



# East Route 66 Sector Development Plan: 2020 Update

PUBLIC KICKOFF MEETING | DECEMBER 12, 2019



# Agenda

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Introductions

Planning Context

About the Plan

Existing Conditions

Issues and Opportunities

Next Steps

Activities and Discussion

# Planning Context

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## 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

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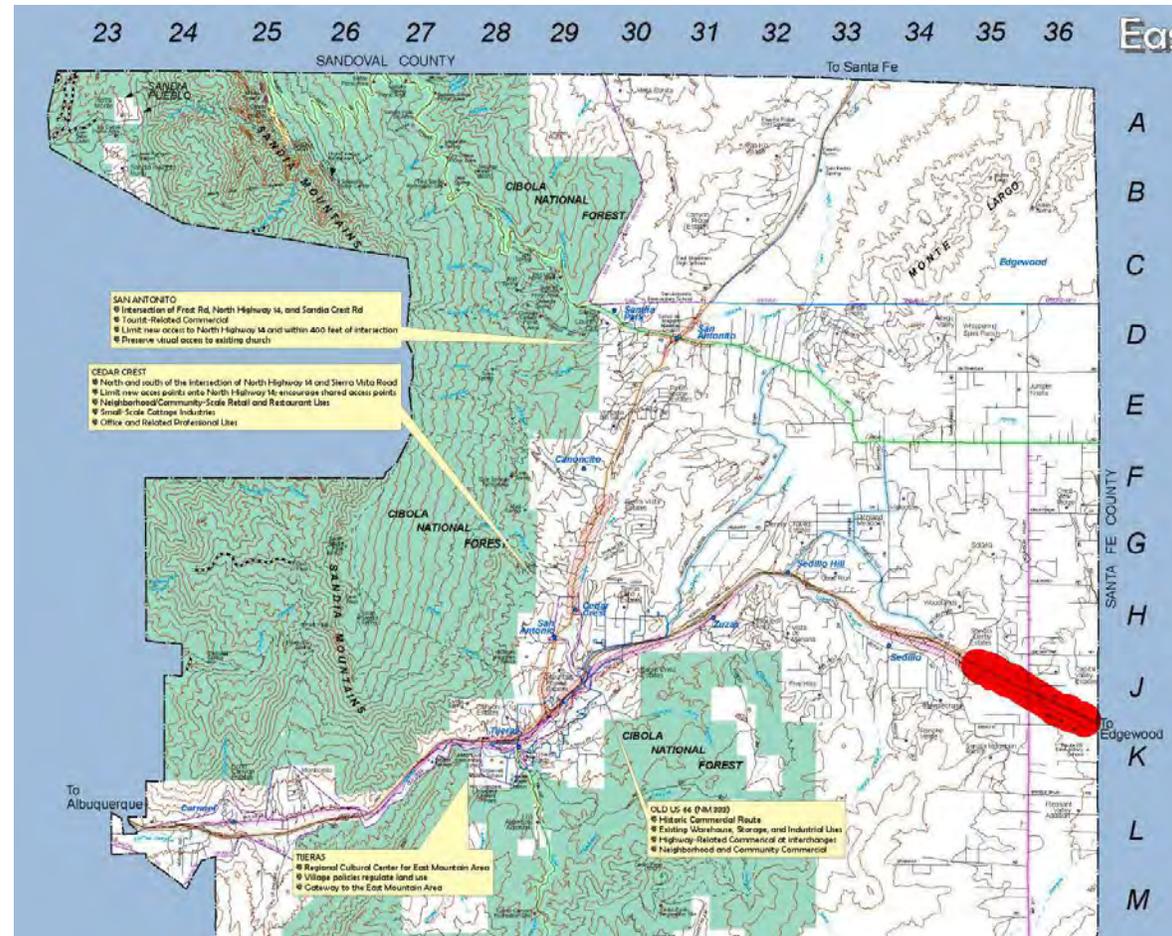
## Ranked Plans

