ATTACHMENT 9

1. Additional submittal from applicant’s agent for Land Use and Zoning (revised land use and zoning map, street section, redlined changes to plan, revised Zoning Chapter)

2. Additional comments from agencies for Land Use and Zoning (see also Accela comments at the end of the staff report)
Hello Catherine,

In response to the comments received relative to the upcoming May 26, 2016 CPC Santolina Level B Land Use and Zoning Hearing, we are providing digital PDF files as well as three hard copies (to be hand delivered shortly) of the following:

- **An Excel Matrix that includes the following components:**
  - Agency Comments (relative to Land Use and Zoning)
  - Level A Conditions of Approval (that relate to Land Use and Zoning)
  - Planned Communities Criteria (for Level B, Land Use and Zoning)

- **Redline text based on Agency comments received relative to Land Use and Zoning for the following Level B Master Plan Chapters:**
  - [Chapter 1](#): New narrative to address comments relative to the compatibility of land uses and mixed-use development.
  - [Chapter 2](#): New narrative to address comments relative to density.
  - [Chapter 8](#): New narrative to address comments relative to the phasing of development.
  - [Chapter 8](#): New narrative to address comments about provisions for future Level B Plans.

- **Updated Zoning Chapter (Chapter 3) that addresses and includes the following:**
  - New section 3.1 How to Use this Plan: This section provides:
    1. An introduction to the Zoning Chapter;
    2. Clarifies the relationship between land use, zoning, and design standards;
    3. Distinguishes between horizontal mixed-use and vertical mixed-use; and
    4. Highlights the relationship of the Level B Land Use and Zoning to the County Comprehensive Plan and Zoning Code.
    5. Provides a placeholder for outlining the approval process for future development (we will continue to work on this in coordination with County Planning Staff and the Zoning Administrator);
  - New section 3.2 Special Use Permit Regulations: This references the County Code for Special Use Permit provisions and notes exceptions to the County Code.
  - New section 3.3 Definitions: This section provides a list of definitions for terms used in the Zoning Chapter that are not provided in the Bernalillo County Code of Ordinances.
  - Section 3.4 Zoning: We have updated this section to clarify and distinguish zones from use categories. There are 10 zones within this Level B Plan. They correlate to the new Zone Map that we are providing as part of this submittal. Under each zone we have provided a list of permissive uses, conditional uses, prohibited uses, and area regulations, where applicable.
  - Section 3.5 Signage: We have provided signage regulations.
Section 3.6 Design Standards: We have provided design standards for the uses within this Level B Plan.

The Zoning Chapter and the Level B Master Plan are living documents that we intend to update and revise based on coordination with County Staff and various Agencies as we move through this approval process. We intend to continue working on the Zoning Chapter in coordination with County Staff. While the Zoning Chapter currently mirrors regulations of the existing County Code (when applicable), we are considering future revisions to the Chapter that will provide a more streamlined product. We envision this future product to reference the applicable provisions of the County Code and note any exceptions or additions as appropriate for this Level B Plan.

- **New Frontage Road Street Sections** for the following:
  - Principal Arterial
  - 6-Lane Principal Arterial
  - 4-Lane Minor Arterial

- **Updated Level B Land Use Map**
  - This map provides an easier to read color scheme.
  - The general location of schools and Public Service Facilities are identified through new symbols, as indicated on the legend.

- **New Level B Zoning Map**
  - This new Zoning Map identifies the various zones as provided in the Zoning Chapter of the Level B Plan.

Please let us know if you have any questions.

Thank you,

Malak Hakim
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www.facebook.com/consensusplanning
SAVE PAPER - Only print this e-mail if necessary
1.5.1 Approach and Implementation

This Level B Plan is comprised of two phases with a development timeframe of 2025 and 2040. Exhibit 2: Land Use Plan outlines the Level B development program. The specific Land Use Districts and the allocation of said districts with the Level B Plan Area are consistent with the Land Use Districts and land allocations established within the Approved Santolina Level A Master Plan.

The Level B Plan Land Use Districts shall be further delineated and refined in Chapter Two of this Level B Plan. The Land Use Districts within this Level B Plan include:

- Residential Villages (including Residential Village Centers)
- Industrial and Business Park
- Major Public Open Space
- Regional Parks
- Open Space
- Urban Centers
- Business Park
- Town Center

Exhibit 2: Land Use Plan

This Santolina Level B Land Use Plan proposes a variety of land uses that are compatible with the regional importance and strategic location on Albuquerque’s growing West Side. A variety of housing densities, commercial and employment centers, and innovative open spaces are offered in order to create a cohesive community. In order to further articulate the vision for this Land Use Plan, we have provided Zoning Regulations and Design Standards as part of this Level B Plan. This Plan includes innovative standards on allowed uses, gross densities, lot coverage, floor area ratio, major landscaping features, building massing, flood water management, and provisions for transportation are provided as per Comprehensive Plan goals. This Level B Land Use Plan has been designed to appropriately colocate compatible uses and transition features. For example, parks and internal open space transitions between low and high density residential uses. The proposed roadway network is utilized as a buffer between institutional or commercial uses and residential uses. The proposed Business Park and Industrial Park have been intentionally sited on the west side of Paseo Del Volcan, away from the residential and neighborhood commercial mix of uses.

The Level B Land Use Plan provides for a mix of uses that will allow future residents of Santolina to live, work, play, and shop all in one area. Specifically, the Land Use Plan calls for horizontal mixed-use blocks
that can combine single-use buildings on distinct parcels in a range of land uses within on block. This will offer the advantage of shared utilities and amenities while providing an easier to build and entitle mix of uses within a walkable block circumscribed by thoroughfares. Vertical mixed-use buildings are permissive in the Town Center and Urban Center zones. This mixed-use option allows for lower floors of buildings to have more public uses with more private uses on the upper floors. For example, ground floors could have retail, second floor and up having professional offices, and uppermost floors being some form of residential such as a condo or hotel. This mixing of uses is a catalyst to building complete, compact, complex, and lively neighborhoods, Town Centers, and Urban Centers. The Land Use Plan and Zoning Code proposed by this Level B Plan allows for mixed-use Town Centers, neighborhood centers, and everyday neighborhoods, all by right.

This Level B Plan encompasses 4,243 acres, approximate 31% of the Santolina Level A Master Plan Area. As noted earlier, the PCC provides a built-in framework for phasing a community. The Planned Communities (PC) Zone Regulations for a Master Plan Area include a Santolina Level A Plan, Level B Plans and Level C Plans. The PC zoning established within the Santolina Level A Master Plan is further refined and design guidelines are established within this Level B Plan. In addition to the permissive uses, this Level B Plan provides detailed regulations related to parking, setbacks and landscape. The site characteristics and design standards established in this Level B Plan create a more refined level of development tailored to each development district within the Plan Area. This process creates the opportunity to create distinct places with unique character to appeal to multiple market segments and populations.

The requirements for Santolina Level A, B and C Plans are based on phased framework for Santolina. This Level B Plan and subsequent Level C Plans shall outline development standards for a phase of Santolina consistent with the overall community vision as presented in the Approved Santolina Level A Master Plan. Development within the Level B Plan Area will develop in such order and at such rate and time as the market dictates.
2.1 OVERVIEW

Significant growth is anticipated within the West Side and greater region over the next twenty years. At the same time, the region has the goal to increase the jobs/housing ratio on the West Side to reduce traffic congestion and provide employment opportunities closer to where residents reside. This Santolina Level B Plan has been designed to meet the growth demand and jobs to housing objective. As the future home of approximately 23,178 residents and an estimated 31,457 jobs, this Level B Plan is designed to function as a self-sufficient community unto itself.

The Approved Level A Master Plan identifies eight Land Use Districts within the Level A Plan Area. This Level B Plan has been configured to provide an offering from all eight Land Use Districts within Santolina. Consistent with the Santolina Community Vision, this Level B Plan will assure:

- Numerous jobs and educational opportunities are locally accessible
- Desirable housing responds to current demographic and market preferences
- Open space and quality of life is preserved and enhanced
- A true "live, work, learn and play" community is created for residents.

2.2 PROPOSED LAND USE DISTRICTS

TABLE 3: Level B Land Use Summary provides a breakdown of the land uses within this Level B Plan along with anticipated dwelling units, population and jobs. The average residential density is a result of offering a variety of housing options within this Level B Plan to meet anticipated market demand. Residential, commercial and civic centers will serve residents of Santolina and the greater West Side. Large quantities of employment land use opportunities have been included within this Level B Plan to serve this Level B Plan as well as future Level B Plans.

2.2.1 Residential Village

As identified in the Santolina Level A Master Plan, the community shall have five Residential Villages upon completion. Each Residential Village shall provide a wide range of residential housing opportunities to serve the region's needs for decades to come. Each Residential Village may be designed and developed as a single, cohesive village or separated into a series of neighborhoods offering a range of distinct housing types and characteristics. Consistent with residential phasing within the Approved Level A Master Plan, this Level B Plan includes a portion of three Residential Villages: 1) Village Amarillo, 2) Village Oro and 3) Village Verde.

### TABLE 2: Santolina Level B Land Use Plan

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Total Area</th>
<th>Percent of Level B Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDR Low Density Residential</td>
<td>914.0 acres</td>
<td>21.5%</td>
</tr>
<tr>
<td>MDR Medium Density Residential</td>
<td>422.4 acres</td>
<td>10.0%</td>
</tr>
<tr>
<td>HDR High Density Residential</td>
<td>48.4 acres</td>
<td>1.1%</td>
</tr>
<tr>
<td>ES Elementary School</td>
<td>43.3 acres</td>
<td>1.0%</td>
</tr>
<tr>
<td>UC/PE Urban Center/Primary Education Campus</td>
<td>91.3 acres</td>
<td>2.2%</td>
</tr>
<tr>
<td>UC/SE Urban Center/Secondary Education Campus</td>
<td>86.6 acres</td>
<td>2.0%</td>
</tr>
<tr>
<td>PS Public Safety Facility</td>
<td>10.8 acres</td>
<td>0.3%</td>
</tr>
<tr>
<td>C Commercial</td>
<td>131.6 acres</td>
<td>3.1%</td>
</tr>
<tr>
<td>TC Town Center</td>
<td>570.4 acres</td>
<td>13.4%</td>
</tr>
<tr>
<td>UC/HDR Urban Center/High Density Residential</td>
<td>26.3 acres</td>
<td>0.6%</td>
</tr>
<tr>
<td>UC/C Urban Center/Commercial</td>
<td>66.7 acres</td>
<td>1.6%</td>
</tr>
<tr>
<td>O Office</td>
<td>20.6 acres</td>
<td>0.5%</td>
</tr>
<tr>
<td>BP Business Park</td>
<td>194.8 acres</td>
<td>4.6%</td>
</tr>
<tr>
<td>IP Industrial and Business Park</td>
<td>670.9 acres</td>
<td>15.8%</td>
</tr>
<tr>
<td>P/OS Parks and Internal Open Space</td>
<td>183.6 acres</td>
<td>4.3%</td>
</tr>
<tr>
<td>OS Open Space (Escarpment)</td>
<td>761.4 acres</td>
<td>17.9%</td>
</tr>
<tr>
<td><strong>Level B Total Area</strong></td>
<td><strong>4,243.1 acres</strong></td>
<td><strong>---</strong></td>
</tr>
</tbody>
</table>
TABLE 3: Level B Land Use Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Areas</th>
<th>Population (Residents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village</td>
<td>1,572.5 acres</td>
<td>21,054 residents</td>
</tr>
<tr>
<td>Open Space</td>
<td>183.6 acres</td>
<td>N/A</td>
</tr>
<tr>
<td>Major Public Open Space</td>
<td>759.4 acres</td>
<td>N/A</td>
</tr>
<tr>
<td>Industrial &amp; Energy Park</td>
<td>670.9 acres</td>
<td>N/A</td>
</tr>
<tr>
<td>Town Center</td>
<td>570.4 acres</td>
<td>N/A</td>
</tr>
<tr>
<td>Business Park</td>
<td>194.8 acres</td>
<td>N/A</td>
</tr>
<tr>
<td>Urban Center</td>
<td>237.8 acres</td>
<td>1,294 residents</td>
</tr>
<tr>
<td>Village Center</td>
<td>53.7 acres</td>
<td>830 residents</td>
</tr>
<tr>
<td><strong>Level B Area Total</strong></td>
<td><strong>4,243.1 acres</strong></td>
<td><strong>23,178 residents</strong></td>
</tr>
</tbody>
</table>

The residential housing offering within these three Residential Villages will include a mix of low, medium and high density residential. Low density residential includes a variety of single family detached lot sizes. Medium density residential includes a mix of detached/attached residential products including cluster, zero lot line, townhome and duplex. High density residential includes multi-family apartment style housing. The medium and high density residential have been located along major arterials adjacent to non-residential uses such as neighborhood commercial, civic and parks to create walkable, active destinations.

There are maximum densities provided within the Zoning Chapter of this Level B Plan that govern low, medium, and high density residential uses. Future residential projects (Level C) will comply with these development standards. While maximum densities are provided as part of the Level B Zoning framework, it is unlikely that all future development will be built out at the maximum allowable density. Additionally, the Zoning Chapter provides a relationship between roadway types and density and intensity. For example, the zoning clearly states that the typical maximum for a High Density Residential Zone is 30 du/acre unless the property is located on a collector or arterial. Only a portion of the high density development is located on a collector or arterial, as such only a portion of the high density development can be built at the maximum allowable density. Future development of the Santolina Level B Plan area will not be developed at the maximum allowable densities for the 1,411 acres of residential land as regulated by future Level C plans. This Level B Plan provides benchmarks for future Level C Plans to ensure that the allowable gross density will not be exceeded. County Planning Staff shall utilize these benchmarks to ensure that future approvals of Level C Plans do not exceed the benchmarks provided for future residential development.

This Level B Plan area encompasses 4,243 acres, approximately 1,000 of which is in the rural area. Based on these numbers, the allowable maximum density for this Plan area is 10,693 du/acre ($3,231 \times 3 = 9,693 + 1,000 = 10,693$).

Please refer to the table below that will guide and ensure future residential development stays within the allowable 10,693 du/acre for this Level B Plan Area.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Acres</th>
<th>Unit Cap based on Average Density regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density</td>
<td>914</td>
<td>4,570 du/acre</td>
</tr>
<tr>
<td>Medium Density</td>
<td>422.5</td>
<td>3,802.5 du/acre</td>
</tr>
<tr>
<td>High Density</td>
<td>74.7</td>
<td>2,247 du/acre</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10,620 du/acre</strong></td>
<td></td>
</tr>
</tbody>
</table>

Parks and open space are instrumental to the Santolina community vision. Approximately 139 acres of neighborhood parks, open space and trails have been incorporated into the Residential Villages. The open space system will provide pedestrian and bicycle connectivity while also providing definition for and buffer between neighborhoods.

Civic service facilities are an important element within a community. They create a sense of place and offer safety and services to the community. The following civic facilities will be accommodated within the Residential Villages:

- One Fire Station within Village Verde
- One Sheriff Station within Village Verde
- Three Elementary Schools (one within each Residential Village)

At this time the fire station is located within the Village Center while the sheriff station is located south of the Village Center. Each elementary school is located to provide adequate coverage for the residents within each Residential Village. The
8.1 OVERVIEW

This Level B Plan is the first Level B Plan to follow approval of the Santolina Level A Master Plan. This Level B Plan regulates development within the defined boundaries of this Level B Plan Area that encompasses approximately 4,243 acres. This Plan is consistent with and supportive of the goals and policies of the Santolina Level A Master Plan, the PCC, the Albuquerque/Bernalillo County Comprehensive Plan, the Santolina PC Zoning, Land Use Plan and Development Agreement.

In the Level B Plan, as required by the PCC, land use districts of the Level A Master Plan have been further defined and design standards are codified for all development within those districts. More general development characteristics are also defined and describe provisions for transportation, drainage, open space, parks, trails and public facilities.

8.1.1 Application of Development Standards

The use, building, and lot standards provide general guidance to assist Applicants, neighborhoods, and County development reviewers. However, it is not the intent of these regulations to limit design creativity or ignore unusual site conditions. As such, the following two levels of modifications to the Level B Plan are allowed:

1. Minor: The Planning Director or his/her designee may approve deviations from non-dimensional standards, or 25% or less from any dimensional standard.

2. Major: Any deviation over 25% from any dimensional standard and deviations to non-dimensional standards deemed to require review shall be reviewed by the County Planning Commission (CPC) via the Level C (subdivision or site development plan) approval process.

Criteria/Process: In order for the Planning Director or the CPC to grant a Deviation, the Applicant must demonstrate that the applicable intent, goals and policies of the Santolina Level B Plan are still met and that the project is of a comparable quality and design, as otherwise required by the Level B Plan, and will enhance the area. In addition, the Applicant must also demonstrate at least one of the following:

- The site is unique in terms of physical characteristics and requires the deviation in order to be developed. This may include, but is not limited to slope, drainage, safety issues or site constraints. The site/project will provide for a compatible use that was not anticipated in the plan and provides a needed service or use for the community. The design of the site/project respects the intent of the plan and implements the plan in a manner that was not anticipated.

Applicants must provide written statement detailing how the deviations meet the intent of the plan.

All Applicants seeking deviations shall attend a Pre-Application Meeting with County staff before submitting the request for deviation.

8.1.2 Approval of the Level B Plan

The authority to approve this Level B Plan is reserved to Bernalillo County Commission.

8.2 DEVELOPMENT PHASING

Based on the approved Level A Development Agreement, the overall Santolina project shall be developed in multiple phases. Timing, location and size will be determined by market demand or the landowner. Accordingly, Santolina’s infrastructure improvements shall be installed in phases on an as needed basis and sized to serve the proposed phase of the development.

The Santolina Master Plan and this Level B Plan have been planned to create a livable, complete community through an integrated implementation of transportation facilities, land use areas, and design standards. Infrastructure will phased to avoid fragmented, leapfrog development by the up front consideration of transportation options and connectivity, mixed and efficient uses of land, healthy environments, as well as job growth and business diversity.
Future growth within this Level B Plan area will be managed with the following objectives:

- Investing in infrastructure and services in a manner that promotes quality, efficiency, and compact growth.
- Ordered phasing of development through the provision of services to foster mixed-use and compact development patterns.
- Implementation of complete streets for multimodal transportation options. As part of this Level B Plan, street sections promote safe access for all users including pedestrians, bicyclists, motorists, and transit riders.
- Conservation and protection of natural resources. The Level B Land Use Map identifies the preservation of approximately 1,000 acres of public open space.

Development phasing within this Level B Plan area will be sequenced based on the 2025 and 2040 projections for build-out. Development phasing of this Level B Plan area will achieve the following:

- Orderly development that allows urban growth to first be located in areas with existing urban development and existing service capacity; second in existing urban development areas where new service can be provided in conjunction with existing services; and third in the remainder of the Level B Plan area boundaries;
- Preventing the commitment of land to urban growth before the provision of adequate public facilities. Capital facilities, transportation, parks, and open space can be programmed based on an orderly phasing of development; and
- Preventing low density and sprawling development from occurring prior to the ability to support urban densities.

Ensuring the financial tools are available will allow the developer to provide adequate public facility infrastructure so that it is in place prior to new development. Effective growth management has as much to do with timing of development as the planned location of uses. This Level B Plan provides a Land Use Map that identifies target areas for development. Phasing of infrastructure and, subsequently, development is based on the 2025 and 2040 roadway network. Furthermore, phasing for this Level B Plan area depends on serviceability agreements reached with the ABCWUA, as further delineated in section 8.2.9.

8.2.1 No Net Expense

The Comprehensive Plan provides that planned communities shall not be a net expense to the County. As defined in the Level A Development Agreement, “no net expense” is defined as a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The “no net expense” test is satisfied if the County’s on-site public expenditures and off-site public expenditures reasonably allocated to the project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the project.

