FAMILY DWELLING</td>
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<tr>
<td>CSU-79-9</td>
<td>GRAVEL EXTRACTING, BATCH PLANTS &amp; GRAVEL CRUSHER</td>
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<tr>
<td>CZ-87-61</td>
<td>2 MOBILE HOMES</td>
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<tr>
<td>CSU-20130006</td>
<td>RV PARK &amp; CAMPGROUND</td>
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Existing Conditions

Land Use* by Number of Parcels

Residential: 27 (17 Original, 10 Proposed Expansion)
Non-Residential: 8 (4 Original, 4 Proposed Expansion)
Vacant: 37 (23 Original, 14 Proposed Expansion)

Land Use by Acreage

* Land Use data is based on County Assessor parcels and classifications
Existing Conditions
Existing Conditions
Issues and Opportunities

Economic Development
- Food Service
- Outdoor Recreation
- Film Industry
- Route 66 Nostalgia

Parks and Recreation
- Connections to trails and open space

Natural Resources
- Address issues with water supply and stormwater runoff

Cultural Amenities
- Recognize and celebrate historical sites
Next Steps

Project Schedule

- December 12: Public Kickoff
- January 30: Public Workshop to review Zoning
- February 20: Public Workshop to present Draft Report
- March 5: Deadline for comments and revisions to Draft
- March 23: Submit to County Planning Commission (CPC)
- May 6: CPC Hearing
- Mid-May: Submit to Board of County Commissioners (BCC)
- June 9: BCC Hearing, Adoption
**Activity: Traffic Light**

Red Light
- What needs to stop?

Yellow Light
- What needs to change?

Green Light
- What needs to continue?
Activity: Characteristics

How do you see Route 66 in the East Mountains?

**Nodes** of focused activity centers
  - Where are they?

**Neighborhoods** with different character
  - What differentiates them?

**Corridor** as a continuous stretch
  - How would you describe it?
Thank You!

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Bernalillo County

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