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

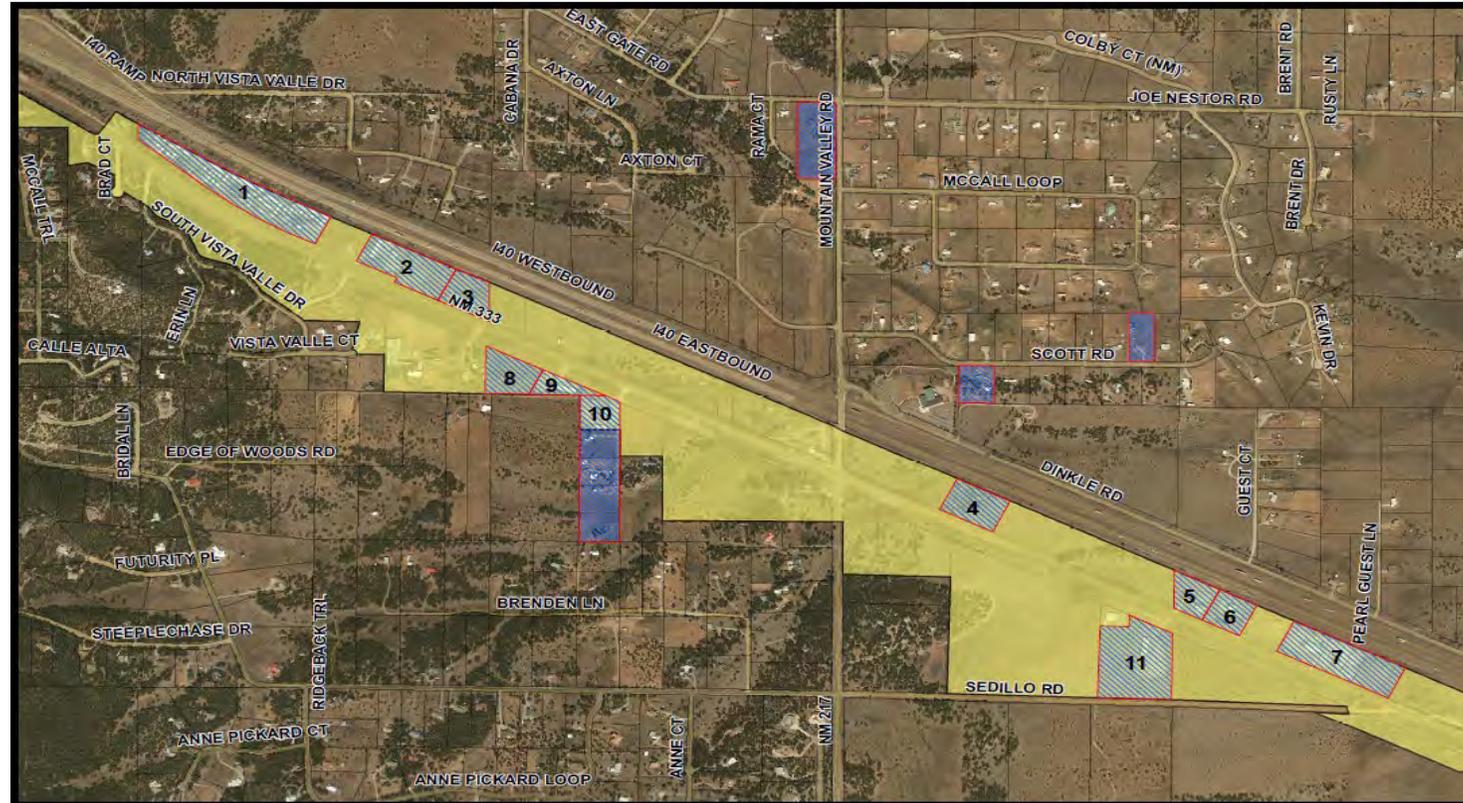
## Community input guides more:

- Specificity
- Relevance
- Local control

# About the Plan



# About the Plan



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**Legend**

-  Special Use Permits
-  Plan Area Boundary



Date: 4/5/2018

# About the Plan

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## 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