The Level B Plan analysis for the project must also satisfy the “no net expense” policy. If the development of a phase results in a revenue shortfall, then such shortfall will be mitigated. If the development of a phase results in excess revenue, then such excess revenue will be carried forward and used when applying the no net expense test to future phases.

8.2.2 Timing of Development

Recognition of the size of the project, the time required to complete development, the need for development to proceed in phases and the possible impact of the economic conditions, cycles, varying market condition and financing availability during the course of development, owner(s) and developer(s) shall have the right to develop the property in such order and at such rate and time as the market dictates. This flexibility is subject to the conditions of the Level A Plan approvals, this and future approved Level B Plans and Level C Plans.

8.2.3 Infrastructure Improvements

The Level C Development Agreements will categorize
and trails, or any other County infrastructure improvement, wherever located, constructed for the benefit of the general public, which also benefits the project, the County will accept the conveyance of any such improvements and shall thereafter own, operate and maintain such improvements at its sole cost and expense. The County reserves the right to not accept infrastructure that is not designed and built to the County's standards. The County may incorporate into its Improvement Plan System Infrastructure identified in future Level A Plans, Level B Plans and Level C Plans.

8.2.15 Plans Approved by the County

The County will cooperate with owner(s) and developer(s) in connection with the funding, design and construction of all infrastructure improvements.

8.3 LEVEL B DEVELOPMENT AGREEMENT

A Level B Development Agreement will be submitted to the County for this Level B Plan. Based on the Planned Communities Criteria for Level B Plans, the intent of the Level B Development Agreement is to provide:

- Detailed infrastructure/service agreements covering phasing of the Master Plan and its public services/facilities and designate financial, operational and management responsibility over time
- Measures to mitigate negative consequences of the development
- Augment the Level A Development Agreement by noting items mutually agreed to by the County and owner(s) and developer(s) and committing to their permanency, unless re-negotiated
- Provide a legal recording instrument
- Identify any public/private partnerships, public incentives and include provisions for affordable housing
- Identify public/private agreements for the protection and maintenance of the open space system

Any limitations on development established within the Level A Master Plan Approvals cannot be increased within the Level B Plan Approvals.

8.4 LEVEL C APPROVAL PROCESS

Once the Level B Plan is approved, all subsequent development must comply with its standards and guidelines. The PCC imply that a plan submitted pursuant to the Level B Plan is to be either a Subdivision Plat or a Site Development Plan. According to the PCC, Level C approvals are by “Staff, with pre-application conference.” For the purposes of this Plan, this is construed to mean Bernalillo County Planning Department Staff.

Any limitations on development established within the Level B Plan approvals cannot be increased within the Level C approvals.

This Level B Master Plan encompasses 4,243 acres of a 13,851 acre master planned community. Subsequent Level B Plans will be submitted for the remaining 9,608 acres of remaining land. Future Level B Plans will follow the same process as this Level B Plan and will encompass the appropriate land area and requirements based on the provisions of the PCC.
CHAPTER 3
ZONING
3.1 HOW TO USE THIS PLAN

Achieving the Santolina Vision
The vision of the Santolina Master Plan is to be a community in which jobs and educational opportunities are plentiful and locally accessible; where desirable housing responds to changing demographics and market preferences; where open space and quality of life are preserved and enhanced; and where a true “live, work, learn, and play” community is created for residents.

In order to implement the broad vision themes in the Master Plan Level A Plan, the Level B Plan introduces zoning and design regulation. The regulatory framework provided in this chapter is intended to be flexible, allow creativity through design, while also firm in other criteria therefore requiring standards be followed in order to achieve the overall Master Plan vision.

Relationship between Land Use, Zoning, and Design Standards
Each zone in this chapter, identifies which land uses are allowed to be built by right, which land uses may require a special or conditional use permit, and which land uses may require a special exception. Zone district regulations also specify the minimum lot size, minimum setbacks from property lines, maximum building height, maximum building floor-area-ratio (FAR), maximum impervious area, and minimum off-street parking. Additionally, this chapter also regulates signs, site design, landscaping, and architectural standards. Design standards are fased throughout the zoning chapter. Primarily, the Level B design standards are located in Section 3.6 of this Chapter, but are, in some cases, specific to zones and included in the zone districts in Section 3.4.

Horizontal versus Vertical Mixed-Use
Santolina, like many other communities, embraces the need to allow for walkable neighborhoods as represented in the vision. Allowing mixed uses is an essential component for achieving walkability because compatible land uses, public amenities, and utilities can be layered at various scales and intensities. The variety of uses allows for people to live, work, learn, play, and shop in one general area achieved through adjacency. However, mixed-use can take on many forms.

Two mixed-use categories are used in this plan (1) vertical mixed-use buildings, and (2) horizontal mixed-use blocks or neighborhoods. A vertical mixed-use building combines different uses in the same building. Lower floors should have more public uses with more private uses on the upper floors. Horizontal mixed-use blocks or neighborhoods combine single-use buildings on distinct parcels in a range of land uses within one block. The Santolina Level B Zoning chapter refers to both types of mixed-use. For clarity, if a single zone, such as the Urban Center Zone, allows mixed-use as a permissive use, then this zone allows vertical mixed-use. In general, the Santolina Level B Plan is a mixed-use community because it allows horizontal mixed use such as the Residential Village Center Zone which allows both retail and high density uses within one neighborhood or block.

Relationship to Other Plans and Codes

Albuquerque/Bernalillo County Comprehensive Plan
The City of Albuquerque and Bernalillo County Comprehensive Plan is the Rank I governing plan for all long-range and current development in the City of Albuquerque and Bernalillo County. The Santolina Master Plan Level A Plan is the guiding Rank II plan in this area of the County and complies with the Comprehensive Plan. Santolina Level B Plan area is inside the Comprehensive Plan designated Reserve area. The Reserve area in the southwest mesa includes one Major Activity Center and one Developing Community Activity Center. The Major Activity Center, located west of Atrisco Vista Boulevard and near Interstate-40, corresponds with the Santolina Town Center Zone allowing large retail commercial, highway commercial, neighborhood commercial, and some high density residential uses. The Developing Community Activity Center, located at the intersection of Atrisco Vista Boulevard and Dennis Chavez Boulevard, corresponds with the Urban Center Zone allowing neighborhood commercial, office and institutional, and high density residential uses.

Bernalillo County Zoning Code
Santolina Level B zoning is administered, regulated, and enforced by the Bernalillo County Planning and Development Department. Zones in this Chapter are structured in such a way that the most closely related Bernalillo County.
County zone is used as a foundation and customized to implement specific Santolagina Level A intent and vision. There are several references in this Chapter to the Bernalillo County Zoning Code. Where the Santolina zoning regulations conflict, the Santolina regulations shall prevail. Where the Santolina zoning regulations are silent, the Bernalillo County Zoning Code shall be enforced.

Requests to change the zoning of a parcel within the Santolina Master Plan area follow standard procedures for County Rank III Sector Plan amendments. Applicants will be expected to address any applicable goals and policies of this Plan in their justification for rezoning, along with those of other relevant plans.

**Development Process**
- To Be Determined based on future conversations with the County Planning Staff and Zoning Administrator
- Cluster Housing will be approved by the ZA and Public Works will review prior to approval.

### 3.2 SPECIAL USE PERMIT REGULATIONS

See *Bernalillo County Code of Ordinances. Zoning Section 18*

Special Use Permits may authorize uses with the exception of:
- Airport.
- Amusement Park.
- Asphalt and Batching Plant.
- Auction Yard.
- Cemetery.
- Contractor's yard.
- Drive-in theater.
- Feedlot.
- Golf Course.
- Foster group home; penitentiary, correctional or mental institution.
- Mining, excavating, removing, processing, stockpiling, or distribution of rock, sand gravel, clay, pumice, scoria, decomposed granite, or similar materials, or batching plant.
Mobile home/manufactured home park.
- Ore reduction, smelting.
- Overnight Campground.
- Pet Cemetery.
- Racetrack for Autos.
- School Bus Operation and Parking Lot.
- Storage facility for hazardous waste materials.

3.3 DEFINITIONS

ACCESSORY LIVING QUARTERS. Living quarters within an accessory building containing one bedroom, one living room, one bathroom, one closet, one mechanical room, no kitchen facilities and to be occupied by no more than two persons, shall not be rented or otherwise used as a dwelling unit and does not exceed 500 square feet in area.

CHURCH. A church or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter or day care facility operated by the church on the church's principal premises which is used regularly for public worship.

CLUSTER HOUSING. Allows Homes to be grouped together while the remaining land is reserved for open space. Such siting of homes allow for preservation of views and open space. The pattern may allow for growth but also preserves land as well as infrastructure. Developers are allowed to develop at a higher density as an incentive to develop cluster communities. Clustering allows the developer to save on the cost of streets, water, and sewer lines and other infrastructure because of the reduced distances between structures and lots. Cluster housing may require formation of a homeowners association or other strategies to manage the open space of other areas owned in common.

BERNALILLO COUNTY CODE OF ORDINANCES (CURRENT DEFINITION)
Cluster Housing Development. A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, unless otherwise permitted by a policy adopted as part of an Area Plan, Sector Development Plan, or Master Plan and the remaining land area is devoted to open space, active recreation, or preservation of environmentally sensitive areas or agriculture.

COURTYARD HOUSING. Housing that includes a clearly defined courtyard open space provided to serve as the focus for the housing units.

FOOD CART/TRUCK. Any wagon, truck, push cart, or vehicle self-propelled or otherwise movable from place to place from which any person sells, offers for sale, or gives away, beverages, food, or any food product for human consumption.

HEIGHT. When applied to a building, means the vertical distance above the grade at each façade of the building, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building.

HOME OCCUPATION. Any occupation or activity clearly incidental and secondary to use of the premises for a dwelling.

LARGE RETAIL FACILITY. A single tenant structure with at least 75,000 square feet of net leasable area for the purpose of retailing. A shopping center site with a main structure of 75,000 square feet or more is a LARGE RETAIL FACILITY.

MOTOR COURT HOUSING. Housing with up to six single dwellings may share a single drive lane access to a public street through the use of a motor court layout.
SECONDARY DWELLING UNITS. Living quarters with an accessory building containing a kitchen, provided:

A. The Secondary Dwelling Unit is clearly located in a separate structure and incidental to the primary dwelling unit. In no case can the Secondary Dwelling Unit be larger than the primary dwelling unit.

B. There shall be no more than either one Secondary Dwelling Unit or one Accessory Living Quarters per premise. In no case shall both be allowed on one premise.

C. Occupancy: The property owner or beneficiary of an ownership trust described in a deed to the property must occupy either the primary or secondary dwelling unit. Upon request by the County, the property owner or beneficiary of an ownership trust shall provide proof of occupancy. A current government-issued photo identification with an address matching the property shall constitute proof of residency for purposes of this ordinance.

D. If such use is approved, the property owner shall record the terms of the approved Conditional Use Permit, together with a signed acceptance of such terms, with the County Clerk prior to occupancy of the SDU.

SIGN, ELECTRONIC DISPLAY/BOARD PANEL. A sign which presents information that is transmitted in various visual forms and includes types such as: flat screen, active display matrix, or any electronic display capable of displaying multiple communications, images, graphics in mono, tri and/or full color. Such displays include but are not limited to current and future technology such as: Light Emitting Diods (LED), Liquid Crystal Display (LCD), Plasma Display Panels (PDP), 3D Holography, pixel or subpixel technology, other fiber optics or illumination devices within the display area. The electronic control allows for programmable, electronic changing messages used primarily for the purpose of advertising, marketing messages, display of time-sensitive and other updatable information.

For additional Definitions reference Bernalillo County Code of Ordinances.

3.4 ZONING

The Approved Santolina Level A Master Plan established a PC Zoning framework for future Level B plans. The Level A Master Plan established seven land use districts including:

A. Low Density Residential Zone
B. Medium Density Residential Zone
C. High Density Residential Zone
D. Residential Village Center Zone
E. Urban Center Zone
F. Town Center Zone
G. Business Park Zone
H. Industrial and Business Park Zone
I. Office and Institutional Zone
J. Commercial Zone

This Level B Plan provides more detail concerning specific uses, standards and available sub-land use districts. The permissive uses within these sub-land use districts fall within the identified general permissive uses as specified within the Level A Master Plan. Unless otherwise specified, terms shall be as defined in the Bernalillo County Zoning Ordinance in effect at the time of approval of this Level B Plan.

This Level B Plan has been designed to be consistent with the intent and framework established by the Approved Santolina Level A Master Plan. As envisioned by the PCC, the Level B Plan is a refinement to the Level A Master Plan providing more detail concerning land uses, transportation, zoning and other design elements. This Level B Plan sets the stage for future Level C Plans that are the implementation of these plans in the form of subdivisions, site plans and ultimately the construction of structures. Ensuring flexibility in the implementation of these plans is critical to the success of the Santolina Master Planned Community.
SANTOLINA LEVEL B PLAN

Residential Village Zones

The Level B Plan includes portions of three of the Residential Villages as identified in the Level A Master Plan. This Level B Plan defines the specific land uses within the Residential Villages. These uses are consistent with the Site Characteristic section of the approved Santolina PC Zone. The Santolina PC Zone set more intense uses along major roadway corridors and less intense uses interior to the Residential Villages. At this time, the Residential Villages within this Level B Plan include the following Residential Village Zones and their permissive and conditional uses:

A) Low Density Residential Zone
B) Medium Density Residential Zone
C) High Density Residential Zone

Design Standards for Residential Village Zones

A. Height. See Section 3.3 Definitions above for how to measure height.
   1. In the Low Density Residential Zone - structures shall not exceed 26 feet in height.
   2. In the Medium Density Residential Zone – Structures shall not exceed 50 feet in height.
   3. In the High Density Residential Zone – Structures shall not exceed 78 feet in height.

B. Lot Size.
   1. In the Low Density Residential Zone:
      a. Minimum lot area of 5,000 square feet and a minimum lot width of 50 feet.
   2. In the Medium Density Residential Zone:
      b. For a townhouse, minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per dwelling unit.
      c. For a townhouse, motor court, cluster or townhouse, minimum lot area shall be 1,760 square feet; minimum lot width shall be 18 feet.
      d. For a house, minimum lot area shall be 3,600 square feet per dwelling unit; minimum lot width shall be 36 feet.
   3. In the High Density Residential Zone:
      a. No minimum lot size, minimum lot width and depth shall be 150 feet for apartments.

C. Setback.
   1. There shall be a front yard setback of not less than 15 feet.
   2. On a corner lot, the side yard setback adjacent to the side of the street shall be as follows:
      a. If the rear yard abuts the front yard of a residential zoned lot, not less than 20 feet.
      b. In no case shall it be less than ten feet.
   3. Side yard setbacks which are interior, i.e., measured from side lot lines which are not adjacent to streets, shall be either:
      a. Not less than five feet on each side or, side yard setback shall provide 10 feet of separation between buildings.
   4. There shall be a rear yard setback of not less than 15 feet.

D. Off-Street Parking.
   1. Off-street parking shall be as provided in the Bernalillo County Zoning Ordinance.
   2. Maximum front yard setback area that can be an improved parking and maneuvering area: 60%, but no more than 30 feet wide or the width of the front of the garage, whichever is narrower.
   3. Parking on any portion of a front yard setback area, other than the improved parking and maneuvering areas, is prohibited.
CHAPTER 3: ZONING

E. Usable Open Space.

1. Usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom dwelling unit, 250 square feet for each two-bedroom dwelling unit and 300 square feet for each dwelling unit containing three or more bedrooms.

2. Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space, planted and maintained according to an approved landscape plan.

F. Materials. Barbed tape, razor wire, barbed wire or similar materials are prohibited.

A. LOW DENSITY RESIDENTIAL ZONE

A. Permissive Uses.

1. House, one per lot.

2. Accessory use:
   a. Accessory structures (non-commercial), maximum of 2 per lot shall be limited to an area of 600 sq. ft. or less. However, greenhouses are limited to 25% of the rear plus side yard areas in addition to other types of accessory structures. (Bernalillo County Section 9.B.2.c)
   b. Antenna (non-commercial), up to 65 feet in height.
   c. Home occupation.
      There shall be no exterior display, no exterior storage of materials, no nuisances emitted from the premises and no other exterior indication of the home occupation or variation from the residential character of the main building. The home occupation shall not be open to the public (clients, customers, patients, patrons, or similar individuals or groups) unless specifically approved as a Conditional Use. Only members of the residing family are employed, unless approved as a Conditional Use for a single, additional employee. Not more than 25 percent of the floor area is devoted to the home occupation, nor more than 600 square feet of accessory building and sign identifying the activity, (Refer to signage guidelines for residential uses) provided:
      (1) The activity is clearly incidental and secondary to use of the premises for a dwelling.
      (2) Only members of the residing family are employed at such location.
      (3) One related on premise sign is permitted, provided:
         (a) It does not exceed one square foot in area.
         (b) It is a non-illuminated wall sign.
   d. Recreational vehicle, boat, or boat and boat-trailer parking as follows:
      (1) Inside parking;
      (2) Outside parking in the side yard or the rear yard, provided no part of the unit extends over the public sidewalk; and not parked in clear site triangle (must be screened)
   e. Sign, wall mounted and monument signage shall be permitted for individual neighborhoods and shall be approved as part of the subdivision plat.

3. Garage Sale
4. Public or private Park.
5. Public or private school, Where children are given a general education equivalent to any of the first twelve grades of public schools.
6. Public utility structure.
7. Real estate office and an incidental sign in connection with a specific development, provided
it is not used as living quarters during the time it is used as an office and further provided
that it is limited to a period of one year unless the time is extended through approval from
the Zoning Administrator.
8. Wireless Telecommunications Facility which is concealed or located on a public utility
structure. (Refer to Section 22.5 of the Bernallillo County Code of Ordinance)
B. Conditional Uses
1. Cluster Housing Development. (CHD)
   a. Allowed for tracts with a minimum of 2 acres.
   b. The number of dwelling units permitted in a CHD is determined by dividing the site
      area by the minimum lot size permitted rounded to the nearest whole number.
      However, the number of dwellings in a CHD may not be more than 50.
   c. The dwelling units may be houses or townhouses or any combination thereof.
   d. The minimum setbacks are as follows:
      (1) Front – 15 feet except driveways shall not be less than 20 feet long.
      (2) Rear – 15 feet for houses and townhouses unless adjoining R-1, RA-1, RA-2, or
          RO-1 zoned land, in which case the setback for townhouses shall be 25 feet.
      (3) Side – there shall be no required side yard setback except that there shall be
          a minimum setback of five feet for all side yards contiguous with the CHD
          boundary.
   e. A minimum of 30% of the gross area of a CHD or 100% of the area gained through lot
      size reductions, whichever is greater, shall be set aside as Open Space.
   f. The CHD may be used for agriculture, landscaping, recreation, open space or any
      combination thereof. It may be composed of separate tracts but each shall have
      a minimum length and width of 35 feet and shall be visible from a public right-
      of-way. Land used for streets, driveways, parking, sidewalks and private yards may
      not be counted as part of a CHD. No buildings or structures are permitted in a CHD
      except those necessary for the operation and maintenance of the CHD. A CHD may
      have underground easements. The CHD shall be set aside by the developer either
      as a Private or Public CHD. A Private CHD shall be created, subject to a finding of
      suitability by the Zoning Administrator, through a land use easement acceptable to
      the Zoning Administrator. A Public CHD may be created by dedication of land to the
      County.
   h. Allowed as a condition use in the Low Density Residential zone if sewer is available.

