Agenda

Introductions
Plan Recap
Review of Changes
Survey Results
Zoning Code Specifics
Next Steps
Plan Recap
Plan Recap

East Route 66 Sector Development Plan Update

Potential Expansion

Village of Tijeras

Original Boundary
Plan Recap
Review of Changes

Document reorganized and streamlined

New sections added:
- Project history
- Local planning context
- Existing conditions (including water)
- Corridor segments

Changes to zoning have yet to be incorporated
Survey Results

Q1: Which currently prohibited uses should be allowed?

% of Respondents wanting to ALLOW prohibited uses

- Restaurant serving liquor (note: this does not include beer and wine)
- Drive-in facilities
- Car wash
- Drive-thru facilities
- Parking lot
- Package liquor store
- Laundromat
- Amateur radio antenna/tower greater than sixty-five feet (65') in height
- Multiple single-family dwellings on one lot
- Billboard
- Off-premise sign
- Mobile Home
- Mortuary

0.0% 5.0% 10.0% 15.0% 20.0% 25.0% 30.0% 35.0%
Survey Results

Q2a: Which allowable uses should not be allowed?
- High water consumption uses (Examples: kennels, group homes, clinics, office buildings)
- Structures above 20 feet (current height limit is 26 feet)
- Self storage and warehouses
- Wireless towers (radio currently allowed up to 65 feet tall, cellular 20’ above roof)
- Feed lots
- Most commercial (retail, bank, drugstores, dry cleaners, gyms, restaurants, trailer sales)
Survey Results

Q2b: Which uses SHOULD be allowed?
- Brewery
- Drive-in theater
- Drive-in restaurant
- Liquor sales
- Short-term RV park
- Trailer sales
Survey Results

Q3: Which Special Use Permits should be allowed?

% of Respondents wanting to ALLOW SUP applications by use

- Overnight Campground for tents or RVs
- A Planned Development Area (PDA) clustering housing and/or commercial uses
- Park for mobile or manufactured homes
- Truck Plaza
- Other use from 18-B

A nature preserve, a grocery store, or places to eat
Survey Results

Q4: Concerns by subject

Participants ranking concerns on each topic from “least” to “most”
Survey Results

Q5: Other concerns or comments
- Aesthetic and architectural continuity
- Water and wastewater concerns
- Protect natural landscape, no development
- Tourism: musical road and period / Rt66 themed signs
Zoning Code Specifics

Terminology

◦ Prohibited – not allowed
◦ Permissive – allowed
◦ Conditional – allowed as an exception
◦ Special Use – allowed with specific requirements
Next Steps

Project Schedule

- December 12: Public Kickoff
- January 30: Public Workshop to review Zoning
- February 18: Online Survey closes
- 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
Thank You!

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