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## Design Standards

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

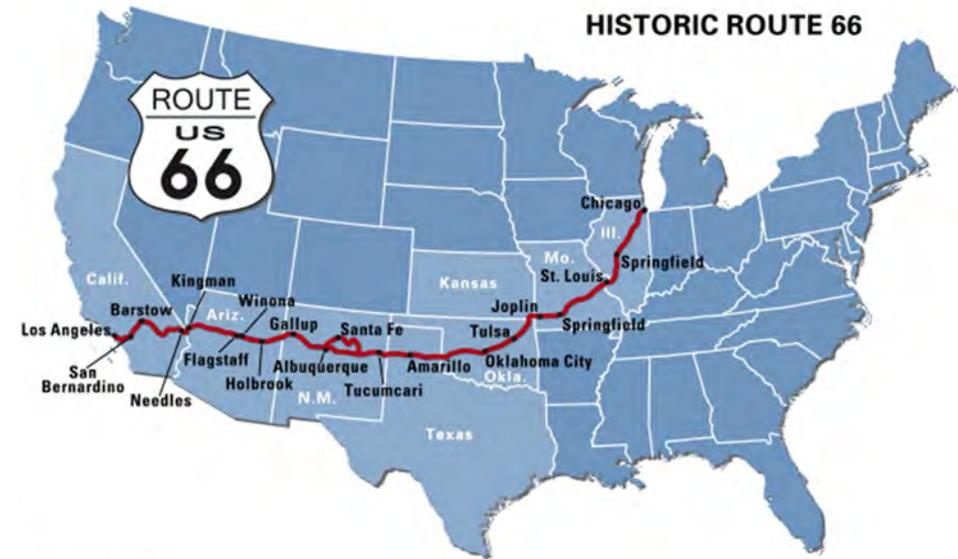


# About the Plan

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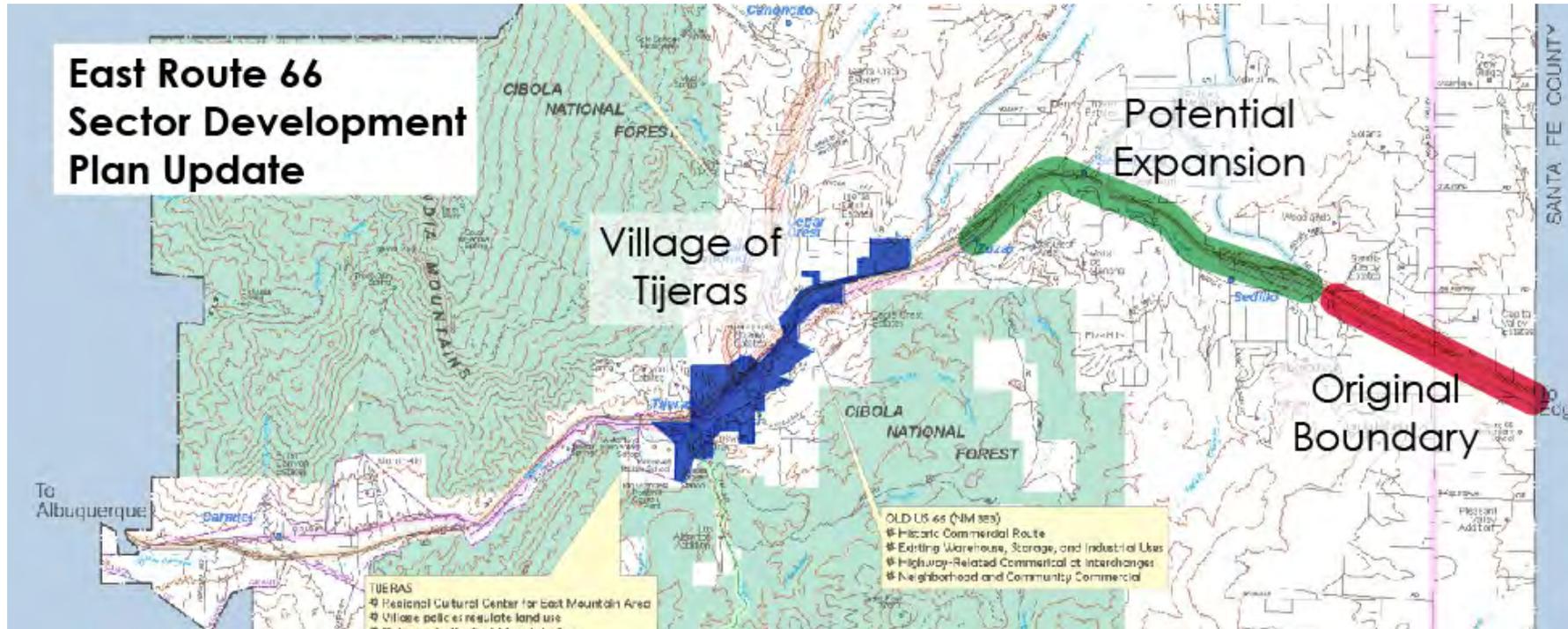
## Other Plan Sections

- Historical context of Route 66
- Relevant plans and studies
- Development review considerations for transportation, drainage, water resources



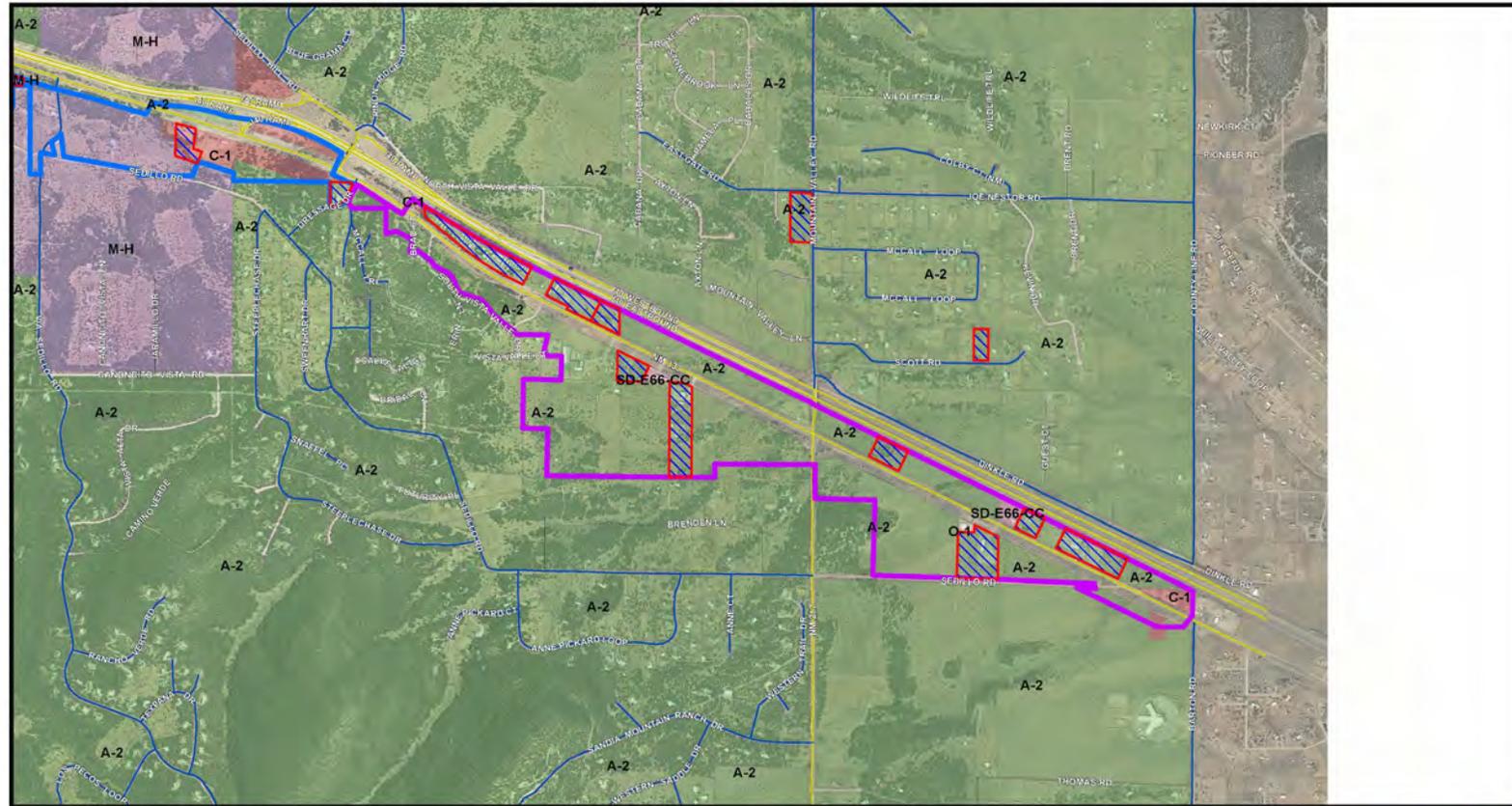
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# About the Plan