2. Secondary Dwelling Units. Living quarters with an accessory building containing a kitchen,
   provided:
   a. Size. The footprint of a Secondary Dwelling Unit shall not exceed:
      (1) Maximum 650 net square feet for lots 5,000 square feet or less.
      (2) Maximum 800 net square feet for lots greater than 5,000 10 square feet but
          not greater than 10,000 square feet.
      (3) Maximum 1,000 net square feet for lots greater than 10,000 12 square feet.
      (4) A garage or shed attached to the Secondary Dwelling Unit shall not count
          towards the square footage limitation. The garage or shed shall not exceed
          50% of the size of the 16 secondary dwelling unit.
      (5) All accessory buildings, including Secondary Dwelling Units, must comply with
          County height and area requirements for low density residential zones
   b. Setbacks: Secondary dwelling units shall be located to the rear of the primary
      dwelling unit except on irregularly-shaped lots where side yards are larger than
      rear yards, in which case a secondary dwelling unit may be located in the side yard
      provided required setbacks are met. There shall be a minimum of 10 feet separation
      between the primary dwelling unit and the secondary dwelling unit. In addition to
      the building separation requirement, the following minimum setbacks from the
      property line shall apply:
      (1) Side: 5 feet
(2) Rear: 5 feet
(3) On corner lots, the street side setback shall be a minimum of 10 feet.
c. Height: Secondary dwelling units shall not exceed one story and 18 feet 2 in height, with the following exception:
(1) Where a property is accessed by an alley, a Secondary Dwelling Unit may be built over a garage, provided the garage is accessed only from the alley and the total height of the structure does not exceed 22 feet or the height of the primary dwelling unit, whichever is shorter.
d. Parking: One off-street space per unit.
e. Design: The design of the secondary dwelling unit shall relate to the design of the primary dwelling unit by use of similar exterior wall materials or finishes, architectural style and elements, including but not limited to roofing materials and roof pitch.

B MEDIUM DENSITY RESIDENTIAL ZONE

This zone provides suitable sites for attached or detached housing and uses incidental hereto.

A. Permissive Uses.

1. Uses permissive in the Low Density Residential Zone
2. Houses, not limited to one per lot and provided that there are not over 15 dwelling units per net acre.
3. Townhouses,
4. Cluster housing (as defined above)
5. Courtyard housing.

C HIGH DENSITY RESIDENTIAL ZONE

This zone provides suitable sites for the highest density housing outside of Urban Centers. It is most appropriately mapped adjacent to commercial, office, or employment centers, where primary access to a major street is available.

A. Permissive Uses.

1. Uses permissive in the Medium Density Residential Zone, provided there are not over 30 dwelling units per net acre, unless the property is located on a collector or arterial where the density may increase to not over 50 du/acre.
2. Uses incidental to an apartment such as day care center, news, cigar, or candy stand, delicatessen, personal-service shop and the like, are permitted with an apartment development.

Conditional Uses in all Residential Zones
All conditional uses shall be filed with the Zoning Administrator on a form and accompanied by such data and information as the Zoning Administrator may prescribe.

1. Accessory living quarters.
2. Animal keeping, commercial.
3. Construction office in connection with a specific construction project provided it is limited to a period of one year unless the time is extended through a new conditional use.
4. Health care, including physicians, massage, therapy, etc. in association with a senior housing project.
5. Public library.
6. Public utility structure which is not permissive.
7. Recreational facility, such as community center, swimming pool, tennis club (owned by
government, HOA or non-profit).

8. Walls, fences and retaining walls, in a setback area where height is normally limited to three feet, up to five feet high when less than ten feet from the property line and up to six feet high when ten or more feet from the property line, provided it is attractive and in harmony with its site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape.
   a. A wall or fence shall not be approved unless the Traffic Engineer finds that the specific plan approved would not be a hazard to traffic visibility.

D. RESIDENTIAL VILLAGE CENTER ZONE

At this time, the Level B Plan includes portions of three of the Residential Villages identified in the Level A Master Plan. As an important component of the Residential Villages, small neighborhood commercial and public facilities are needed. These neighborhood services are located within Residential Village Centers. At this time, this Level B Plan defines the specific land uses allowable within the Residential Village Centers. These uses are consistent with the Site Characteristic section of the PC zone that proposed more intense land uses along the major roadway corridors and at major intersections. The Residential Village Centers include the following sub-land use categories and their permissive and conditional uses:

1) Village Center Use Category
2) Office Institutional Use Category
3) High Density Residential Use Category

1) Village Center Commercial Use Category

The purpose of this use category is to provide for retail business and services serving primarily the residents of the surrounding neighborhoods and to minimize any adverse effects on nearby residential development.

A. Permissive Uses:

1. Retail sales of goods and services, including package liquor sales in conjunction with a full service drug or grocery store.
2. Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
4. Beauty and barber shop.
5. Community garden.
6. Church
7. Mixed use development both horizontal or vertical with residential and non-residential uses combined in the same building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Village Center Commercial Zone, plus incidental activities such as the creation of arts and craft items for resale or similar activities.
8. Medical Clinic.
9. Interior decorating shop.
11. Shoe repair shop, shoeshine stand.
12. Dwelling, provided that it has a minimum density of 20 du/acre and a maximum density of 30 du/acre.
13. Drive-in/Drive-thru establishment such as a bank, drugstore, restaurant, food store, coffee shops, refreshment stand provided that a solid wall or fence at least six feet high is erected along the side of all areas abutting or contiguous to any residential zone and further provided that there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
14. Farmers Market, provided the event is issued a Special Event's permit by Bernalillo County.
15. Food Carts/Trailers are permitted to operate on private non-residential property, provided:
   a. The Food Carts/Trailers and any associated tables, chairs, displays, umbrellas, or the like, must not physically occupy or obstruct access to any parking stalls necessary to meet the minimum parking requirements for the on premise land uses (if any), except that this requirement does not apply if the mobile food unit is operating outside of the hours of operation of the on premise uses.
   b. The Food Carts/Trailers and any associated tables, chairs, displays, umbrellas, or the like, must not obstruct any designated ingress or egress from the property, or any designated drive-aisle.
   c. The Food Carts/Trailers has written permission from the property owner for use of the site, a copy of which shall be kept and maintained in the mobile food unit and made available for review by any County inspector at all times during operation of the mobile food unit at the site.
   d. The Food Carts/Trailers operator must provide receptacles for disposal of all food truck generated refuse.
   e. Every Food Carts/Trailer is subject to, and must comply with, the general noise restrictions prescribed by Section 30-116 of the Bernalillo County Code of Ordinance, and all other relevant requirements and restrictions of local, state, and federal law.

15. Food Carts/Trailers are permitted to operate on private residential property, provided
   a. The Food Carts/Trailers has written permission from the property owner for use of the site, a copy of which shall be kept and maintained in the Mobile Food Unit and made available for review by any City inspector at all times during the operation of the Mobile Food Unit at the site.
   b. Food Carts/Trailers may not operate on the same residential property more than 12 days per year.
   c. The Food Carts/Trailers operator must provide receptacles for disposal of all food truck generated refuse.

16. This section establishes land use regulations pertaining to Food Carts/Trailers. Food Carts/Trailers shall comply with all other applicable requirements of the traffic code. Other aspects of Mobile Food Units are regulated in other parts of the County Code of Ordinances. Please refer to Chapter 82 and Chapter 42 Health and Sanitation.

17. Laundry, laundromat with or without drive thru (without on-site dry cleaning facility

18. Mixed use development both horizontal or vertical with residential and non-residential uses combined in the same building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Village Center Commercial Zone, plus incidental activities such as the creation of arts and craft items for resale or similar activities.

19. Office.
20. Restaurant with full service liquor license.

21. Service Station, including the sale of liquefied petroleum gas for consumption but not for resale:
   a. Any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
   b. If any lubricating, storage or washing is done outside a building, a solid wall or fence six feet high shall be maintained between such activity and any abutting residential property.

B. Prohibited Uses:

1. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by the approved Level A or Level B Plan; or

2. Any use not recognized as customarily incidental to a permitted use in the zone.

C. Conditional Uses:
The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in the Bernalillo County Zoning Ordinance.

1. Amateur radio antenna/tower 65 to 100 feet as measured from grade.
2. Dry cleaning (clothes) agency or clothes pressing establishment provided that:
   a. All activities are conducted within an enclosed building.
   b. Not more than three persons are engaged, exclusive of pressers and office, clerical or delivery personnel.
   c. The establishment is operated principally as a retail business and
   d. That portion of the building in which any cleaning process is done shall be at least 50 feet from any residential zone.
3. Garage for automotive repair provided it complies with the following:
   a. Any automotive repair shall be conducted within a completely enclosed building located at least 20 feet from any residential property.
   b. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
4. Studio for instruction in music or dance.
5. Wireless facilities. (Please refer to Section 22.5 of the Bernalillo County Code of Ordinances.)

2) Permissive and Conditional Uses as permitted in the Office and Institutional Zone

3) Permissive and Conditional Uses as permitted in the High Density Residential Zone

E. URBAN CENTER ZONE

The Level B Plan includes the eastern half of the Urban Center as identified in the Level A Master Plan. The Urban Center is a dynamic, high-density core where office, recreation, commercial, civic, educational, multi-family residential, retail and entertainment uses come together and serves as a destination for residents to “live, work, shop and play”. The eastern portion of the Urban Center is anticipated to have an education focus. The Urban Center includes the following sub-land use categories and their permissive and conditional uses:

1) Permissive and Conditional Uses as permitted in the Commercial Zone
2) Permissive and Conditional Uses as permitted in the Office and Institutional Zone
3) Permissive and Conditional Uses as permitted in the High Density Residential Zone

F. TOWN CENTER ZONE

The Town Center has excellent access off Interstate 40 and is anticipated to facilitate large retail facilities, entertainment, hotels, office, auto sales, lodging, hospitals, office, mixed-use and high density residential. The Town Center consists of a single use category:

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the Town Center Commercial Use Category. The purpose of this use category is to provide for commercial uses and to regulate such uses in such a manner as to provide for appropriate community commercial uses.

Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building and premises shall be maintained on site.

A. Permissive Uses:
Any permissive and conditional use allowed and as regulated in the Neighborhood Commercial Zone, with the exception of apartments and multiple single family dwellings and the following permissive uses:

1. Garage for automotive repair.
2. Hotel or motel.
3. Apartments and senior living as regulated in the High Density Residential Zone.
4. Retail store business, or shop in which products may be manufactured, compounded, processed, assembled, or treated, incidental to the retail operation including carpentry, ceramics, fabric cutting and sewing, furniture making, upholstering, sign painting, making of rubber or metal stamps, interior decorating, catering, baking, confectionery making, weaving, or jewelry or curio making, provided it complies with the following requirements:
   a. All activities shall be conducted within a completely enclosed building and any outside storage shall be enclosed by a six-foot solid wall or fence.
   b. Any such store shall be operated principally as a retail business.
   c. Activities or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other cause.
5. Large retail stores and distribution facilities.
   a. Responsibilities of Applicants and Developers, shall apply to the following, as determined by the County Planning Commission (CPC):
      (1) New construction of a large retail facility;
      (2) Change of use from a non-large retail facility to a large retail facility defined as: A single tenant structure with at least 75,000 square feet of net leasable area for the purpose of retailing;
      (3) Building expansion of more than 50% of the existing square footage.
   b. Building expansion of 10% to 50% of the existing square footage of an existing large retail facility shall be subject to the following requirements:
      (1) Pre-application meeting.
      (2) Compliance with the large retail facilities design regulations as determined by the CPC. The CPC before issuing final design regulations shall request input from neighborhood associations with boundaries that are within 200 feet of the proposed project.
   c. Building expansion up to 10% of the existing square footage and building renovation of an existing large retail facility shall comply with the design regulations in this section to the extent possible as determined by the Planning Director.

Location and Access of Large Retail Facility. The following regulations manage the location and design of large retail facilities. These regulations are necessary for the proper functioning and enjoyment of the community. They protect the quality of life within surrounding residential areas, support efficient traffic flows, and provide consistent regulations for such facilities. Large retail facilities shall be located to secure adequate street capacity to transport pedestrians and vehicles to and from large retail facilities, and discourage traffic from cutting through residential neighborhoods. The regulations result in efficient and safe access for both vehicles and pedestrians from roadways in the Metropolitan Transportation Plan to neighborhoods in the vicinity of large retail facilities. The Planning Director, after initial review of a large retail facilities proposal, may require the site to comply with the next level of large retail facilities regulations.

a. Large retail facilities containing 75,000 to 90,000 sq. ft. net leasable area are:
(1) Required to be located adjacent to and have primary and full access to a street designated as at least a collector in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and having at least two through traffic lanes.

b. Large retail facilities containing 90,001 to 124,999 sq. ft. net leasable area are:

(1) Required to be located adjacent to and have primary and full access to a street designated as at least a collector in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and having at least four through traffic lanes.

c. Large retail facilities containing 125,000 square feet or greater of net leasable area are:

(1) Required to be located within 1,200 feet (1/4 mile) of the intersection of two roadways, both of which are designated as at least a collector street in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and shall have full access to these roadways. One of the adjacent roadways shall have at least four through traffic lanes and the other adjacent roadway shall have at least six through traffic lanes or is designated a limited access principal arterial in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and have a minimum of four lanes.

(2) If an arterial or collector street has yet to be built to its full cross-section and does not have the required number of lanes, the large retail facility may have access onto the roadway if the roadway is identified on the Metropolitan Transportation Plan as having the required number of lanes at full build-out.

(3) If access control policies prohibit access onto one of the adjacent roadways, a local road may be used as access if it has direct access to at least two roadways that are identified on the Long Metropolitan Transportation Plan, does not pass directly through a residential subdivision and at least one of the intersections is signalized.

(4) If access to a location fulfills the criteria of this section but control policies outside the city jurisdiction prohibit access onto one of the adjacent arterial or collector streets, the remaining arterial or collector street may serve as the sole access if it has direct access to two intersections with an arterial and the intersections are signalized.

(5) If warrants are met, the intersection of the primary driveway and the arterial street shall be signalized, unless prohibited by the City Traffic Engineer for safety reasons, at the expense of the applicant. The applicant may place the name development on the mast-arm of the signal.

6. Retailing of any consumer product and provision of any customer, personal, or business service, provided it is not listed as a conditional use in this zone.

7. Automobile, truck, trailer, recreational vehicle, motorcycle and all-terrain vehicle sales, provided that any such area be surfaced with higher-type paving and a solid wall or fence six feet high shall be maintained along any side of such are abutting or contiguous to any residential zone.

8. Auto, trailer, recreational vehicle, motorcycle and all-terrain vehicle and truck rental, service, or storage, provided the lot is graded and surfaced.

9. Drive-in restaurant or refreshment stand, provided the site is enclosed by a solid wall or fence six feet high on all sides abutting or contiguous to residential property, provided there are no audible devices.

10. Furniture, hardware, or home appliance store.

11. Hospital for animals, kennels.

12. Lumberyard and building material sales (retail) provided all storage is within a building or
enveloped by a six-foot solid wall or fence on all sides and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence.

13. Printing, publishing, lithographing, blueprinting or photostating establishment.
14. Rental or sale of household, yard and garden equipment, provided all storage is contained within an enclosed building or enclosed by a six-foot high solid wall or fence on all sides abutting residential property.
15. Restaurant with full service liquor license.
16. Indoor storage of household goods.
17. Medical and hospital uses.
18. Mixed use development both horizontal or vertical with residential and non-residential uses combined in the same building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Village Center Commercial Zone, plus incidental activities such as the creation of arts and craft items for resale or similar activities.
19. Education facilities.
20. Amusement enterprise (indoor and outdoor), provided any lighting shall be so located, screened or shaded so as not to reflect off the premises as follows:
   a. Baseball batting or archery range, provided the area shall be fenced or otherwise designed to prevent any balls or arrows from going off the premises.
   b. Miniature golf course.
   c. Swimming pool operated as a commercial enterprise including commercial activities specifically related to such use, such as the sale or rental of swimming equipment and the usual concession stands, provided any such use shall be enclosed by a wall or fence at least eight feet high. The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m.
   a. Outdoor live entertainment.

B. Height Regulations Non-residential. 100 feet. See Section 3.3 Definitions above for how to measure height.

C. Area Regulations:
(Please see Design Standards for Residential Village under the High Density Residential Zone)
1. Front Yard. There shall be a front yard setback having a depth of not less than 10 feet.
2. Side Yard. No side yard setback is required.
3. Rear Yard. There shall be a rear yard setback having a depth of not less than 15 feet.
4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulations Section of the Bernaillo County Zoning Ordinance.

D. Landscape and Buffer Landscaping. As required by the Landscaping and Buffer Landscaping Section of the Bernaillo County Zoning Ordinance.

G. BUSINESS PARK ZONE

At this time, the Level B Plan includes the eastern portion of the Business Park as identified in the Level A Master Plan. It is envisioned to house large job generators such as emerging technologies, research and development, light manufacturing, educational campuses and/or healthcare industries. The Business Park consists of a single use category:

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section are the regulations in the Business Park Zone. The purpose of this zone is primarily for community
commercial uses, light manufacturing, light fabricating, warehousing and wholesale distribution, general office and business uses, research and development and educational uses, with off-street loading and off-street parking for employees, with ready access to arterial roadways and highways. The regulations in this zone provide for the health, safety and welfare of the residents.

A. Permissive Uses.

A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

1. Amateur Radio Antenna/Tower up to 65 feet as measured from grade.
2. Automobile, motorcycle, bicycle, motorized bicycle (moped), all-terrain vehicle and small engine repairing, but no bodywork. Repairing shall be done within a completely enclosed building at least 20 feet from any Low or Medium Density Residential Zone. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
3. Auto parts and supply retail sales.
4. Banking and loaning money.
5. Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any Low or Medium Density Residential Zone.
7. Cold storage plant.
8. Delivery service.
9. Drive-thru facilities such as banks, drugstores, dry cleaners, restaurants and similar uses provided there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
10. Drug store.
11. Dry cleaning, laundry, clothes pressing, dyeing works (including rug works and rug and carpet cleaning), provided: Only nonflammable or noncombustible materials are used in the cleaning process.
12. Foundry, casting of nonferrous metal, provided there shall be no fumes or odors discernible beyond the premises.
13. Health gymnasium.
15. Jewelry sales, manufacture and supplies.
16. Laboratory (experimental or testing).
17. Laundry, cleaning, or dyeing works, including rug works and rug and carpet cleaning.
18. Office.
19. Paint store (Retail).
20. Photographic equipment sales and/or service.
21. Public utility structure and public building including fire and police stations.
22. Radio and/or television station and/or motion picture industry activities.
23. Restaurant with full service liquor license.
24. Sales and display rooms or buildings for wholesalers, distributors.
25. Service station, the sale of liquefied petroleum gas, but not for resale, provided any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.

The following uses must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned residential and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:

   a. Machine shop, blacksmith shop, ornamental iron shop, welding shop.
b. Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.

c. Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, mechanical devices, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys and novelties.

d. Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices and eaves.

e. Warehouse.

f. Food processing.

26. One residence (single family dwelling or area within a business where a single person/ caretaker resides) per business for a security resident employed on the premises provided that such accommodations are not used as rental property.

27. Wireless Telecommunications Facility, provided that it satisfies the requirements of the Bernalillo County Zoning Ordinance and as specifically allowed below:
   a. Face-mounted wireless telecommunications facility.
   b. Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
   c. Concealed wireless telecommunications facility.
   d. Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure.

B. Conditional Uses.

The following uses may be permitted, if approved by the Zoning Administrator, in accordance with the procedures and under the conditions set out in the Administration Section of this ordinance with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.

1. Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade.

2. Mixed use development with residential and non-residential uses combined in the same building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Business Park Zone, plus incidental activities.

