

BERNALILLO COUNTY

BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2015-42

ADOPTING THE SANTOLINA LEVEL A MASTER PLAN

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

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

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

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

14 **WHEREAS**, the Santolina Level A Master Plan includes a land use plan with distinct
15 residential village centers, industrial/business parks, parks and Open space, an urban center, a
16 business park, and a town center, with an open space network that provides connections to all
17 portions of the development.

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

21 **WHEREAS**, the Planned Communities Criteria establishes a three step process for the
22 approval and development of a Planned Community, including: (1) the Level A Plan which
23 serves the entire Master Plan area; (2) Level B Plans, which apply to sub-areas within the Master
24 Plan; and (3) Level C Plans, which include site development plans and subdivisions within
25 adopted Level B Plan areas; and

1 **WHEREAS**, the Santolina Level A Master Plan was reviewed in a public hearing
2 process that included four special hearings and additional hearings that followed the Planned
3 Communities Criteria and included substantial input from Bernalillo County staff, other
4 jurisdictions and agencies, and from the Bernalillo County community; and

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

9 **WHEREAS**, the Bernalillo County Commission adopts the revised findings and
10 conditions (Attached as Exhibit A) with the conditions of approval to be met in subsequent
11 planning for the Santolina development as specified in the revised findings and conditions.

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1 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY
2 COMMISSIONERS:

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

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

7 DONE this 16 day of June, 2015.

8
9 BOARD OF COUNTY COMMISSIONERS
10 VOTED 'NO'

11
12 Maggie Hart Stebbins, Chair

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14 Art De La Cruz, Vice Chair

VOTED 'NO'

15
16 Debbie O'Malley, Member

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18 Lonnie C. Talbert, Member

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20 Wayne A. Johnson, Member
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22 APPROVED AS TO FORM:

23
24 County Legal
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26 ATTEST:

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28 Maggie Toulouse Oliver
29 County Clerk