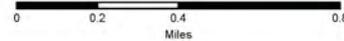
# Existing Conditions

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



Planning & Development Services Department  
GIS Technology Section

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Prepared By: N. Hendrix  
Date: 12/9/2019



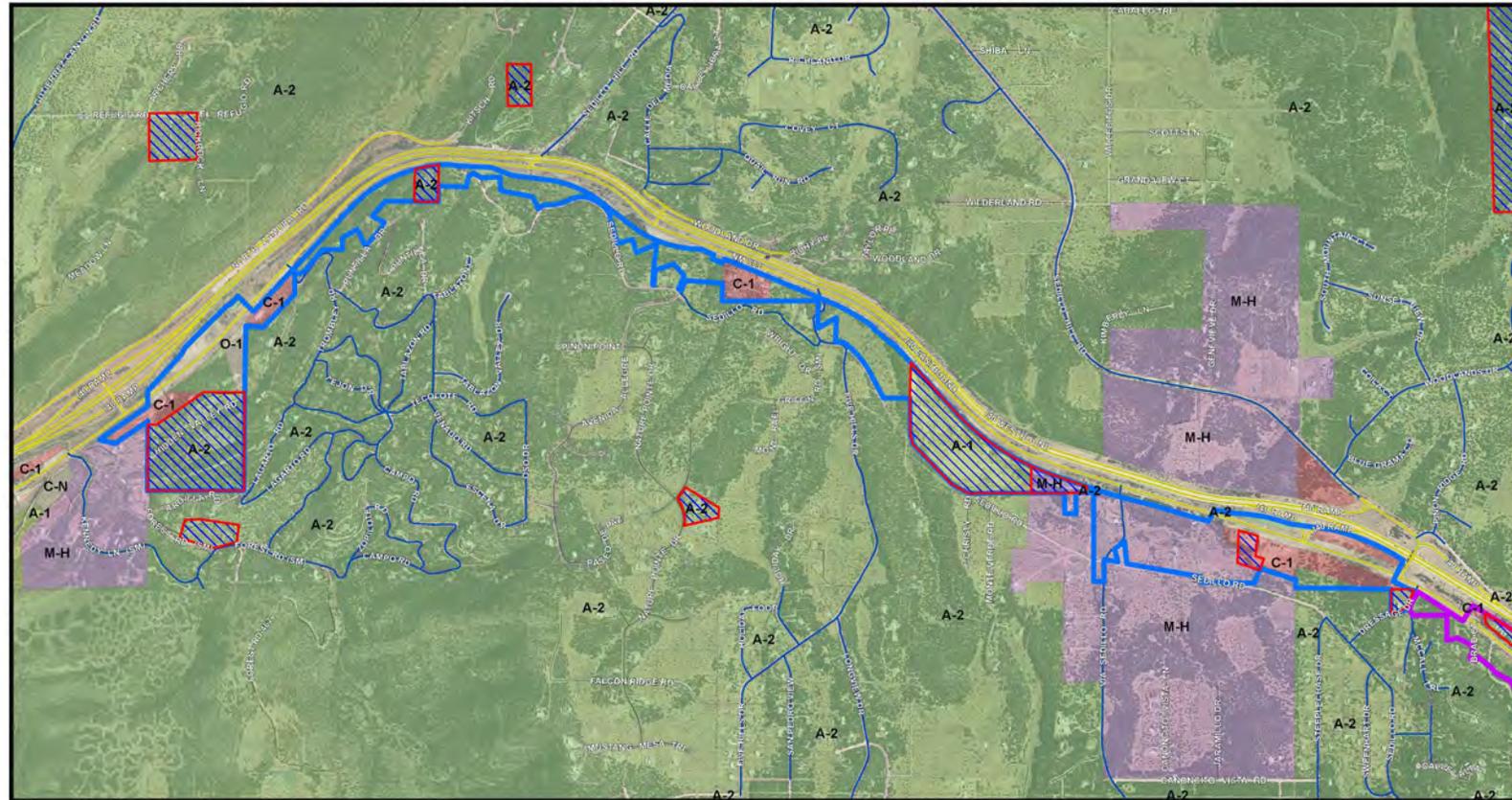
**Legend**

- Proposed Expansion of E66 SDP
- Existing East Route 66 SDP Boundary
- County Special Use Permits
- BC Maintained/Pavement
- Not BC Maintained
- State Roads
- Teras
- County Boundary
- County Parcel Base Map