C. Height Regulations. 100 feet.

D. Area Regulations:

(Please see Design Standards for Residential Village under the High Density Residential Zone.)

1. Front Yard. There shall be a front yard setback having a depth of not less than 10 feet.

2. Side Yard. None required except on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard setback of not less than five feet in width.

3. Rear Yard.

E. Off-Street Parking and Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces, shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulation Section of the Bernalillo County Zoning Ordinance.
H. INDUSTRIAL & BUSINESS PARK ZONE

The Industrial and Business Park is ideally situated to provide sites for large industrial users, power generating and heavy industrial users not suitable for smaller business park or in close proximity to the residential neighborhoods. The northern portion of this area is included in the Level B Plan. The Town Center consists of a single-use category:

At this time, the purpose of this use category is primarily for light manufacturing, light fabricating, warehousing and wholesale distribution with off-street loading and off-street parking for employees and with access to arterial highways or railroads.

A. Permissive Uses.

A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site:

1. Any permissive or conditional use listed and as regulated in the Business Park Zone except as qualified above.
2. Bottling plant.
3. Cold storage plant.
4. Feed or fruit storage or sales (wholesale), provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting residential property.
5. Foundry, casting of lightweight, nonferrous metal, provided there shall be no fumes or odors discernible beyond the premises.
6. Ice plant (wholesale).
7. Laboratory (experimental or testing).
8. Laundry, cleaning, or dyeing works, including rug works, including rug and carpet cleaning.
9. Any permissive or conditional use listed in the Business Park Zone.
10. Boiler works.
11. Iron or steel foundry or fabrication plant, forging, rolling, or heavy weight casting.
12. Manufacture of the following:
   a. Acetylene gas.
   b. Alcohol.
   c. Asphalt.
   d. Brick, tile, terra cotta.
   e. Chemicals.
   f. Paint, oil (including linseed), shellac, turpentine, lacquer, varnish.
   g. Petroleum byproducts.
   h. Plastics.
   i. Soap.
   j. Sodium compounds.
   k. Tar products.
14. Salvage yard for storage and sale of used materials such as metal, rope, paper, glass, leather, rags, lumber, plastic and equipment made of these materials, provided the yard is enclosed by a solid fence or wall at least six feet high on all sides facing or abutting land zoned residential.
15. Uses which must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high and which must be solid along the sides of the site facing or abutting land zoned low or medium density and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:
   a. Building material storage and sales.
   b. Concrete or cement products manufacturing, batching plant, gravel or sand removal activity, stockpiling, processing or distribution provided it complies with
the following requirements:
(1) Any gravel removal activities shall be conducted in accordance with sound engineering practices.
(2) Depleted land shall be rehabilitated by grading or backfilling with non-noxious, nonflammable, noncombustible solids.
(3) Depleted land shall be graded or backfilled so as not to collect or permit stagnant water to remain therein.
(4) Depleted land shall be so graded or backfilled that it will result in topography in substantial conformity to the land immediately surrounding it and which will minimize erosion caused by rainfall and runoff.
(5) Concrete or cement products manufacturing, batching plant, or processing of stone shall be conducted in accordance with current environmental pollution controls.
c. Contractor's equipment storage, rental, or sale; contractor's yard.
d. Fuel storage or sales (wholesale).
e. Machine shop, blacksmith shop, ornamental iron shop, welding shop.
f. Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.
g. Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: Bakery goods, batteries, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys and novelties.
16. Sheet metal working, including the making of heating or ventilating products or equipment, cornices and eaves.
17. Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.
18. Warehouse.
19. Food processing.
20. Auction of livestock.
21. Auto dismantling yards, junkyards, storage and salvage yards and yards used for the open storage of materials, provided they are enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned residential and provided further that inoperative automobile bodies, or parts thereof, are not stacked to a height above the height of the required wall or fence.
22. Accessory uses to any of the foregoing.
23. Solar, wind or biofuel power generating facility.
24. Asphalt batching plant provided the site is enclosed by a solid wall or fence six feet high on all sides abutting residential property.

B. Prohibited Uses:
1. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by the approved Level A or Level B Plan; or
2. Any use not recognized as customarily incidental to a permitted use in the zone.

C. Height Regulations. 150 feet. See Section 3.3 Definitions above for how to measure height.

D. Area Regulations:
SANTOLINA LEVEL 8 PLAN

1. Front Yard. There shall be a front yard having a depth of not less than 20 feet.
2. Side Yard. None required except on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard of not less than five feet in width.
3. Rear Yard. There shall be a rear yard having a depth of 15 feet.
4. Off-Street Parking and Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulation Section of the Bernalillo County Zoning Ordinance.

I. OFFICE AND INSTITUTIONAL ZONE

The purpose of this use category is to provide sites suitable for office, business, service and institutional uses.

Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site:

A. Permissive Uses:

1. Beauty shop, barber shop.
2. Church, or other place of worship, including the usual incidental facilities.
3. Day spa.
4. Incidental uses within a building most of which is occupied by offices and/or dwelling units such as news, cigar or candy stand, restaurant, personal service shop, and the like, provided the incidental uses comply with the following:
   a. The use is intended primarily for the use of the occupants of the structure.
   b. At least 10,000 square feet of floor area are contained in the structure.
   c. The use is limited to a maximum of ten percent of the total floor area.
5. Institution, including library, museum, nursing or rest home, day care center and family day care center.
6. Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correction devices, or medical or dental laboratory.
7. Medical Clinic or offices, imaging centers.
8. Office.
10. Public safety facilities including fire and police stations.
11. Public utility structure (such as a transformer, switching, pumping, or similar technical installation) essential to the operation of a public utility.
12. Radio or television studio.
13. School and related facilities.
14. Wireless Telecommunications Facility as specifically allowed below:
   a. Freestanding wireless telecommunications facility, up to 65 feet in height.
   b. Collocated freestanding wireless telecommunications facility, up to 75 feet in height.
   c. Face-mounted wireless telecommunications facility.
   d. Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
   e. Concealed wireless telecommunications facility.
   f. Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure.
15. Farmers Market, provided the event is issued a Special Event’s permit by Bernalillo County.
17. Senior Housing (independent or assisted living).

B. Conditional Uses:

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CHAPTER 3: ZONING

The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in the Administration Section of this ordinance with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.

1. Roof-Mounted Wireless Telecommunications Facility, up to 20 feet above the parapet of the building on which it is placed.

C. Height Regulations. 78 feet unless adjacent to an arterial in which case the maximum height should be 100 feet. See Definitions above for how to measure height.

D. Area Regulations:

1. Front Yard. There shall be a front yard having a depth of not less than 10 feet.
2. Side Yard. A side yard is required only on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard of not less than six feet.
3. Rear Yard. There shall be a rear yard having a depth of not less than 15 feet.
4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with the requirements for specific uses set forth in the Bernalillo County Zoning Ordinance.

J. COMMERCIAL ZONE

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the Neighborhood Commercial Zone. The purpose of this zone is to provide suitable sites for office, service, institutional, civic, education, recreation and limited commercial uses to satisfy the day-to-day needs of nearby residential areas and to minimize any adverse effect on nearby residential development for those commercial properties located outside of a village center.

Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

A. Permissive Uses:

Any permissive use allowed and as regulated in the Office and Institutional Zone and the following:

1. Banking and loaning money.
2. Wireless Telecommunications Facility, provided it satisfies section 22.5 of the County Code of Ordinances.
3. Drugstore.
5. Medical clinic.
6. Mixed use development both horizontal or vertical with residential and non-residential uses combined in the same building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Village Center Commercial Zone, plus incidental activities such as the creation of arts and craft items for resale or similar activities.
7. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided it is not listed as a conditional use in this zone, and with the following limitations:
   a. Arts and crafts objects retail sales, supplies plus their incidental creation, provided there is little or no reproduction of substantially identical objects.
   b. Auto parts and supply retail sales.
   c. Bakery goods shop or confectionery store wherein a majority of the products are...
sold on the premises and at retail costs.

   d. Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor
display is permitted only 50 feet or more from any residential zone.
   e. Books, magazines, newspapers, stationery for retail sales, but not an adult bookstore.
   f. Clothing, shoes, dry goods for retail sales.
   g. Cosmetics, notions, hobby supplies for retail sales.
   h. Feed store (retail) provided all outside storage is enclosed by a solid wall or fence six
feet high on all sides abutting A-1, A-2, R-1, R-2, or M-H property.
   i. Flowers and plants, including minor and incidental outdoor sales.
   j. Grocery store.
   k. Hardware store.
   l. Jewelry sales and incidental service and repair
   m. Musical instruments and supplies.
   n. Nursery or greenhouse provided all outside storage other than plant material is
enclosed by a six-foot high solid wall or fence on all sides.
   o. Package Liquor Store.
   p. Paint store.
   q. Pet shop and/or pet grooming. provided there are no outside pens.
   r. Photographic equipment.
   s. Sporting goods.
   t. Service station, including the sale of liquefied petroleum gas, but not for resale,
provided any tube or tire repairing, minor auto repair or battery charging shall be
conducted within a completely enclosed building.
   u. Tailoring, dressmaking.

7. Jewelry
8. Restaurant with full service liquor license.
9. Farmers Market, provided the event is issued a Special Event’s permit by Bernalillo County.

B. Conditional Uses:

The following uses may be permitted if approved by the Zoning Administrator in accordance with the
procedures and under the conditions set forth in the Administration Section of the Zoning Code with
additional requirements deemed necessary to safeguard the best interest of the adjoining property,
neighborhood and the community.

1. Amateur radio antenna/tower 65 to 100 feet as measured from grade.
2. Hospital for human beings provided traffic and ambulance noise will not have an adverse
effect on residences in the neighborhood.
3. Temporary storage building or yard for equipment, material or activity incidental to a
specific construction project but not to exceed one year, unless the time is extended by the
Zoning Administrator.
4. Roof-mounted wireless telecommunications facility, up to 20 feet above the parapet of the
building on which it is placed, provided that it satisfies the requirements of the Bernalillo
County Zoning Ordinance.
5. Mixed-use development with residential and non-residential uses combined in the same
building or buildings. The non-residential uses are limited to those allowed as permissive
or conditional in the Village Center Commercial Use Category.

C. Area Regulations:

1. Front Yard. There shall be a front yard having a depth of not less than 30 feet.
2. Side Yard. No side yard is required except for buildings or parts of buildings hereafter
erected or structurally altered for residential use, in which case, the side yard regulations
of the R-1 zone shall apply. In all other cases, a side yard is required only on the side of a
3. **SIGNAGE REGULATIONS**

1. **Non-residential Signage:**

   D. Sign, on-premises provided:

   1. Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
      a. One freestanding, two-sided sign no higher than 16 feet for each street frontage.
   2. Number of Signs. Not more than one sign is permitted for any one premises with street frontage of 50 feet or less. A composite group of small signs integrated into one framed unit shall constitute one sign.
   3. Size of Signs:
      a. The total area of any one sign face shall not exceed: 75 feet if located on a local street; 100 feet if located on a collector, arterial, or freeway.
      b. The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 150 square feet of sign area.
   4. Exceptions:
      a. Signs having less than four square feet in area per sign face and manufacturer’s product display racks are considered as exceptions to subsection (17)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the nearest right-of-way line of a public street.
      b. On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and sign face square footage limitations in Subsection (17)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business.
   5. Illuminated Signs. Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall be turned off at 11:00 p.m. or closing, whichever is later. No illuminated signs shall be so located as to shine directly into adjacent conforming residential property.
   6. Blinking and Revolving Signs. No flashing or blinking signs except time and temperature signs shall be allowed within 200 feet of any residential zone. Revolving signs shall not revolve at speeds exceeding eight RPM. No power pack units shall be allowed.
   7. Electronic display/board/panels.

The additional provisions of this section apply to all signs allowed in a residential zone or within 40 feet of a residential zone. In the case of a nonresidential zone within 40 feet of a residential zone, the more restrictive of these regulations or the regular sign regulations in the nonresidential zone shall apply.

   a. No portion of an illuminated sign shall have a luminance greater than 200 foot lamberts at night.
   b. Electronic signs shall not exceed an illumination level of 0.3 foot candles above ambient light as measured using a foot candle meter at a preset distance depending on sign area, measured as follows:
### SANTOLINA LEVEL B PLAN

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<th>Area of Sign Sq. Ft.</th>
<th>Measurement Distance</th>
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c. No signs shall be erected or maintained on a house, townhouse, mobile home used as a residence, or vacant land.
d. For signs with an area in square feet other than those specifically listed in the above table the measurement distance may be calculated with the following formula: Measurement Distance = The Square Root of the following: The Area of Sign Sq. Ft. x 100.
e. Electronic signs shall include a photo cell to control brightness. Any previously permitted electronic sign shall be turned off from sunset to sunrise until the sign is brought into compliance for brightness.
f. No electronic sign shall move, flash, or rotate, or change its message or picture at a rate more often than once each eight seconds, with the exception of wind devices, the motion of which is not restricted. No sign or part of a sign shall change its illumination more than once an hour.
g. No sign shall include motion of the message or image. Transition between messages or images on an electronic sign shall not exceed one second and shall not include any visual effects.
h. No more than one sign per premises shall be illuminated, apart from the general illumination of the premises, between 10:00 p.m. and 7:00 a.m.; provided however that this provision shall not apply to signs that only display gasoline prices at establishments for retail sales of gasoline, oil, and liquefied petroleum.
i. Illuminated signs with a 360 degree display are prohibited.
j. If a premise meets the requirements for a free standing electronic sign, with at least 100 feet of street frontage, then the premise is prohibited from having an electronic sign that is a wall sign or canopy sign. If a premise does not meet the requirements for a free standing sign, that premise shall be permitted one electronic sign that can be a wall sign or canopy sign.

8. Audible devices. No sign shall have audible devices.
10. Determination of Sign Size. The sign area shall be measured as follows:
   a. Square or Rectangular Sign. Length times the height of the face of the sign.
   b. Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
   c. Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.

11. Sign, Off-premises:
   a. Off-premise signs are not permitted.

12. Sign, Building Mounted:
   a. A building-mounted sign on premises or joint sign premises where there is no free-standing on- or off-premise sign shall not exceed the following:
      (1) Twenty percent of the area of the façade to which it is applied, if the sign is not wholly visible from an abutting arterial or collector street or freeway; or
      (2) Twenty-five percent of the area of the façade to which it is applied, if the sign is wholly visible from an abutting arterial or collector street or freeway.

E. Residential Sign regulations:

1. Residential project signs shall be limited to wall mounted signs and free standing monument signs. Wall mounted signs shall be integrated into the landscape and shall not interfere with clear sight triangle requirements. All monument signs must be on private property. Monument signs shall be limited to 4 feet in height.
   a. The primary community entry sign shall be part of a larger wall/landscape entry, and shall identify the project with wall-mounted lettering. Active adult residential signs, neighborhood signs, facility signs (i.e., private parks, trails, trailheads), and directional signs shall be monument-style. Entry monument signs for Watershed and each subdivision shall be placed on both sides of the entry road, where practical.

2. Entryway signage shall be developed for each residential area to foster a unique sense of neighborhood identity.
   a. Monument-type signs are the preferred alternative for entryways. Landscape materials should be provided at the base of monuments.
   b. Residential entryway signage is not allowed in the ROW and may not be larger than fifty (50) square feet or ten (10) feet tall.
3.6 SANTOLINA LEVEL B DESIGN STANDARDS

The Santolina Level B Plan recognizes the importance of creating design guidelines that promote and foster a sense of cohesiveness within the community while remaining consistent with affordable housing efforts City- and County-wide. The purpose of these design guidelines is to provide a flexible framework for community design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all site development plans must adhere to. The desired character of design features common to the community such as grading, landscape, signage, lighting, walls, and architecture are expressed in these guidelines. A Design Review Committee selected by Western Albuquerque Land Holdings c/o Garrett Development Corporation will evaluate how well each site development plan submitted for approval meets these objectives. Bernalillo County and/or COA will have final review per site standards.

The design guidelines listed below have been established to set standards for development of community systems and private land uses within the Plan Area. These guidelines will be administered by the Design Review Committee.

A. Site Design

A primary focus in site design will be the creation of a community that is pedestrian oriented. Site development plans shall include complete streets for pedestrians and bikes, circulation diagrams that illustrate pedestrian circulation within the site, pedestrian connections from adjacent sites, multi-modal opportunities to reduce auto trips, and coordination with vehicular circulation systems with the intent of minimizing potential conflicts.

The relationship of building to street contributes to how the environment is perceived and experienced and as such is an important design issue to consider in site planning for all types of land uses.

1) Commercial and Industrial

All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. At least one continuous pedestrian walkway shall be provided between the sidewalk adjacent to the roadway and building entry. Providing enhanced paving treatments connecting parking areas to main building entries is encouraged for visually denoting crosswalks to approaching vehicles. Sketch

A. With the exception of shopping centers, the use of the front yard area for primary off-street parking is discouraged. Locating primary parking, service, storage, and loading area to the rear of buildings is encouraged. If located in the front yard area, these uses shall be screened from view with landscaping and/or walls, at least three feet in height, and . Walls shall be designed to be compatible with the building’s architectural style, color, and materials.

B. Structures should be clustered whenever possible. Clustering of structures creates pedestrian plazas and other types of "outdoor rooms" that are particularly well-suited to New Mexico's temperate climate. These "outdoor rooms" should provide pedestrian amenities such as shade, benches, fountains, bike racks, trash receptacles, etc. Sketch

C. Entries to the site from major arterials should be located on side streets in order to minimize pedestrian/vehicular conflicts. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots should be limited to the minimum necessary to provide adequate circulation.

D. Expansive areas of asphalt or concrete paving in parking lots should be avoided. In large developments, dividing the parking into a series of smaller connected lots is preferred over one expansive parking lot. Additionally, strategic landscaping every ten spaces can provide an alternative to smaller connected lot.

E. No refuse storage/collection areas will be allowed to be sited between any street or building front. Refuse collection areas shall be enclosed within a six (6) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the site.

F. Entries to the site from major arterials should be located on side streets in order to minimize pedestrian/
vehicular conflicts. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots should be limited to the minimum necessary to provide adequate circulation.

G. Expansive areas of asphalt or concrete paving in parking lots should be avoided. In large developments, dividing the parking into a series of smaller connected lots is preferred over one expansive parking lot. Additionally, strategic landscaping every ten spaces can provide an alternative to smaller connected lot.

H. No refuse storage/collection areas will be allowed to be sited between any street or building front. Refuse collection areas shall be enclosed within a six (6) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the site.

I. A variety of building and parking setbacks should be provided in order to avoid long, monotonous building facades.

J. Buffers shall be provided where industrial uses are adjacent to non-industrial uses. Buffering techniques using a combination of setbacks, landscaping, walls, and grade changes will help mitigate the negative impact of industrial operations. Plant materials used for buffering should be predominantly evergreen species.

K. Large commercial parking fields shall be shared with other users such as government uses, churches, etc.

2) Town Center

The design guidelines for the Town Center includes the commercial design guidelines in the preceding section and the guidelines detailed below.

The Town Center will be the heart of the Santolina community. The most positive aspects of the development will be focused into this centralized area. Mixed use housing shall be encouraged in the Town Center. Residents living in the Town Center will not need to travel far to satisfy many of their basic needs. Civic services including a library, post office, schools, churches, synagogue, and meeting hall should be located in the Town Center. Medical facilities including an urgent care center, grocery stores, financial institutions, and daycare centers should be located close by. Restaurants, theaters, and a small outdoor amphitheater will offer evening entertainment to the residents and other visitors.

A. Power centers and standalone retail boxes shall be discouraged in the Town Center. These uses are more appropriate in M-1 zone.