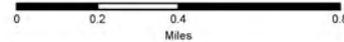


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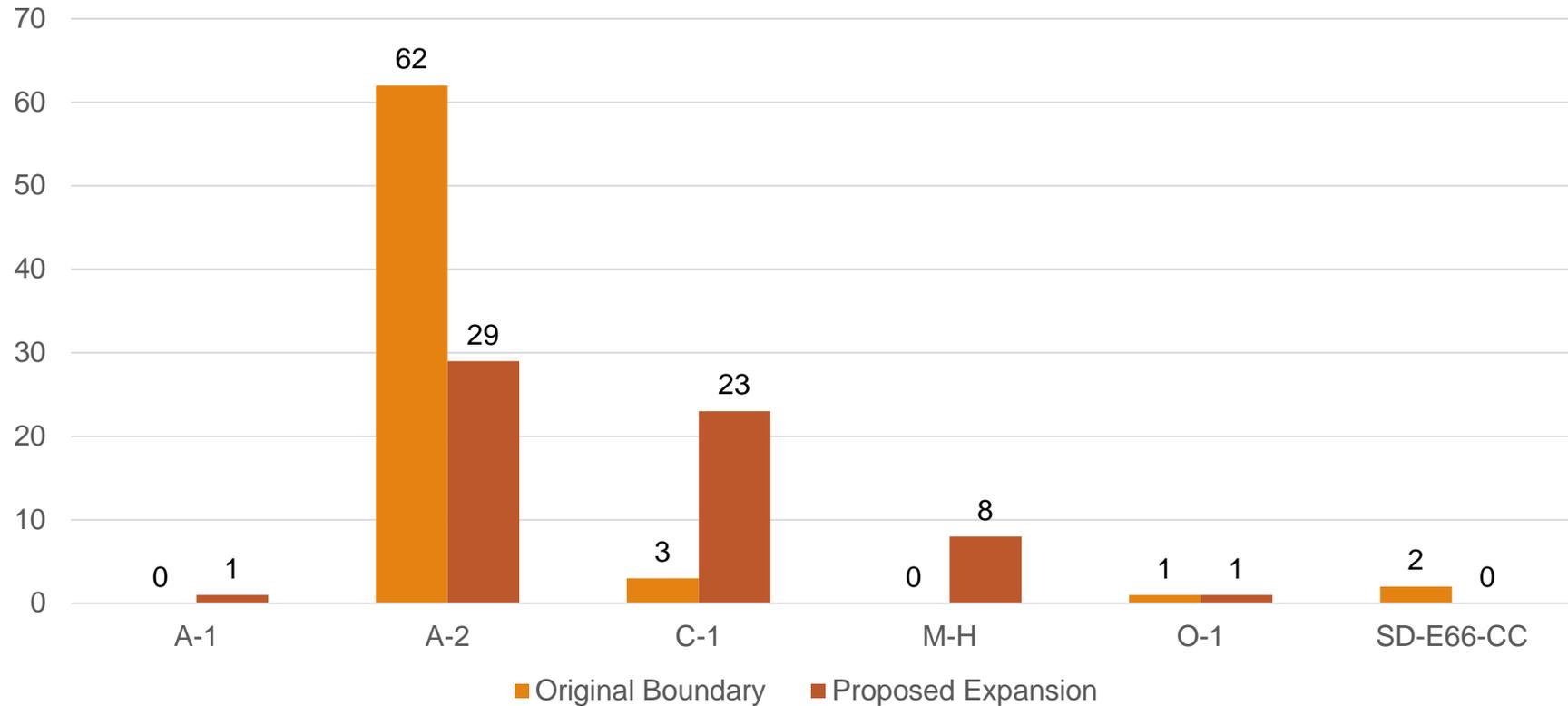
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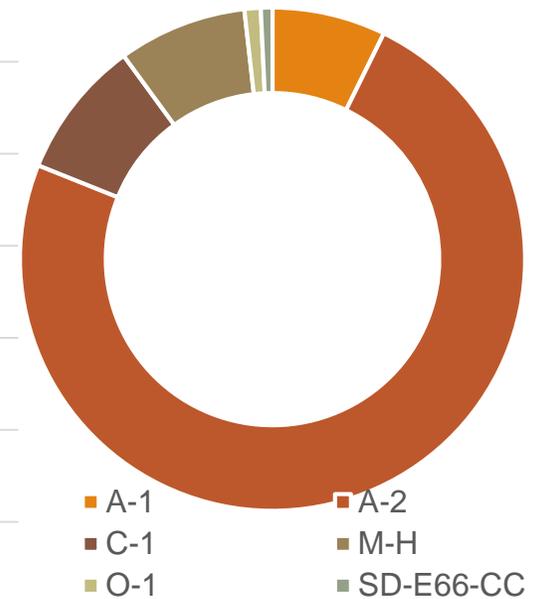


# Existing Conditions

## Zoning by Number of Parcels



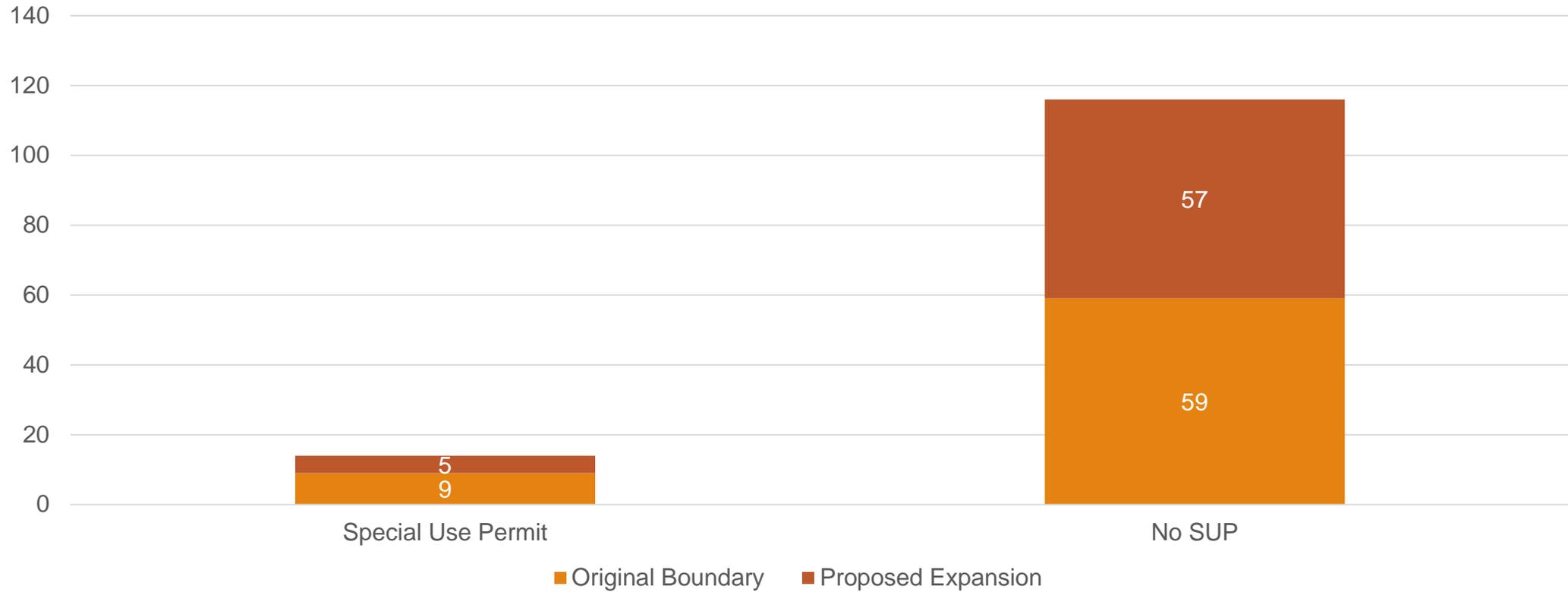
## Zoning by Acreage



# Existing Conditions

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Parcels with Special Use Permits



# Existing Conditions

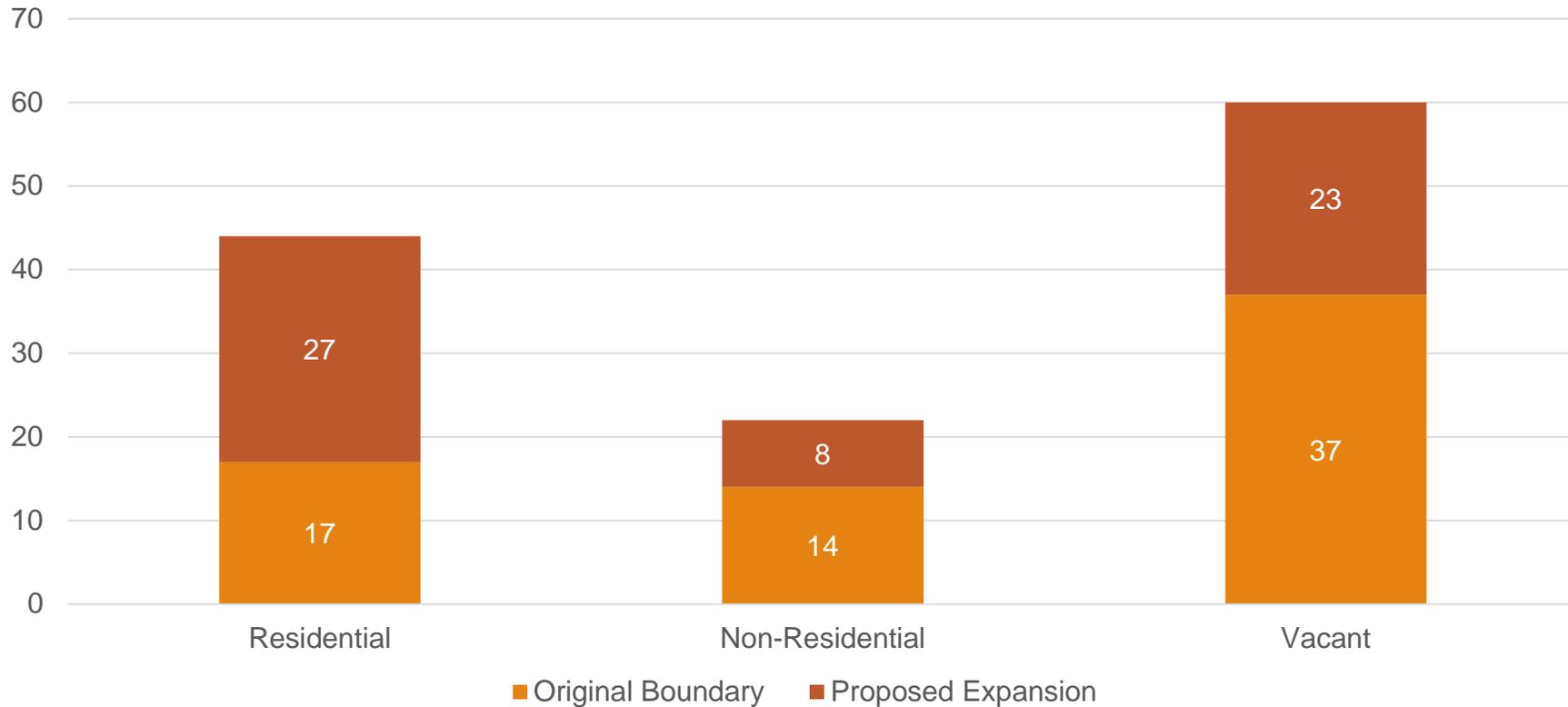
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## Existing Special Use Permits