B. Drive-thru services shall be discouraged in the Town Center.

Plaza

The Town Center will be developed with a traditional Spanish plaza area. This area is intended to be an enjoyable place to visit for residents and visitors alike. It will be developed on an eight to ten (8-10) acre site, with one (1) acre dedicated to a centralized plaza/park. The plaza should be heavily vegetated and provide opportunities for small gatherings and outdoor performances. The buildings in this area should be oriented inward towards the plaza.

A. The design of the plaza area shall be very pedestrian oriented. The goal is to separate pedestrians from vehicular circulation and parking. Sidewalks in the main pedestrian corridors shall be a minimum of eight (8) feet in width. Courtyards, plazitas, cafes, and other types of passive outdoor spaces should be provided.

B. Streets should be laid out with one predominant orientation, perpendicular to the main pedestrian corridors. Narrow, irregular street alignments is one technique to help slow traffic flow through this area.

C. The buildings in the plaza area should be small scale and predominately one (1) and two (2) stories. Residential uses on the second floor of retail buildings are encouraged. Building fronts should incorporate portals for pedestrian comfort. Interior walkways between buildings should also be created through careful site planning.

D. The plaza area shall be densely vegetated with thirty percent (30%) of the net site area allocated to
SANTOLINA LEVEL B PLAN

Landscaping,

3) Residential

Site plans for residential subdivisions should provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement. Residential builders will be required to participate in the Home Builders Association of Central New Mexico (HBA CNM) program Build Green NM.

Build Green NM encourages homebuilders to use technologies, products, and practices that will:
A. Provide greater energy efficiency and reduce pollution;
B. Provide healthier indoor air;
C. Reduce water usage;
D. Preserve natural resources; and
E. Improve durability and reduce maintenance.

Additional guidelines include:
A. On long, straight roads, knuckles or cul-de-sac are encouraged to provide variety and visual interest in the streetscape.
B. Uniform front yard setbacks in residential areas should be avoided. Varied setbacks add visual interest and avoid creating a tunnel effect. No more than three (3) structures in a row should have the same front yard setback.
C. Varying the placement and orientation of garages also helps to avoid the creation of a monotonous streetscape visually dominated by garage doors. The visual impact of garage doors may be minimized by placing them even with the house fronts, rather than projecting out from the house. Side-entry garages may be used for wide lots (including corner lots) or on narrow lots if the garage is extended in front of the home creating an “L” shape. No greater than three (3) houses in a row should have the garage doors parallel to the street.
D. Pedestrian and bicycle access openings at the end of cul-de-sacs or openings in perimeter walls are simple techniques that can be used to achieve connection between subdivisions or commercial areas.

B. Views

The Santolina properties offer spectacular views of the Sandias, and the Rio Grande Bosque. Significant visual features, identified in this Plan, should be retained and enhanced through the methods described below.

1) The visual impact of built forms on the natural landscape should be minimized. Though not required, buildings with flat roofs are encouraged because they will help preserve views in addition to being more Southwestern in style. Rooftop mechanical equipment shall be screened from street view (See Architectural Style section for specific guidelines).

2) On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.

C. Lighting

One of the attributes of the West Side most appreciated by residents is its “dark sky”. The objective of the lighting guidelines therefore is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Lighting design and features will differ according to the land use. In all cases, light fixtures and standards shall conform to state and local safety illumination standards.

1) Street Lighting
CHAPTER 3: ZONING

A. Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light fixtures shall be thirty (30) feet, unless otherwise required by the County and/or Engineer. B. Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded. C. Cobra head fixtures should not be used for street lighting. Metal halide or low-pressure sodium lights are recommended.

2) Parking Lot and Building Exterior Lighting

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, and pathways. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure.

A. The design of the lighting fixtures should be compatible with the architectural features of the main structures on-site.
B. Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The maximum height of parking lot lights in industrial areas shall be 30 feet and in other areas shall be 20 feet.
C. Building entrances should be well lighted.

3) Pedestrian Lighting

Lighting should be pedestrian oriented in districts with high pedestrian movement, such as the Plaza area. Bollard or wall pocket lighting is encouraged along Plaza sidewalks and other public areas.

A. Pedestrian lighting should not exceed fifteen (15) feet in height.
B. Bollard material and design shall be compatible with the adjacent buildings. Bollards should be no greater than three (3) feet in height. Shatter-proof coverings should be provided for bollards and other types of low-level lighting.
C. Lighting may be used to accent certain landscape features. This type of lighting should be of a low-level intensity and only illuminate the intended landscape feature.

D. Landscape

The key to creating a truly liveable and high quality environment will be the development of an overall landscape master plan. The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overestimated. Landscaping should be used to frame views, as a buffer from noise or undesirable views, to break up large expanses of parking, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety.

This section provides design standards guiding environmentally smart landscaping principles, standards, and plant pallet. Recognizing the increased public awareness of water conservation, this Plan promotes the use of native and naturalized plant species that perform well in an arid environment. Major arterials shall be landscaped with native species and will serve as a demonstration project to the rest of the community. Plan standards address the need for water conservation in outdoor landscaping with a focus on meeting the 135 gallons per person per day (GPD) 2024 ABCWUA Water Conservation Plan goal. A Plant Palette and xeriscape principals of design are included in the appendices.

Special attention shall be given to landscaping the major entries to the Santolina Community. Plant materials should be used to highlight these key areas with the intent of reinforcing the community image. Where this section and Bernalillo County Code of Ordinances differ, the Code of Ordinances shall prevail.
SANTOLINA LEVEL 8 PLAN

A. Site development plans for commercial, industrial, office, and multi-family areas shall include a landscape plan that comprises twenty percent (20%) of the net site area.

B. Minimize impervious and paved area on each site, especially in surface parking areas and low density residential zones to increase opportunities for infiltration and reduce water runoff flow.

C. Use shared driveways whenever possible to decrease impervious areas.

D. Where possible, street design shall maximize water harvesting for landscaping.

E. Use driveway and parking materials which reduce runoff such as pervious pavers or gravel.

F. Carefully locate impervious areas and roof drains so that they drain to natural systems, vegetated buffers, natural resource areas, or pervious zones and soils.

G. Proposed landscape plans should have limited to no turf area. Turf should be generally located in high pedestrian use areas. It should not be planted on slopes greater than 3:1. Turf shall not be allowed in any street medians within the Plan Area.

H. If turf is to be used in non-pedestrian areas, it should be one or a combination of the drought tolerant grass species.

I. EPA WaterSense program labeled products will be considered for indoor and outdoor use.

J. Install water meters for each housing unit in a multi-family housing development using ABCUA incentive program rather than master meters in such developments.

K. Additional Santolina area specific LID practices can be found in Chapter 5, Section 5.7 Terrain Management Plan.

L. For additional landscape and buffering regulations see Bernalillo County Code of Ordinances Appendix A Section 19.

M. For additional water conservation requirements see Bernalillo County Code of Ordinances Article VII: Water Conservation Requirements with special attention to Section 30-249 Design and Construction Regulations for New Development.

N. In locations where residential lots do not face the street, street trees shall be provided along public rights-of-way with either even spacing or in random clusters. The spacing of evenly spaced street trees shall be no greater than the diameter of the street tree canopy at full maturity (i.e., smaller trees require closer spacing than larger trees). Where street trees are randomly clustered, the number of street trees shall be equal to or exceed the number required if trees were evenly spaced; however, gaps between randomly spaced street trees that exceed 50 feet are prohibited.

O. Within residential subdivisions, street trees shall be provided at a rate of one tree per residential lot. Street trees shall be planted within 12 feet of the curb.

P. Individual residential lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.

E. Streetscapes

Streetscape design is another key factor in determining neighborhood quality and liveability. Providing streetscape amenities such as landscaping and street trees, benches, bus shelters, bike racks, and trash receptacles will help create an attractive community for residents and visitors. Ideally, Bernalillo County and/or COA is the entity to maintain the streetscape and its assorted amenities. This will be handled on a case-by-case basis.

1) Non-residential Streetscape

A. Streets that are unduly wide serve as a barrier for pedestrian movement. Tapered intersections may be used as a technique to slow traffic as well as decrease the distance a pedestrian must cross to get from one side of the street to the other. In addition to increasing safety, this technique provides an opportunity for locating a cluster of street trees, benches, and other pedestrian amenities.

B. Generally, sidewalks on residential streets shall be a minimum of four (4) feet wide. Sidewalks along arterials or adjacent to solid walls shall be a minimum of six (6) feet wide.

C. A minimum landscaped area of ten (10) feet between the back of curb and the sidewalk shall be provided along all major arterials. The required landscaped area width may vary only where meandering sidewalks are planned. The landscaped area may be reduced to six (6) feet from the back of curb to the
sidewalk if the sidewalk is designed to meander.

D. Benches shall be provided along certain designated public rights-of-way in the Town Center to encourage pedestrian activity. They shall be amply shaded with trees and/or trellising. Metal mesh or wrought iron are the recommended construction materials for benches because they discourage graffiti vandals.

E. One (1) street tree shall be planted for every thirty (30) linear feet along public right-of-ways. Street trees may be planted either in random clusters or uniformly placed along the street edge. Gaps between street trees that exceed fifty (50) feet are discouraged.

F. As development of the Santolina Community progresses, an attempt should be made to coordinate new street trees with existing street trees.

G. The use of bicycles as an alternative mode of commuter transportation is promoted. Striped bicycle lanes, four (4) feet wide, should be provided on all minor arterials and collector streets.

2) Residential Streetscapes

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopied street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

A. One (1) street tree per lot is required in all residential subdivisions (see Plant Palette for Street Trees in Residential Areas).

B. Street trees shall be planted within twelve (12) feet of the back of curb.

3) Parking Lots

A. Parking lots shall be screened from view by providing a landscape strip between parking lots and public rights-of-way. The landscape strip provided shall be at least ten (10) feet in width. For large scale commercial development, the landscape strip may be required to be up to fifteen (15) feet wide with six (6) foot sidewalks.

B. Screening material shall be one or a combination of plant materials, walls, or earthen berming and shall be a minimum of three (3) feet in height.

C. Where practical, lowering the grade of the parking lot from the existing street elevation may aid in screening views of automobiles while enhancing the view of architectural elements of the structures beyond.

D. A landscaped island shall be provided for every ten (10) parking spaces. Six (6) feet is the recommended minimum width to provide adequate planting space for trees and shrubs or parking lot lighting.

E. One shade tree shall be provided for every ten (10) parking spaces, with no space being more than one hundred (100) feet from a tree.

F. Seventy-five percent (75%) of the required parking lot trees shall be deciduous and have a minimum mature height and canopy of twenty-five (25) feet.

G. For additional parking requirements such as number of spaces see Bernalillo County Code of Ordinances Section 82-53.

4) Sidewalks, Trails, and Pedestrian Crossings

Sidewalks and trails are intended to lessen the need for vehicular use and provide connectivity to create a pedestrian-oriented community. Individual development phases should ensure off-road pedestrian and bicycle access to the various park facilities as applicable.

A. All sidewalks and ramps within public rights-of-way shall meet County standards and be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.

B. Sidewalks on local residential streets shall be a minimum of 4 feet in width. Sidewalks along collectors or major local streets shall be a minimum of 6 feet in width. Where sidewalks are planned on one side only of the collector or major local street, that sidewalk shall be a minimum of 8 feet in width.
C. Trails shall be designed for multi-use and accommodate pedestrians, runners, and bicyclists, except the perimeter trail shall prohibit bicycles due to soil conditions and erosion potential. Connections shall be made from individual neighborhoods to the community trail system via trails and/or sidewalks as determined in the subdivision phase.

D. Trails shall use Barrier-Free Design to accommodate physically challenged individuals as trail users, where feasible.

E. All private trails shall be concrete, asphalt, or stabilized crusher fines and have a minimum width of 8 feet.

F. Pedestrian crossings shall be clearly demarcated with colored, textured paving where they cross vehicular entrances and streets.

F. Architectural Styles

The goal of the architectural guidelines are not to limit design creativity, but to provide the framework for high quality design. While architectural style is not restricted, certain common elements should be complementary to and enhance the community image. Generic franchise design shall be discouraged. Building design shall be contextual to land forms, adjacent buildings and the overall design guidelines of the master plan.

1) Building Materials and Colors

A. The use of similar roof materials and colors aids continuity. Compatibility in roof design with adjacent buildings is encouraged.

B. Metal may be used as a roofing material for commercial and residential structures. Metal roof shall be corrugated or standing seam and non-reflective. Roof colors shall be in shades of red, green, or silver.

C. Exterior building materials shall be predominantly contextual in nature. Stucco (or similar material such as dryvit), natural stone, or split face CMU of earth tone colors should be required for sixty-five percent (65%) of the building surfaces. Wood, stone, or brick may be used to accent architectural features. Glass will not be considered a finishing material for the purpose of these design guidelines.

D. Exterior colors shall predominantly be in warm desert earth tones such as ranges of orange, red, copper, brown, or beige. Other colors may be used to accent architectural features such as entryways, window trim, fascias, and other traditional southwestern architectural features. Metallic and high intensity colors will not be permitted.

2) Residential

The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other.

A. Residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof or to the average height between the plane and the ridge of a gable, hip, or gamble roof.

B. The second story should be limited to sixty-five percent (65%) of the building footprint and shall be set back at least 18 inches from the front façade of the first story to eliminate the appearance of a two (2) story wall.

3) Commercial and Industrial

A. Massive building forms are discouraged in favor of buildings which incorporate stepped floor elevations. Buildings should be designed that are more horizontal in nature than vertical.

B. Rooflines visible from street view should not run in a continuous plane for more than fifty (50) linear feet without offsetting or jogging the roof plane. Mansard roofs should wrap around the entire perimeter of the structure.

C. Long, uninterrupted exterior walls (longer than 50 feet) should be avoided on all structures. Staggering
of planes along an exterior wall provides relief from monotonous, uninterrupted expanses of wall. If a building is less than 75,000 square feet, wall staggering shall be every 50 feet. If a building is more than 75,000 square feet, wall staggering shall be every 100 feet.

4) Walls

A consistent approach to wall design will provide an element of visual continuity in the Santolina Community. Walls within a residential or commercial site shall be considered an integral part of the site/building design.

A. The style, materials, and color of the wall should be complementary to the architecture of the building it is attached to.
B. Masonry and stucco are the recommended primary building materials for walls in residential areas within public view from the roadway. Brick, wood, or ornamental iron may be used as an accent feature. Other fencing materials, such as chain link, welded wire, unfinished concrete, wood, and colored block may be used as long as they are not visible from the public roadway.
C. To soften the horizontal mass of a continuous wall, the wall may be set back from the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping. If this method is used, the wall should be set back from the sidewalk at a distance equal to its height. For example, if a six (6) foot wall is to be constructed adjacent to a sidewalk it should be set back from that sidewalk six (6) feet. The setback may not be any less than five (5) feet.

5) Prohibited Design Elements

A. Large, blank, unarticulated wall surfaces
B. Large, block like structures
C. Chain link fencing parallel to a public street or in the front yard setback
D. Concertina or barbed wire fencing
E. Metal or aluminum siding
F. Highly reflective materials and finishes
G. Exposed, untreated precision block walls within street view
H. Roofs that are illuminated or have highly reflective surfaces
I. Scale, height, and architectural style incompatible with adjacent or abutting development.
J. Repetitive facades or buildings lacking articulation appear boxlike and out-of-scale.
K. Untreated and/or non-landscaped buffer zone in sidewalk and in parking lots.

6) Mechanical Equipment

A. Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building’s basic design, material, and color. The height of a screening element such as a parapet should be uniform around the entire structure.
B. Mechanical equipment may be installed on the rear side of pitched roofs with the requirement that it is not visible from the roadway. The highest point of the equipment shall be equal to or below the roof ridge height.
C. Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials and shall not be taller than the primary structure.

G. Antenna and Towers

Freestanding cellular antenna and cell towers shall be discouraged. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities. For additional regulations see Bernalillo County Code of Ordinances Section 22.5.
SANTOLINA LEVEL B PLAN

H. Grading

The natural topography of the area and significant vegetation should be preserved and incorporated into the site plans whenever feasible to save in grading costs and provide variation in the landscape.

1) The transition between new grades and the existing terrain shall be smooth and rounded. All graded slopes shall be revegetated to prevent soil erosion.
2) Individual parcels shall be graded in such a way to direct runoff away from buildings and into drainage facilities.
3) Grading for new roads shall run with the existing contours whenever feasible. Natural drainage patterns should be maintained to prevent soil erosion.
4) Graded slopes, in conjunction with landscape materials and walls, may be used to help screen parking lots.
5) Retaining walls may be used as a technique to minimize grading and stabilize slopes. Terracing of walls is encouraged for retaining walls above six (6) feet.
6) Rear-lot ponding on lots larger than one quarter (1/4) acre may be also be used to minimize grading and decrease street flows.

I. Drainage

Due to their predominant west to east orientation, the arroyos in this area present an opportunity for their designated use as scenic corridors with spectacular views of the Sandia and Manzano Mountain Ranges. Arroyos should be viewed as a significant design feature to be incorporated into the site planning for new development. Joint development of drainage ways and detention basins for open space and recreational use is encouraged.

1) Arroyos and other natural drainage ways should be preserved in their natural state, whenever possible. The use of rip-rap and native vegetation instead of concrete for lining drainage ways is encouraged when feasible.
2) On-site drainage, including rear-lot ponding, is encouraged for decreasing street flows and the need for large, unattractive drainage facilities. Detention ponds and other water harvesting methods can be utilized to supplement landscape irrigation. ABCWUA offers incentives for rainwater harvesting that should be investigated during water and drainage planning.
3) The use of rear yard alleys and pedestrian ways may be used for the conveyance of drainage.
4) Cut and fill required by drainage and detention facilities shall be rounded whenever possible to avoid steep unnatural slopes.

J. Transit

Accessibility is the key to encouraging mass transit ridership. Transit stops that are centrally located and convenient to pedestrians should be provided. Pedestrian oriented mixed use developments, including conveniently located shopping, office development, post offices, libraries, parks, recreational facilities, and residential uses, will help create an environment conducive to mass transit systems.

1) Transit stops shall provide shelter, comfortable seating, and adequate lighting. Signage shall be provided to illustrate the routes that serve each transit stop.
2) Trash containers and public telephones should be conveniently located. Safe and secure bike storage facilities are encouraged.
3) The transit stop should be designed to blend with the architecture of the surrounding buildings.
4) Transit stops shall be centrally located, easily accessed from neighborhoods, retail, jobs and services, and comfortably designed.
8.1 OVERVIEW

This Level B Plan is the first Level B Plan to follow approval of the Santolina Level A Master Plan. This Level B Plan regulates development within the defined boundaries of this Level B Plan Area that encompasses approximately 4,243 acres. This Plan is consistent with and supportive of the goals and policies of the Santolina Level A Master Plan, the PCC, the Albuquerque/Bernalillo County Comprehensive Plan, the Santolina PC Zoning, Land Use Plan and Development Agreement.

In the Level B Plan, as required by the PCC, land use districts of the Level A Master Plan have been further defined and design standards are codified for all development within those districts. More general development characteristics are also defined and describe provisions for transportation, drainage, open space, parks, trails and public facilities.

8.1.1 Application of Development Standards

The use, building, and lot standards provide general guidance to assist Applicants, neighborhoods, and County development reviewers. However, it is not the intent of these regulations to limit design creativity or ignore unusual site conditions. As such, the following two levels of modifications to the Level B Plan are allowed:

1. Minor: The Planning Director or his/her designee may approve deviations from non-dimensional standards, or 25% or less from any dimensional standard.
2. Major: Any deviation over 25% from any dimensional standard and deviations to non-dimensional standards deemed to require review shall be reviewed by the County Planning Commission (CPC) via the Level C (subdivision or site development plan) approval process.