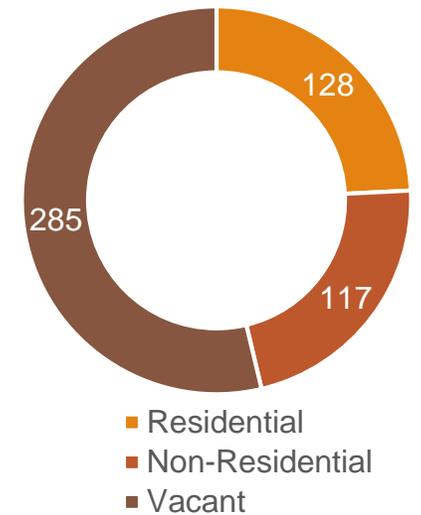
<b>CASE FILE #</b>	<b>PURPOSE</b>
CSU2018-0009	SPECIFIC C-2 USES OF SELF STORAGE, MINIWAREHOUSES AND AUTO, TRAILER, RV, BOAT AND MOTOCYCLE STORAGE, SPECIFIC C-1 USE OF RETAIL SALES OF PACKING AND SHIPPING SUPPLIES AND THREE MOBILE HOMES
CSU2017-0023	SPECIFIC C-1 USE OF RETAIL SALES, DELIVERY AND SERVICE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

# Existing Conditions

Land Use\* by Number of Parcels



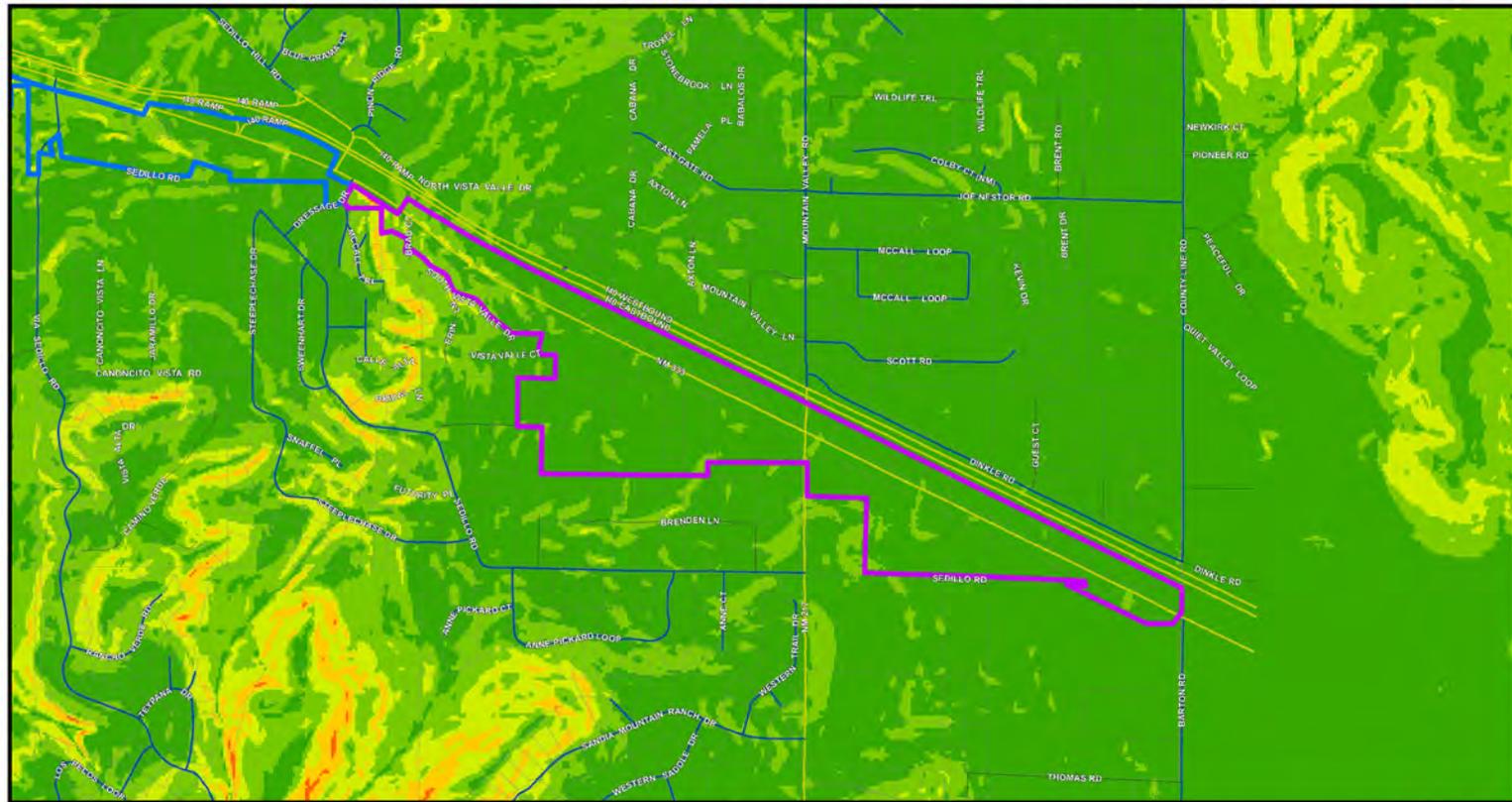
Land Use by Acreage



\* Land Use data is based on County Assessor parcels and classifications

# Existing Conditions

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0 0.2 0.4 0.8  
Miles

Prepared By: N.Hendrix  
Date: 12/9/2019

**Legend**

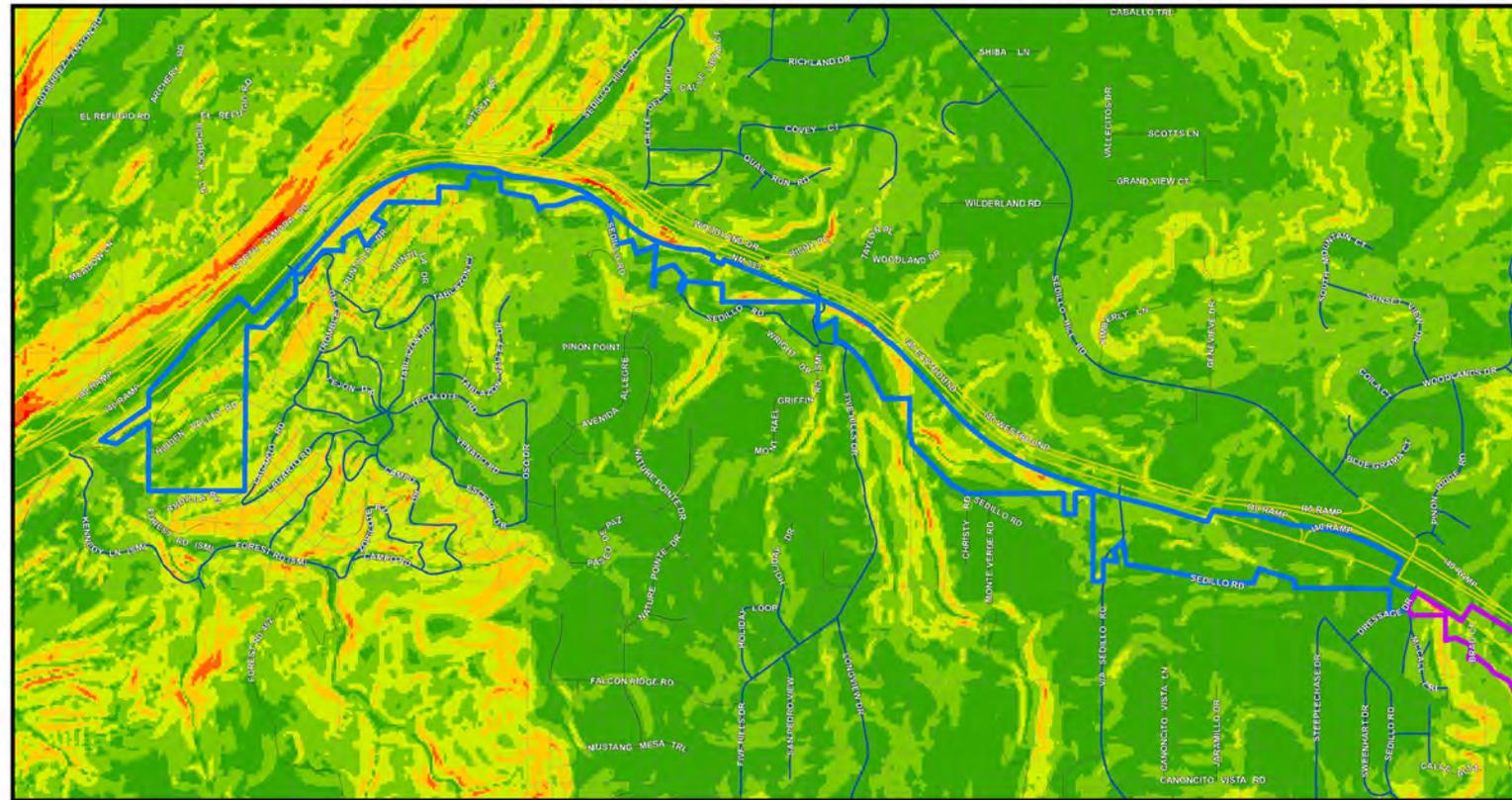
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**Degrees Slope**

- 0 - 5.2
- 5.3 - 11
- 12 - 18
- 19 - 26
- 27 - 36
- 37 - 62

# Existing Conditions

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# Issues and Opportunities

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## 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

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## 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

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## Red Light

- What needs to stop?

## Yellow Light

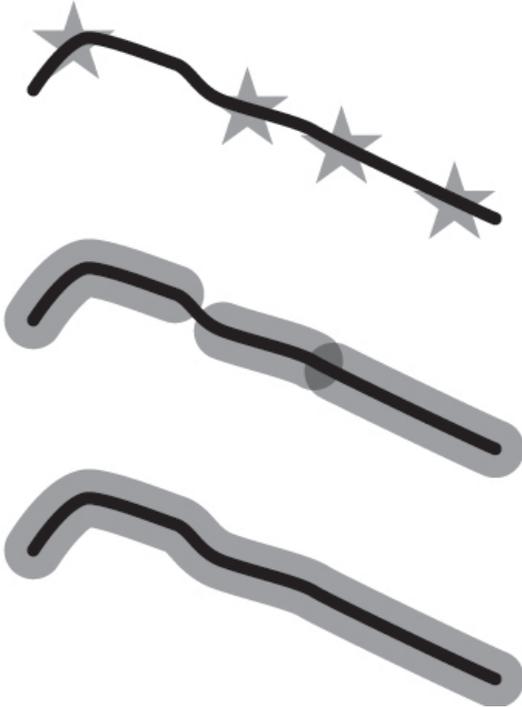
- What needs to change?

## Green Light

- What needs to continue?

# Activity: Characteristics

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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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Benjamin “Mino” Savoca  
Program Planner  
Planning & Development Services Department  
Bernalillo County

505-314-0361

bsavoca@bernco.gov

<http://www.bernco.gov/planning/east-route-66-sector-development-plan.aspx>