Criteria/Process: In order for the Planning Director or the CPC to grant a Deviation, the Applicant must demonstrate that the applicable intent, goals and policies of the Santolina Level B Plan are still met and that the project is of a comparable quality and design, as otherwise required by the Level B Plan, and will enhance the area. In addition, the Applicant must also demonstrate at least one of the following:

The site is unique in terms of physical characteristics and requires the deviation in order to be developed. This may include, but is not limited to slope, drainage, safety issues or site constraints. The site/project will provide for a compatible use that was not anticipated in the plan and provides a needed service or use for the community. The design of the site/project respects the intent of the plan and implements the plan in a manner that was not anticipated.

Applicants must provide written statement detailing how the deviations meet the intent of the plan.

All Applicants seeking deviations shall attend a Pre-Application Meeting with County staff before submitting the request for deviation.

8.1.2 Approval of the Level B Plan

The authority to approve this Level B Plan is reserved to Bernalillo County Commission.

8.2 DEVELOPMENT PHASING

Based on the approved Level A Development Agreement, the overall Santolina project shall be developed in multiple phases. Timing, location and size will be determined by market demand or the landowner. Accordingly, Santolina’s infrastructure improvements shall be installed in phases on an as needed basis and sized to serve the proposed phase of the development.

The Santolina Master Plan and this Level B Plan have been planned to create a livable, complete community through an integrated implementation of transportation facilities, land use areas, and design standards. Infrastructure will phased to avoid fragmented, leapfrog development by the up front consideration of transportation options and connectivity, mixed and efficient uses of land, healthy environments, as well as job growth and business diversity.
CHAPTER 9: APPROVAL PROCESS

Future growth within this Level B Plan area will be managed with the following objectives:

- Investing in infrastructure and services in a manner that promotes quality, efficiency, and compact growth.
- Ordered phasing of development through the provision of services to foster mixed-use and compact development patterns.
- Implementation of complete streets for multimodal transportation options. As part of this Level B Plan, street sections promote safe access for all users including pedestrians, bicyclists, motorists, and transit riders.
- Conservation and protection of natural resources. The Level B Land Use Map identifies the preservation of approximately 1,000 acres of public open space.

Development phasing within this Level B Plan area will be sequenced based on the 2025 and 2040 projections for build-out. Development phasing of this Level B Plan area will achieve the following:

- Orderly development that allows urban growth to first be located in areas with existing urban development and existing service capacity; second in existing urban development areas where new service can be provided in conjunction with existing services; and third in the remainder of the Level B Plan area boundaries;
- Preventing the commitment of land to urban growth before the provision of adequate public facilities. Capital facilities, transportation, parks, and open space can be programmed based on an orderly phasing of development; and
- Preventing low density and sprawling development from occurring prior to the ability to support urban densities.

Ensuring the financial tools are available will allow the developer to provide adequate public facility infrastructure so that it is in place prior to new development. Effective growth management has as much to do with timing of development as the planned location of uses. This Level B Plan provides a Land Use Map that identifies target areas for development. Phasing of infrastructure and, subsequently, development is based on the 2025 and 2040 roadway network. Furthermore, phasing for this Level B Plan area depends on serviceability agreements reached with the ABCWUA, as further delineated in section 8.2.9.

8.2.1 No Net Expense

The Comprehensive Plan provides that planned communities shall not be a net expense to the County. As defined in the Level A Development Agreement, “no net expense” is defined as a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The “no net expense” test is satisfied if the County’s on-site public expenditures and off-site public expenditures reasonably allocated to the project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the project.

The Level B Plan analysis for the project must also satisfy the “no net expense” policy. If the development of a phase results in a revenue shortfall, then such shortfall will be mitigated. If the development of a phase results in excess revenue, then such excess revenue will be carried forward and used when applying the no net expense test to future phases.

8.2.2 Timing of Development

Recognition of the size of the project, the time required to complete development, the need for development to proceed in phases and the possible impact of the economic conditions, cycles, varying market condition and financing availability during the course of development, owner(s) and developer(s) shall have the right to develop the property in such order and at such rate and time as the market dictates. This flexibility is subject to the conditions of the Level A Plan approvals, this and future approved Level B Plans and Level C Plans.

8.2.3 Infrastructure Improvements

The Level C Development Agreements will categorize
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<tr>
<th>Department</th>
<th>Activity</th>
<th>Action</th>
<th>Note Date</th>
<th>Comments</th>
<th>Document to be Modified</th>
</tr>
</thead>
<tbody>
<tr>
<td>PW Natural Resources</td>
<td>PW Natural Resources Review</td>
<td>Completed</td>
<td>2/8/2016</td>
<td>As observed in the Level B Village Master Plan, 21% of land use is proposed as low density residential zones. Outdoor usage is the significant variable between the identified land use classifications, particularly between low density and high density residential. There is generally less land to irrigate per unit within high density residential areas as compared to that of low density and rural residential areas. Level B should incorporate design standards or criteria designed specifically to lower water usage for outdoor landscaping in Low Density Residential zones to meet 135gpcd 2024 ABQWUA Water Conservation Plan goal.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
</tr>
<tr>
<td>PW Natural Resources</td>
<td>PW Natural Resources Review</td>
<td>Completed</td>
<td>2/8/2016</td>
<td>Additionally landscape design standards with appropriate techniques and specifications to address lower water usage should also be included. Santolona Master Community will be located in an area with predominantly silty and sandy soils, less than average precipitation, higher than average temperatures and higher evapotranspiration rates compared to other parts of the region. Outdoor water usage could be significantly higher than in other service areas because of this natural variability. The Water Conservation Plan should address exterior best management practices and design criteria specific to the zone that significantly reduce water use and chemical use by proposed densities. For example soil amendment program, passive water harvesting, irrigation design standards and other techniques should be included to address water usage in landscape design.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
</tr>
<tr>
<td>PW Natural Resources</td>
<td>PW Natural Resources Review</td>
<td>Completed</td>
<td>2/8/2016</td>
<td>A good example of the level of detail and explanation of what is needed is provided in the Stormwater Master Plan. In many instances, the techniques and approaches listed may serve both purposes, particularly as regards outdoor water use and conservation. However, these elements should be evaluated separately with respect to the use of reclaimed water and water conservation principles. This would include separately addressing capture and reuse of rooftop rain water capture from other site runoff which has to be treated as stormwater runoff.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
</tr>
</tbody>
</table>

The Zoning Chapter is revised to incorporate design standards for low water usage landscaping. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program, standards specifically address ABQWUA 2024 Water Conservation Plan goal to meet 135gpcd.

We agree. A revised Water Conservation Plan (Chap 6, Section 1.4) will be supplied prior to the June 26th Environment Hearing to address exterior best management practices.
<table>
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<tr>
<th>Department</th>
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</thead>
<tbody>
<tr>
<td>PW Natural Resources</td>
<td>PW Natural Resources Review</td>
<td>Completed</td>
<td>2/8/2016</td>
<td>SANTOLINA LEVEL B LAND USE PLAN p. 5 ABCWUA letter. The letter was adequate per CPC decision. However it is not adequate for Level B approval a fully executed development agreement is needed prior to approval. Zoning p.16 - The Level B Plan includes portions by land type use Design principles, guidelines; and standards demonstrating how 2024 Water Conservation goals are to be met should be included in the proposed zoning for each land type use. That discussion probably should be addressed in either Chapter 6 or Chapter 6.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
<td>The Zoning Chapter now includes 2024 Water Conservation goals for each land use. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. Chapter 6, Section 1.4 addresses how the ABCWUA's 2024 goals will be met.</td>
</tr>
<tr>
<td>PW Natural Resources</td>
<td>PW Natural Resources Review</td>
<td>Completed</td>
<td>2/8/2016</td>
<td>Stormwater Plan p.15. The M54 permit requirements are briefly summarized, but fall to mention post-construction stormwater management requirements including on-site management of the 90th percentile storm event; the need for post-construction and recurring inspection requirements, and on-going mechanism to ensure effective post-construction operation and maintenance of best management practices. The details of these requirements can be addressed at Level C, but should be at least mentioned in passing at Level B.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
<td>Additional narrative and design standards will be included in the Level B Plan to address the use of LID techniques. A revised Stormwater Plan will be supplied prior to the June 26th Environment Hearing to address post-construction stormwater management, impervious cover limitations, and removal/correction of the table reference.</td>
</tr>
</tbody>
</table>

Stormwater Plan - p 15 The stated percentages listed in Table 4 should be considered as maximum impervious cover limitations allowed. The use of LID techniques implies that efforts, techniques, and approaches should strive to minimize the amount of impervious cover, and particularly the amount of directly connected impervious cover. Please address this table as maximum anticipated impervious cover percentages and techniques that can be used to address the high parking/paving percentages for commercial/industrial; and low density mixed use; and educational/institutional. Also there is a reference to a Table 22.13.1 that doesn’t exist in this document.
## Santolina Level B Master Plan Accela Comments

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<tr>
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<td>Water Master Plan p.10 How will reclaimed sewage for reuse purposes be used within the boundaries of this level B, given the lack of infrastructure in the water plan to deliver the same? Where is the conceptual infrastructure identified to convey sewage to the potential future satellite Water Reclamation plant in the southern portion of the Santolina Level A Plan Area and or what is the phasing/timeline to do so for this Level B plan? And on page 11 the timing of that construction should likely be included in the Development Agreement though here you say its to correspond with the WRMS policy document. But you say later on page 11 that it may be available to the Santolina Level B Plan area will it or will it not be constructed and available for this Level B plan area and if so, in which phasing?</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
<td>We agree with the request for additional clarity. Accordingly, further explanation and clarity will be supplied prior to the June 26th &quot;Environment&quot; Hearing to address the question of reclaimed sewage infrastructure. However, an initial general response is that reclaimed (reuse) water distribution infrastructure will be provided in appropriate street corridors at the time of initial subdivision/site development activity. Additionally, please note that reclaimed water will not be available to Level B until the Water Reclamation Plant is installed in the Master Plan area (see Level A plans), as can be seen in the Level B Sewer Master Plan. A Development Agreement with the ABCWUA may have more to say about specific timing of the Reclamation Plant.</td>
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Date: 5/6/2016
<table>
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<tr>
<th>Department</th>
<th>Activity</th>
<th>Action</th>
<th>Note Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Outside Agencies</td>
<td>Favorable</td>
<td>2/9/2016</td>
<td>SPR2016-0001 Santolina is a Level A Master Planned Community that is approximately 13,851 acres, and is bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south and the escarpment area adjacent to the Rio Puerco Valley on the west. The master planned area (Level A) will consist of 34,000 residential units built out over the next 40-50 years. After approval of the Level A Master Planned Community in June 2015, the developer is currently requesting approval for Phase 1, Level B Master Planned Community. This phase will include 9,444 dwelling units and will encompass 4,243 acres. Santolina development (Level A Master Plan) will impact G. I. Sanchez ES, Painted Sky ES, Jimmy Carter MS, Atrisco Heritage Academy HS and West Mesa HS. Currently, Painted Sky ES, Jimmy Carter MS, and Atrisco Heritage HS enrollments exceed capacity; these schools are overcrowded. Albuquerque Public Schools recently built and opened George I. Sanchez K-8 school in 2015-16 to address growth and overcrowding of schools in the southwest quadrant of the District. In addition, with the recent passage of the Bond/Mil Levy 2016 election, APS will continue plans to construct a new K-8 school to alleviate current overcrowding in the Northwest, and specifically, to relieve overcrowding at Painted Sky ES, Jimmy Carter MS, and St. Marianne ES.</td>
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<td></td>
<td>Review - APS</td>
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<td></td>
<td>N/A</td>
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<tr>
<td>Planning</td>
<td>Outside Agencies</td>
<td>Favorable</td>
<td>2/9/2016</td>
<td>To address overcrowding at schools noted in the table above, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools. (i) Provide new capacity (long term solution) a. Construct new schools or additions b. Add portables c. Use of non-classroom spaces for temporary classrooms d. Lease facilities e. Use other public facilities</td>
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<td></td>
<td>Review - APS</td>
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<td></td>
<td>N/A</td>
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<td>Department</td>
<td>Activity</td>
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<tr>
<td>Planning</td>
<td>Outside Agencies</td>
<td>Favorable</td>
<td>2/8/2016</td>
<td>(ii) Improve facility efficiency (short term solution)</td>
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<td></td>
<td>Review - APS</td>
<td></td>
<td></td>
<td>a. Schedule Changes</td>
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<td>i. Double sessions</td>
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<td>ii. Multi-track year-round</td>
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<td>b. Other</td>
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<td>1. Host teachers (flex schedule)</td>
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<td>(iii) Shift students to Schools with Capacity (short term solution)</td>
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<td></td>
<td>a. Boundary Adjustments/Busing</td>
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<td>b. Grade reconfiguration</td>
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<td>(iv) Combination of above strategies</td>
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<td>All planned additions to existing educational facilities are contingent upon taxpayer approval.</td>
</tr>
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</table>

(ii) APS finds that the residential development of 34,000 housing units proposed by the Santolina Master Plan Level A would generate 15,846 K-12 students at build out. These students would need taxpayer approved school facilities at a cost of $587 million (does not account for cost of land) in today's dollars for construction of 13 elementary schools, 3 middle schools, and 2 high schools.

(iii) APS would need approximately 666 acres to develop the 18 schools needed to serve the Santolina Level A Master Development Plan at full build out.
### Santolina Level B Master Plan Accola Comments

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<tr>
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<th>Comments</th>
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<td>The following is an addendum to Albuquerque Public Schools comments for SPR2016-0001, a request for approval of Phase 1 Level B Santolina Master Planned Community. (i) This Phase 1 Level B plan covers 28% of the entire Level A Santolina Master Planned community in terms of dwelling units. (ii) APS will be contacting WAHL and seeking to find a consensual and collaborative process that will facilitate the smooth provision of school sites and to possibly obtain assistance from WAHL with the building of schools in the subject area. (iii) According to APS standards, to meet the school needs of the proposed 9,444 housing units in Phase 1 Level B Santolina Master Plan; the District would need to provide four (4) elementary schools, one (1) middle school and one half (.5) of a high school. Alternatively, if the District chooses to deliver a K-8 instructional model, this would call for two (2) K-8 schools and one half (.5) of a high school. APS will provide educational program models that are cost effective and in alignment with the District Curriculum models of instruction. See Attachment for further comments.</td>
</tr>
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<tr>
<th>Document to be Modified</th>
<th>Response</th>
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<tbody>
<tr>
<td>N/A</td>
<td>We agree.</td>
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<tr>
<td>Department</td>
<td>Activity</td>
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<tr>
<td>Planning</td>
<td>Outside Agencies Review - MRCOG</td>
</tr>
<tr>
<td>Planning</td>
<td>Outside Agencies Review - MRCOG</td>
</tr>
<tr>
<td>Page 4, Section 1.2.1: This is the only mention of the jobs-housing ratio in the Level B Plan, and does not provide any additional information other than what is found in the Level A Development Agreement.</td>
<td></td>
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<tr>
<td>Condition #2 of the Findings and Conditions passed with the Level A Plan states that “A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development.”</td>
<td></td>
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<tr>
<td>N/A</td>
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<td>Document to be Modified</td>
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<td>It is anticipated that any further refinement of this shall be addressed in the Level B Development Agreement.</td>
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<tr>
<td>Response</td>
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<tr>
<td>N/A</td>
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</tr>
<tr>
<td>Please see our response to the Level A Conditions of Approval included as part of this Matrix.</td>
<td></td>
</tr>
</tbody>
</table>

| Pages 8-14, Section 1.5.1 and all of Chapter 2: MRRMO is very encouraged to see the high level of non-residential land uses proposed in the Level B Master Plan. As is demonstrated by the Level A Transportation Plan, the development of these non-residential uses will be critical to performance of the surrounding regional roadway network as Santolina develops. MRRMO is also encouraged to see a variety of housing densities proposed in the Level B plan and the close proximity of housing to needed services. This will help shorten automobile trips as well as make alternative transportation options, such as walking, biking, and future transit, more viable. MRRMO is also very encouraged to see that each proposed elementary school is located along an open space trail, separate from automobile traffic. This will provide safe opportunities to for students to walk and bike to school, helping to address public health issues articulated in the 2040 MTP (Section 3.8). |
| N/A |
| Document to be Modified |
| We Agree |
| Response |

| Page 11, Section 2.2.2: The boundaries of the Residential Village Centers, which have zoning implications described in Chapter 3, are not clearly defined in the Level B Plan. |
| 2016 Level B Master Plan |
| The Residential Village Boundaries are based off of the approved Level A Land Use Plan and are also shown in Exhibit 3 of this Level B Plan. We have been in coordination with APS throughout this Level B process. We are in discussion with APS/CNM to ensure effective planning of future facilities within the Level B Plan area. |
| Document to be Modified |
| Response |
| N/A |

Date: 5/6/2016
### Santolina Level B Master Plan MRCOG Comments

<table>
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<tr>
<th>MRCOG Comments</th>
<th>Document to be Modified</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>February 8, 2015</td>
<td>2016 Level B Master Plan</td>
<td>We have updated the land use map to indicate general school locations that are based on our conversations with APS. The Urban Center Land uses have also been revised to include a more general office/institutional, and education area with additional roadways to better facilitate the grid in this area. This also reduces the size of the land use blocks to a more urban framework. This allows flexibility per our evolving coordination with APS/CNPM. We have included institutional/civic uses in this land use area.</td>
</tr>
<tr>
<td></td>
<td>2016 Level B Master Plan</td>
<td>We have provided language in the Land Use Chapter that addresses Transit Oriented Development. The Santolina Master Plan envisions a mixed-use community of non-residential and residential uses that are further defined in the Zoning Chapter of this Level B Plan. We have also included Design Standards to ensure that the future built environment supports this mixed-use vision.</td>
</tr>
</tbody>
</table>

Page 15-31: All of Chapter 2: The Level A Master Plan states on page 29 that the activity centers in Santolina are intended to "serve as vibrant, transit-oriented urban places that encourage walking to destinations throughout each center." This vision is complemented in several other places in the Level A Plan that show the intention to use innovative land use planning strategies in Santolina including form-based zoning (pages 42, 53), transit oriented development or TOD (pages 43, 44, 53) and mixed-use developments (pages 31, 45, 44, 52). These strategies are important tools that are becoming more widely used across the nation to create built environments that support multi-modal transportation systems.

However, the zoning proposed in the Level B Plan is largely based on traditional single-use Euclidian zoning with some variation by district, and there is no mention of TOD or form-based zoning. Certain zoning categories in the proposed Level B Plan do allow for mixed-use, but only as a conditional use. MMRPO recommends, per their mention in the Level A Plan, that TOD and form-based zoning strategies be articulated in the Level B Plan. MMRPO also recommends an incorporation of a true mixed-use zone, and that mixed-use be considered a permissive use where it is currently designated a conditional use in the Level B Plan. These concerns apply in particular to the Urban Center and Village Center Districts. For reference, the Mesa del Sol Level B Plan submitted diagrams and tables to articulate building form dimensions (see Attachment 5). Also for reference, the draft (October 2015) zoning districts proposed for the City of Albuquerque’s Integrated Development Ordinance (IDO) provide a good example of how mixed-use zoning strategies can be implemented (see Attachment 6).
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<tbody>
<tr>
<td>Pages 41-42, Section 4.4.1: Please relate the roadway cross-section design to the surrounding context by providing cross sections for roads within activity centers. Wider sidewalks in the urban, town and village centers are highly encouraged. For example, please consider a multi-way boulevard where principal arterials border the urban center or the town center (see Attachment 7.B). This would allow free flow of regional traffic while also allowing access to the higher intensity adjacent land uses.</td>
<td>N/A</td>
<td>We have provided three new roadway cross-section designs that address this comment and various design considerations.</td>
</tr>
<tr>
<td>Page 47, Section 4.5.2: The open space network has the opportunity to provide an off-street trail network that makes highly meaningful connections (to the urban center, village centers, office parks and schools) as well as integrating and connecting with residential development to make for a high quality of life. Depending how the open space trail network interfaces with residences and with roadway crossings, this trail system could provide a locally unique non-motorized network, particularly since it penetrates the urban center from three different directions. MRMPG encourages further planning and development of the open space network to make meaningful connections and foster public space, where people will want to live, travel and recreate. The on-street bikeway network in Exhibit 12 goes above and beyond the Long Range Bikeway System. If the grid of street network continues for the southern portion of Santolina in future Level B submittals, MRMPG expects the on-street bikeway network to be included.</td>
<td>N/A</td>
<td>As future Level B Master Plan areas are submitted, additional on-street bike and pedestrian network will be provided, as they are included in the typical roadway sections.</td>
</tr>
<tr>
<td>Page 77, Section 7.6: Remove two references to the MRCOG 2040 projected population on this page. The connotation is that the need for new schools within the Santolina Master Plan area is determined by our projections, and this is not the case.</td>
<td>2016 Level B Master Plan</td>
<td>These references have been removed.</td>
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<tr>
<td>Topic</td>
<td>Hearing Date</td>
<td>Comments</td>
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<tr>
<td>Land Use &amp; Zoning</td>
<td>5/26/2016</td>
<td>It could be argued, given the goals of the request and for the Reserve Area, that a greater variety of uses and descriptions of them could be provided either in the Land Use Chapter, or in the Zoning Code for Santolina. Additional details could also be provided for how all of these connect to the wider area in which the site is located.</td>
</tr>
<tr>
<td>Land Use &amp; Zoning</td>
<td>5/26/2016</td>
<td>Types of and density/scale of land uses and zoning should be clearer and consistent. The Santolina Level B Master Plan provides a more detailed Land Use Map and details for each of the land uses than the Level A Plan. However, more detailed information could be provided in the current request about the more specific land uses and densities within Santolina Land Use Areas - for the various areas or neighborhoods that will develop with residential uses, with some additional parameters for density (e.g., average, maximum). Areas that may be of mixed use or mixed densities, or areas that should have residential (urban center, town center) are not detailed as such in the plan. It is still not clear if residential use will be allowed in the Town Center.</td>
</tr>
<tr>
<td>Land Use &amp; Zoning</td>
<td>5/26/2016</td>
<td>The information listed in the Level B Plan for density under zoning (up to 50 dwelling units per acre) should be described (e.g., in a table or map) in a manner that demonstrates the development will not exceed the 3 dwellings per acre limit in the Reserve Area. Based on the information provided staff in the Level B Plan, a density higher and number of dwelling units could be achieved than the approximate 9,444 units stated in the plan (page 4).</td>
</tr>
<tr>
<td>Land Use &amp; Zoning</td>
<td>Land Use Hearing</td>
<td>Santolina Level B Master Plan Staff Comments</td>
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<td>Additional information could also be given about the different characteristics of business, commercial, and industrial areas, including the range of Floor Area Ratios, and commercial building size. Zoning information for some of the new land use areas, such as open space, educational campus are not provided or consistent with the Level A Plan. Some particular land uses that fall in the residential areas or more intense land use areas such as town center and business park could be identified or described following the original zoning chapter in the Level A Plan (see pages 43-53). Level A Plan. It is not clear if the definitions of land uses included in the Zoning in the Level A Plan should apply to the Level B Plan and will be added to or if the Level B Zoning will adhere to the definitions land uses, and procedures in the County Zoning Code. Site characteristics and Design Features as in the Level A PC zoning Chapter also do not appear to be carried through into the Level B Zoning.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
<td>This Level B Plan builds off of the general intent and vision of the Level A Plan. We have been in coordination with the County Zoning Manager on revisions to the Zoning Chapter (see previous previous response). We have included definitions, where needed, following the County Zoning Code (if available). Additional provisions were included from teh City's Code, where the County Code did not address them.</td>
</tr>
<tr>
<td>Address Compatibility of Land Uses as in the Land Use Plan. The proposed Land Use areas in the Santolina Plan Level B Plan are limited in number and are presented as discrete zones. More information could be provided on how the zones articulate with each other (e.g., residential and industrial). There could also be discussion of how mixed use areas will be achieved or if there will be transitional areas between more intense and less intense uses within or on the edges of the site. In addition, information could be provided about how the development will articulate in areas of existing development (e.g., along West Central Ave. and the 140 Frontage Rd. where there already exists various developments, and some parcels connect to these roads while others do not.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
<td>We have provided additional narrative to address the compatibility of land uses. We have also addressed horizontal mixed-use and vertical mixed-use as well as land use connectivity considerations.</td>
</tr>
<tr>
<td>Although the Master Plan proposes mixed uses, and states it will meet the other requirements of the Reserve Area, such as self-sufficiency, protecting the non-urban development, and being bounded by open space, additional information could be provided.</td>
<td>2016 Level B Master Plan, Zoning Chapter</td>
<td>We have included additional language in the Land Use Chapter that speaks to mixed-use development and Transit Orient Development.</td>
</tr>
<tr>
<td>Land Use &amp; Zoning</td>
<td>5/26/2016</td>
<td>It appears that a majority of the property in the Level B Plan falls within the Reserve (1.0 dwelling units per acre) or the Rural Area (1 dwelling unit per acre). The request shows the intent to meet this requirement, with approximately 9,444 dwelling units proposed on 4,243 acres (shown at approximately 2.23 dwelling units per acre). However, as stated above, given the proposed zoning (Zoning Chapter) with possible densities of up to 30 or even 50 dwelling units per acre, the applicant will need to demonstrate how the allowed gross density will not be exceeded. Staff comment: In order to ensure this overall allowed density is maintained, staff recommends more specific information be provided on the land use map or in a table that shows: Average and maximum residential densities in each of the land use areas. Allocation of the residential units allowed by the Comprehensive Plan in each of the land use areas.</td>
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</tr>
<tr>
<td>Land Use &amp; Zoning</td>
<td>5/26/2016</td>
<td>Policy c states development within Reserve Area shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas. It should be stressed that if the Master Plan fails to meet the criteria, the policies for the Rural Area are used instead of those of the Reserve Area. If this is the case, the allowable density would be approximately one dwelling unit per acre. The Reserve area thus creates a density bonus when the policies are complied with. Staff comment: ensure the allotted density is maintained in the development of Santolina.</td>
</tr>
<tr>
<td>Land Use &amp; Zoning</td>
<td>5/26/2016</td>
<td>In summary, more information is needed on the specific land use and densities for the Santolina site with reference to their compliance with the Comprehensive Plan goals and policies. It appears that the proposed residential density for the site could exceed that allowed by the Comprehensive Plan. In addition, a conceptual development agreement eventually will need to be provided to show the willingness and ability of the developer to implement the land uses and infrastructure proposed in the Level B Plan.</td>
</tr>
<tr>
<td>Land Use Hearing</td>
<td>Santolina Level B Master Plan Staff Comments</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Land Use &amp; Zoning 5/26/2016</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use - Activity Centers - designates existing and future activity centers and corridors in Kern County — on a map and in terms of a hierarchy of centers with specific features (see p. 19, Plan). This section could be further addressed in the Santolina Level B Plan, which has different types of commercial and activity centers. It might be helpful to situate the development within the framework provided for Activity Centers in the Comprehensive Plan. In some locations within the Level B plan area, it is not clear where the Village Centers or Neighborhood Centers are located.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>This has been more clearly identified on the proposed Zoning Map.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **Land Use & Zoning 5/26/2016** |
| IV. Zoning Ordinance: The Planned Community Zoning for Santolina has been established with the approval of the Level A Plan. However, the request must continue to address the requirements specified in the Planned Communities Zone. The request appears to be relatively consistent with Section 19.5 (Planned Community Zone) for a large-scale community. However, the request may be larger than the village or employment center type development that is identified in both the Level B Planned Communities Criteria and those for Level B development in the B Zoning, where the typical Village size range is 650 to 1200 acres. The applicant will also need to clarify that other Level B Plans will be submitted, with appropriate naming, for the remaining portions of the Santolina development. |
| 2016 Level B Master Plan, Zoning Chapter |
| We have included narrative in Chapter 8 (Approval Process) that speaks to future Level B Plans. The size of this Level B plan is only slightly larger than and comparable to the first two Level B plans at Mesa Del Sol. The reason for this is to follow through on two separate commitments made as part of the Level A Plan process. |
| 1. To preserve the La Caja Escarpment (almost 1,000 acres of Open Space is preserved), and |
| 2. The designation of a significant acreage (XXX acres) to job producing land uses. |

| **Hearings 1, 7, & 8** |
| It appears that these criteria do serve as a guideline for the Santolina Level B Plan, but that more information is needed to show that they have been adequately addressed. As noted in the above comments related to the 'Reserve Area' and also shown in staff and agency comments below, a more detailed analysis of the Level B Santolina Master Plan should be provided for each of the areas |
| -Land use |
| -Environment and Open Space |
| -Transportation system |
| -Government and Public Service |
| In addition, because of limited time to review the Plan and the application, staff will need to provide additional analysis and comments specifically related to the Planned Communities Criteria in the subsequent staff report. |
| N/A |
| We have reviewed the subsequent Staff Report and feel that we have addressed initial and new comments raised regarding Land Use and Zoning. |

*Date: 5/6/2016***
<table>
<thead>
<tr>
<th>Land Use Hearing</th>
<th>Santolina Level B Master Plan Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearings 1, 2, &amp; 4</strong></td>
<td>V. Southwest Area Plan/Westside Strategic Plan - The Southwest Area Plan and the Westside Strategic Plan both recognize the importance of Master Planned Communities for the vacant areas within the Southwest Area/West Side. They also recognize the importance of attention to environmental issues and jobs development, and location of industrial development and design. It would appear the Santolina Level A Master Plan generally addresses policies in the Southwest Area Plan and the Westside Strategic Plan.</td>
</tr>
<tr>
<td>N/A</td>
<td>We agree.</td>
</tr>
<tr>
<td>Comments</td>
<td>Response</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Jobs-housing</td>
<td>This Level B Plan sets the stage for achieving the jobs to housing ratio set out by the Level A Development Agreement.</td>
</tr>
<tr>
<td>3. The Santolina development shall achieve a reasonable balance between residential uses and employment uses such that it maintains the characteristics of a self-sustaining community. As stated in the Santolina Level A Master Plan, an approximate jobs to housing ratio of 2:1 shall be achieved with a goal of creating no less than 75,000 jobs as indicated in the Level A Santolina Plan at the time of full buildout of Santolina. A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development.</td>
<td>We are anticipating over 9,000 dwelling units for the first Level B Plan, which requires 1.25 jobs per dwelling unit full build out of the Level B Plan area. The Level B Plan provides for this requirement.</td>
</tr>
<tr>
<td>APS</td>
<td>The level A Development Agreement and Level B Plan address this item.</td>
</tr>
<tr>
<td>16. The developer will work cooperatively with APS to locate school sites within Santolina, which will be made available to APS on mutually agreeable terms and conditions.</td>
<td></td>
</tr>
</tbody>
</table>

Date: 5/6/2016

For May 26, 2016 CPC Hearing Page 16
<table>
<thead>
<tr>
<th>Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Identification of land uses by parcel, acreage and type - including residential and retail/commercial or other non-residential space.</td>
<td>The Land Use Chapter describes the location, acreage, and uses for each Level B Land Use District. The Level II Land Use Map, located at the beginning of the Land Use Chapter, also provides the location, size, and use of each parcel within the Level B boundaries.</td>
</tr>
<tr>
<td>2. Conceptual description of village characteristics in terms of market potential and opportunities, including location and description of village center - parcel sites by use, suitability to natural topography, intensities, service area of center.</td>
<td>The Land Use Chapter delineates the location, acreage, and mix of uses provided within the Village Center.</td>
</tr>
<tr>
<td>3. Location and densities of neighborhoods and neighborhood centers within the village.</td>
<td>The Land Use Chapter and Zoning Chapter identify the location and allowable densities of the neighborhoods within residential village, Village Verde.</td>
</tr>
<tr>
<td>4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance.</td>
<td>The Land Use and Environment and Open Space Chapters discuss the Level B open space, parks, and recreation areas and identify means of management, maintenance, and ownership.</td>
</tr>
<tr>
<td>5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces.</td>
<td>The Zoning Chapter identifies design regulations for streetscape, signage, building massing, setbacks, landscaping, connections, parking, civic spaces, etc.</td>
</tr>
</tbody>
</table>
May 16, 2016

MEMORANDUM

To: Catherine VerEecke, Community Development Manager

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
    Karen Alarid, Executive Director of Capital, Facilities Design and Construction
    Ruben Hendrickson, Chief Operations Officer
    Martin Eckert, Director APS Real Estate & Property
    Elvira Lopez AICP, Senior Planner/Manager, APS Capital Master Plan

From: April Winters, Planner, APS Capital Master Plan

Re: Santolina Level B Master Planned Community to be heard before the County Planning Commission on, May 16, 2016

Santolina is a Level A Master Planned Community that is approximately 13,851 acres, and is bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south and the escarpment area adjacent to the Rio Puerco Valley on the west. The master planned area (Level A) will consist of 34,000 residential units built out over the next 40-50 years.

After approval of the Level A Master Planned Community in June 2015, the developer is currently requesting approval for Phase 1 Level B Master Planned Community. This phase will include 9,444 dwelling units and will encompass 4,243 acres. Santolina development (Level A Master Plan) will impact G.I. Sanchez ES, Painted Sky ES, Jimmy Carter MS, Atrisco Heritage Academy HS and West Mesa HS. Currently, Painted Sky ES, Jimmy Carter MS and Atrisco Heritage HS enrollments exceed capacity; these schools are overcrowded.

<table>
<thead>
<tr>
<th>Loc No</th>
<th>School</th>
<th>2015-16 40th Day</th>
<th>Capacity</th>
<th>Space Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>496</td>
<td>G.I. Sanchez K-8*</td>
<td>917</td>
<td>1,400</td>
<td>483</td>
</tr>
<tr>
<td>275</td>
<td>Painted Sky ES</td>
<td>1,143</td>
<td>660</td>
<td>-483</td>
</tr>
<tr>
<td>445</td>
<td>Jimmy Carter MS</td>
<td>1,224</td>
<td>1,200</td>
<td>-24</td>
</tr>
<tr>
<td>576</td>
<td>ATRISCO HERITAGE ACADEMY</td>
<td>2,509</td>
<td>2,300</td>
<td>-209</td>
</tr>
<tr>
<td>570</td>
<td>West Mesa HS</td>
<td>1,568</td>
<td>1,700</td>
<td>132</td>
</tr>
</tbody>
</table>

*Excess capacity at G.I. Sanchez is planned to relieve overcrowding at Truman and Harrison middle schools by 17/18 School Year, the year by which it will fully house a K-8
Albuquerque Public Schools recently built and opened George L. Sanchez K-8 school in 2015-16 to address growth and overcrowding of schools in the southwest quadrant of the District.

In addition, with the recent passage of the Bond/Mil Levy 2016 election, APS will continue plans to construct a new K-8 school to alleviate current overcrowding in the Northwest; and specifically, to relieve overcrowding at Painted Sky ES, Jimmy Carter MS, and SR Marmon ES.

To address overcrowding at schools noted in the table above, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

(i) Provide new capacity (long term solution)
   a. Construct new schools or additions
   b. Add portables
   c. Use of non-classroom spaces for temporary classrooms
   d. Lease facilities
   e. Use other public facilities

(ii) Improve facility efficiency (short term solution)
   a. Schedule Changes
      i. Double sessions
      ii. Multi-track year-round
   b. Other
      i. Float teachers (flex schedule)

(iii) Shift students to Schools with Capacity (short term solution)
   a. Boundary Adjustments / Busing
   b. Grade reconfiguration

(iv) Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

(i) APS finds that the residential development of 34,000 housing units proposed by the Santolina Master Plan Level A would generate 15,846 K-12 students at build out. These students would need taxpayer approved school facilities at a cost of $557 million (does not account for cost of land) in today’s dollars for construction of 13 elementary schools, 3 middle schools, and 2 high schools.

(ii) APS would need approximately 366 acres to develop the 18 schools needed to serve the Santolina Level A Master Development Plan at full build out.
The following is an addendum to Albuquerque Public Schools comments for SPR2016-0001, a request for approval of Phase 1 Level B Santolina Master Planned Community. APS comments are based on the original Level B submittal assumption of 9,444 dwelling units.

(i) This Phase 1 Level B plan covers 28% of the entire Level A Santolina Master Planned community in terms of dwelling units.

(ii) APS will be contacting WAHL and seeking to find a collaborative process that will facilitate the smooth provision of school sites and to possibly obtain assistance from WAHL with the building of schools in the subject area.

(iii) According to the Phase 1 Level B Santolina Master Plan, the Plan proposes three residential villages. The Level B Land Use Plan Map dated May 4, 2016 does not make clear where one residential village begins and another ends.

(iv) Within these three residential villages, three elementary schools have been proposed by the Plan. It is unclear, as to where the additional levels of educational service, namely middle and high school level of services, is proposed. It is assumed by APS that the asterisks indicated on the Level B Land Use Plan Map, indicates K-5 schools, and that these schools are located at the center of each residential village. However, additional clarification is needed.

(v) Albuquerque Public Schools has been engaged with ongoing discussions with Western Albuquerque Land Holdings LLC (WALH):

a. Timely identification and acquisition of land for future school facilities is being requested of the applicant by APS, and the APS school district will be looking to finalize such land acquisitions as the plan is being approved.

b. APS land acquisitions will at least be proportional to the quantity of schools presented on the Level B Land Use Plan map dated May 4, 2016 and part of the applicant’s current submittal. Land needs are determined by APS educational curriculum, enrollment, and construction standards.

(vi) According to APS standards, to meet the school needs of the proposed 9,444 housing units in Phase 1 Level B Santolina Master Plan, the District would need to provide four (4) elementary schools, one (1) middle school and one half (.5) of a high school. Alternatively, if the District chooses to deliver a K-8 instructional model, this would call for two (2) K-6 schools and one half (.5) of a High School. APS will provide educational program models that are cost effective and in alignment with the District Curriculum models of instruction.
The Table below demonstrates school needs based on the proposed Santolina Level A Master Plan 34,000 dwelling units:

<table>
<thead>
<tr>
<th>School Level</th>
<th>School Capacity (students)</th>
<th>Projected enrollment (students)</th>
<th>Number of Schools Needed</th>
<th>Acres Needed per School Level</th>
<th>Total Acres Needed</th>
<th>Construction Cost per school</th>
<th>Total Construction Cost by School Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>660</td>
<td>8,617</td>
<td>13.1</td>
<td>15</td>
<td>195.8</td>
<td>$ 20,000,000</td>
<td>$ 261,129,288</td>
</tr>
<tr>
<td>Middle School</td>
<td>1,200</td>
<td>3,584</td>
<td>3.0</td>
<td>25</td>
<td>74.7</td>
<td>$ 40,000,000</td>
<td>$ 113,470,517</td>
</tr>
<tr>
<td>High School</td>
<td>2,400</td>
<td>3,645</td>
<td>1.6</td>
<td>60</td>
<td>95.1</td>
<td>$ 130,000,000</td>
<td>$ 236,649,266</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>15.66</td>
<td>17.6</td>
<td>365.6</td>
<td>$ 190,000,000</td>
<td>$ 586,620,094</td>
<td></td>
</tr>
</tbody>
</table>

The Table below demonstrates school needs based on the proposed Santolina Phase I Level B Master Plan 9,444 dwelling units:

<table>
<thead>
<tr>
<th>School Level</th>
<th>School Capacity (students)</th>
<th>Projected enrollment (students)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>660</td>
<td>2,393</td>
<td>3.6</td>
<td>15</td>
<td>54.4</td>
<td>$ 20,000,000</td>
<td>$ 77,526,945</td>
</tr>
<tr>
<td>Middle School</td>
<td>1,200</td>
<td>996</td>
<td>0.8</td>
<td>25</td>
<td>20.7</td>
<td>$ 40,000,000</td>
<td>$ 33,184,093</td>
</tr>
<tr>
<td>High School</td>
<td>2,300</td>
<td>1,013</td>
<td>0.4</td>
<td>60</td>
<td>26.4</td>
<td>$ 130,000,000</td>
<td>$ 57,733,219</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>4.402</td>
<td>4.9</td>
<td>101.6</td>
<td>$ 190,000,000</td>
<td>$ 162,944,857</td>
<td></td>
</tr>
</tbody>
</table>
Larger tables below:

Level A Master Plan assuming 34,000 Housing Units and APS Development Standards:

<table>
<thead>
<tr>
<th>School Level</th>
<th>School Capacity (students)</th>
<th>Projected enrollment (students)</th>
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<td>3,584</td>
<td>3.0</td>
<td>25</td>
<td>74.7</td>
<td>$40,000,000</td>
<td>$119,470,517</td>
</tr>
<tr>
<td>High School</td>
<td>2,300</td>
<td>3,645</td>
<td>1.6</td>
<td>60</td>
<td>95.1</td>
<td>$130,000,000</td>
<td>$206,049,286</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>15,846</td>
<td>17.6</td>
<td></td>
<td></td>
<td>365.6</td>
<td>$190,000,000</td>
<td>$586,629,091</td>
</tr>
</tbody>
</table>

Level B Master Plan assuming 9,444 Housing Units and APS Development Standards

<table>
<thead>
<tr>
<th>School Level</th>
<th>School Capacity (students)</th>
<th>Projected enrollment (students)</th>
<th>Number of Schools Needed</th>
<th>Acres Needed per School Level</th>
<th>Total Acres Needed</th>
<th>Construction Cost per school</th>
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<tr>
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<td>$72,526,945</td>
</tr>
<tr>
<td>Middle School</td>
<td>1,200</td>
<td>996</td>
<td>0.8</td>
<td>25</td>
<td>20.7</td>
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<td>$33,184,693</td>
</tr>
<tr>
<td>High School</td>
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<td></td>
<td>101.6</td>
<td>$190,000,000</td>
<td>$162,944,857</td>
</tr>
</tbody>
</table>
Hello Ms. Garcia, Ms. VerEecke, Mr. Strozier (I’m sorry I don’t have Mr. Strozier’s direct email, please forward this to him),

Thanks again for inviting MRMPO to the meeting on Thursday on the issue of Santolina’s land use/zoning. I felt that there was a lot of good progress made, and I enjoyed hearing from everyone that attended. I’m writing to follow up on the meeting with an electronic record of the recommendations I’d prepared. I went over these comments with Ms. VerEecke and Mr. Strozier, but, as the meeting ran late, Ms. Garcia had to leave and did not get to hear many of them. Below are some general comments and recommendations. Attached is a copy of the red line version of the zoning chapter that includes more specific MRMPO recommendations. These specific comments focus mostly on recommended changes, and do not point out the many positive comments that could’ve been written.

It is also important to note that, in the case that these recommendations conflict with the preference of Bernalillo County, MRMPO defers to the County. MRMPO’s involvement in this process only advisory and meant to provide a regional perspective to the process. Ultimately it is the County’s responsibility to determine what is appropriate, manageable, and enforceable for the various departments involved in the development of Santolina.

**General comments**
- MRMPO is very pleased to see changes to the Urban Center, including an extended grided roadway system and more flexible zoning category (UC/E O-I). These changes will promote a more urban environment, keeping with the Level A vision for the urban center.
- MRMPO also appreciates the development of the design standards section.

**General recommendations**
- Diagrams and quick look up tables will help all stakeholders understand the design standards section.
- The boundaries of the village centers are not clearly defined, yet they have zoning implications. A map would be helpful.
- Which roadway do you envision to be the pedestrian-oriented “Main Street” of the Urban Center? Once this is identified focus should be given to creating a pedestrian-oriented environment/street scape (see vision depicted on page 31 of the Level A Plan). Perhaps a true mixed-use/form based zone category is needed to achieve this.
- In several zones vertical mixed-use is allowed as conditional. We recommend clearly outlining where this is desired (for example: village centers, town center, urban centers) and then making it permissive.
- The Town Center allows a lot of different types of development. It seems likely that some of the Town Center will develop into highway development/big box, while a pedestrian oriented area (town-plaza, mixed use, etc.) is also envisioned. We recommend separating the town center into these two categories.
- In specific areas/nodes that are expected to be especially vibrant and urban spaces, MR MPO recommends minimum densities (for example: along corridors in town, urban, and village centers). This will greatly increase the viability of future transit service.
There are some areas where LDR is up against a major arterial, commercial use, or high-density residential. We recommend transitional densities feathering out from more intense land uses. This helps to buffer the low density areas as well as to support the vibrancy of activity centers (this is the case in much of the land use plan already).

See attached pdf with comments for specific recommendations.

Again, thank you for the opportunity to participate in this discussion. If you have any questions about this content, please feel free to contact me at your convenience.

Best regards,

Andrew Gingerich
Data/GIS Analyst & Planner
Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
Phone: (505)724-3613
Email: agingerich@mrcog-nm.gov
TO: Bernalillo County Zoning, Building & Planning Department

FR: Andrew Gingerich, GIS/Data Analyst

Date: May 12, 2016

RE: MPO Staff Comments for the Santolina Level B Plan Land Use Hearing

Below are additional comments by Mid-Region Metropolitan Planning Organization (MRMPO) staff regarding the land use and zoning chapters of the proposed Santolina Level B Master Plan following the first round of MRMPO comments submitted on February 8th. These comments summarize recent efforts to coordinate with the applicant and Bernalillo County staff in regards to these issues, as well as specific feedback to the most recent drafts of documents sent out by the applicant on May 6th.

On April 28th MRMPO met with the applicant and Bernalillo County staff to discuss the land use and zoning chapters of the Level B Plan. MRMPO greatly appreciates being invited to participate in this discussion. By this time the applicant had provided some additional work to the zoning chapter, including a design guidelines section, which began to positively address some MRMPO concerns. MRMPO had specific recommendations at the meeting, which were finalized and delivered electronically to the applicant via email on May 3rd (email correspondence with the applicant is included in ATTACHMENT #1, MRMPO staff’s suggested zoning chapter edits are included in ATTACHMENT #2). Many of these recommendations were incorporated into the most recent draft of the Level B Plan land use and zoning chapters. At the April 28th meeting there was also some discussion about the issue of phasing, and this resulted in some additional language in the recent Level B drafts. MRMPO appreciates this work, and has some remaining recommendations on the matter. Below is feedback from MRMPO staff after reviewing the updated documents and applicant responses sent out on May 6th.

**Regarding the Size of the Level B Plan Area and Development Phasing**

MRMPO’s concerns about the size of the proposed level B Plan are twofold. The first has to do with ensuring completed communities as Santolina develops. The second has to do with evaluation of important benchmarks.

1) MRMPO has continually expressed concerns about the possibility of fragmented or incomplete development occurring in the Santolina development, which would strain transportation infrastructure, and make the development less resilient to changing circumstances. In
comments to the County Planning Commission on September 18, 2014 regarding the Level A Master Plan, MRMPO stated the following:

“A phased development strategy for Santolina would guide more sound and stable way forward amidst many uncertain conditions in our region’s future, be they related to the wider economy, land-development market forces, demographic trends, availability of natural resources, fiscal constraints, or a change in regional development priorities. Building only some components of Santolina over large areas independent of the Master Plan’s other components leaves the developer, and ultimately the public, more vulnerable to potential changing conditions. It allows the possibility of being stuck with a large incomplete development that is not self-supporting. On the other hand, a phased development strategy would reduce Santolina’s vulnerability to potential changing circumstances. Building Santolina in smaller complete phases would ensure that it emerges in a more sustainable and sound manner throughout its development rather than relying on full build-out to achieve...positive contributions to the region.”

The concern expressed above is the same general concern underlying the MRMPO February 8th comments for the Level B Plan related to phasing.

MRMPO greatly appreciates the language added to section 8.2 in the revised Level B Plan that was included after the April 28th meeting. This demonstrates that the applicant understands MRMPO concerns on this issue and goes a long way to addressing them. However further clarification is needed to ensure that the intention of these objectives are achieved, in particular the use of the term “phase,” which is used in a variety of ways across different Santolina documents. For example, the added language states that the 2025 and 2040 roadway network phases will be the sequence of the development, however the objectives in the added language allude to development in smaller phases. Meanwhile, the Level A Plan equates Level B Plans with development phases (Level A Plan, page 35), and section 6.3 of the Level A Development agreement refers to “Project Infrastructure” that “shall be installed in phases on an as needed basis and sized to serve the phase of the Project then proposed for and/or being developed.” MRMPO recommends a clear definition of the term “phase” and an approximate size for a typical phase area, that area being small enough to ensure the objectives of Section 8.2. One possibility may be for phases to be comprised of the approximate locations of expected development by 5-year increments, as was the case in the Mesa del Sol Level B Plan (October 2006, pages 40-41). Another possibility may be to outline phase areas that are 650-1230 acres—the “typical” Level B size range listed in the Planned Communities Criteria (PCC, page 39).

2) MRMPO is also concerned the size of the Level B Plan and the phasing strategy because of the evaluation of critical benchmarks that are, according to existing Santolina documents, supposed to occur at Level B submittals. Namely, these are an evaluation of no net expense, and a plan to achieve jobs-housing balance—a requirement of the Level A findings and conditions. It’s the understanding of MRMPO staff that, under what is currently proposed, these important evaluations wouldn’t be required again until a new Level B Plan is submitted. This means it’s conceivable that they may not occur again until beyond the year 2040, according to the applicant’s expected time horizon for development. MRMPO sees these requirements as critical to evaluating the progress of the Santolina development, and given the very large size of the proposed Level B area, recommends that they be performed on a more frequent interval than once per Level B submittal. This could be achieved by combining these
evaluations with the aforementioned recommended phasing strategy.

For example, a plan with smaller phases could contribute toward the plan to achieve a jobs-housing balance. One possibility could be to expand "Table 3" on page 18 of the Level B Transportation Master Plan. This table currently demonstrates how Santolina will achieve a Jobs-Housing balance, per the Level A Development Agreement threshold table (Level A Development Agreement, page 4) for the areas the developer expects development by 2025 and 2040. This table could be expanded to include smaller area phases, once they are identified, demonstrating how the smaller phases would also achieve the required jobs to housing ratio. MRMPO recommends including this table in the Level B Plan.

Regarding Zoning

In the February 8th comments, MRMPO expressed concerns that the zoning strategy put forward in the original draft of the Level B Plan did not provide enough design guidance in order to achieve the vision of Santolina put forth in the Level A Plan. MRMPO staff were particularly concerned about character of the activity centers—the urban center, town center, and village centers. The character of the developments is critical to the viability of transit oriented development in Santolina. These centers are also critical to ensuring that there are complete communities within Santolina, which will mitigate stress on the wider transportation network.

Since that time the applicant has done much to address MRMPO’s concerns on this issue, and have incorporated many of MRMPO’s suggestions presented at the April 28th meeting. These include the incorporation of a design standards section that explains how Santolina will create a pedestrian oriented environment; making mixed use development in the centers permissive instead of conditional; extending the grided street network into the urban center with more flexible zoning, which will make it more likely that what development will be more urban in character; a land use map indicating a scenario for certain levels of development, including which areas of the Town Center are envisioned to be the mixed-use pedestrian focused development; among other additions.

Yet, there are some elements of the zoning code that seem to be contradictory or difficult to understand. Several additions could be made to improve the document’s clarity, for example, the inclusion of diagrams and matrices to demonstrate the dimensional aspects of design guidelines. MRMPO also has concerns regarding roadway access for large retail facilities (May 6th Level B Zoning Chapter, page 32). However, MRMPO feels that most of these issues can be cleaned up in future zoning drafts, which the applicant indicated would be forthcoming. MRMPO will be in communication with the applicant and the county on specific edits after new zoning chapter is submitted. In general, the zoning chapter is improving and MRMPO appreciates the applicant’s work on this.

All of that said MRMPO would still like to see the following clearly incorporated into the zoning code and land use plan:

- Minimum density requirements in activity centers to bolster the vibrancy of these areas.
- Minimum pedestrian connectivity standards ¼ mile (this is nearly achieved with the current grid system and trail system but should be a standard nonetheless)
- An assurance that village center commercial won’t be developed into residential
Regarding Street Sections

MRMPO appreciates that the applicant has attempted to incorporate MRMPO staff suggestions for a multiway boulevard for principal arterials near the urban center. However this has resulted in some very wide streets that may create a barrier for pedestrians to cross. An environment that is difficult for pedestrians will diminish the viability of transit. It seems that the 30' median is to allow for dual left turn lanes at intersections, but is this much space necessary at mid-block? MRMPO recommends placing the bicycle lane in the parallel access route and not with the center through lanes, eliminating the need to buffer the bike lane. Another possibility would be to locate a two-way cycle track in the parallel access route area. Below are ROW measures for the street sections submitted on May 6th:

- Dennis Chavez at Urban Center (205' to 209' ROW = Ped crossing time 59-60 seconds)
- Atrisco Vista at Urban Center (183' to 187' ROW = Ped crossing time 52-53 seconds)
- Gibson at Urban Center (161' to 165' ROW = Ped crossing time 46-47 seconds)

Below are some approximate ROW measure in the region, found using Google maps. These are for reference only:

- Louisiana at Uptown (approx. 140')
- Paseo del Norte at Eagle Ranch intersection (approx. 175')
- Paseo del Norte west of Eagle Ranch intersection (approx. 130')
- I-40 near downtown with no frontage (approx. 250')

MRMPO greatly appreciates the opportunity to participate the Level B Plan discussions. Please feel free to contact MRMPO staff with any further questions or concerns.
Hello Ms. Garcia, Ms. VerEecke, Mr. Strozier (I'm sorry I don't have Mr. Strozier's direct email, please forward to this to him),

Thanks again for inviting MRMPO to the meeting on Thursday on the issue of Santolina's land use/zoning. I felt that there was a lot of good progress made, and I enjoyed hearing from everyone that attended. I'm writing to follow up on the meeting with an electronic record of the recommendations I'd prepared. I went over these comments with Ms. VerEecke and Mr. Strozier, but, as the meeting ran late, Ms. Garcia had to leave and did not get to hear many of them. Below are some general comments and recommendations. Attached is a copy of the red line version of the zoning chapter that includes more specific MRMPO recommendations. These specific comments focus mostly on recommended changes, and do not point out the many positive comments that could've been written.

It is also important to note that, in the case that these recommendations conflict with the preference of Bernalillo County, MRMPO defers to the County. MRMPO's involvement in this process only advisory and meant to provide a regional perspective to the process. Ultimately it is the County's responsibility to determine what is appropriate, manageable, and enforceable for the various departments involved in the development of Santolina.

General comments
- MRMPO is very pleased to see changes to the Urban Center, including an extended gridded roadway system and more flexible zoning category (UC/E O-I). These changes will promote a more urban environment, keeping with the Level A vision for the urban center.
- MRMPO also appreciates the development of the design standards section.

General recommendations
- Diagrams and quick look up tables will help all stakeholders understand the design standards section.
- The boundaries of the village centers are not clearly defined, yet they have zoning implications. A map would be helpful.
- Which roadway do you envision to be the pedestrian-oriented "Main Street" of the Urban Center? Once this is identified focus should be given to creating a pedestrian-oriented environment/street scape (see vision depicted on page 31 of the Level A Plan). Perhaps a true mixed-use/form based zone category is needed to achieve this.
- In several zones vertical mixed-use is allowed as conditional. We recommend clearly outlining where this is desired (for example: village centers, town center, urban centers) and then making it permissive.
- The Town Center allows a lot of different types of development. It seems likely that some of the Town Center will develop into highway development/big box, while a pedestrian oriented area (town-plaza, mixed use, etc.) is also envisioned. We recommend separating the town center into these two categories.
- In specific areas/nodes that are expected to be especially vibrant and urban spaces, MRMPO recommends minimum densities (for example: along corridors in town, urban, and village centers). This will greatly increase the viability of future transit service.
• There are some areas where LDR is up against a major arterial, commercial use, or high-density residential. We recommend transitional densities feathering out from more intense land uses. This helps to buffer the low density areas as well as to support the vibrancy of activity centers (this is the case in much of the land use plan already).

See attached pdf with comments for specific recommendations.

Again, thank you for the opportunity to participate in this discussion. If you have any questions about this content, please feel free to contact me at your convenience.

Best regards,

Andrew Gingerich
Data/GIS Analyst & Planner
Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
Phone: (505)724-3613
Email: a gingerich@mrcoq-nm.gov
From: Malak Hakim <hakim@consensusplanning.com>
Sent: Friday, May 6, 2016 9:40 AM
To: Andrew Gingerich; Catherine VerEecke; Juanita Garcia; Jim Strozier
Cc: Dave Pennella
Subject: RE: MRMPO Comments for Level B Zoning Chapter

Hello Andrew,

Thank you for your comments. Please see our responses in red to your general comments below. I will be copying you on my email to Catherine today that will provide updated, redlined material we have been working on to address the various comments received relative to Land Use and Zoning.

Thank you,

Malak Hakim
Consensus Planning, Inc.
505.764.9801
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www.facebook.com/consensusplanning

From: Andrew Gingerich [mailto:AGingerich@mrcog-nm.gov]
Sent: Thursday, May 05, 2016 5:03 PM
To: Catherine VerEecke <cvereeccke@bernco.gov>; Juanita Garcia <jugarcia@bernco.gov>; Jim Strozier <cp@consensusplanning.com>
Cc: Dave Pennella <DPennella@mrcog-nm.gov>; Malak Hakim <hakim@consensusplanning.com>
Subject: RE: MRMPO Comments for Level B Zoning Chapter

Thanks Catherine,

I also got in contact with Jim today. I just wanted to make sure these got through, since they are working close to a deadline. Thanks again for including our comments.

-Andy

From: Catherine VerEecke <mailto:cvereeccke@bernco.gov>
Sent: Thursday, May 5, 2016 4:48 PM
To: Andrew Gingerich <AGingerich@mrcog-nm.gov>; Juanita Garcia <jugarcia@bernco.gov>; cp@consensusplanning.com
Cc: Dave Pennella <DPennella@mrcog-nm.gov>; Malak Hakim (hakim@consensusplanning.com)
Subject: RE: MRMPO Comments for Level B Zoning Chapter

Hi Andy,
I received your phone message. We have received your comments and will add them in the official record for the Santolina Level B Master Plan, and have copied Consensus Planning on this message. We’re expecting the revised Zoning chapter and land use information and matrix response to comments tomorrow. I’ll make sure you receive a copy. Thanks.

1
Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

From: Andrew Gingerich [mailto:AGingerich@mrcog-nm.gov]  
Sent: Tuesday, May 03, 2016 3:06 PM  
To: Juanita Garcia; Catherine VerEecke; cp@consensusplanning.com  
Cc: Dave Pennella  
Subject: MRMPO Comments for Level B Zoning Chapter

Hello Ms. Garcia, Ms. VerEecke, Mr. Strozier (I'm sorry I don't have Mr. Strozier's direct email, please forward this to him),

Thanks again for inviting MRMPO to the meeting on Thursday on the issue of Santolina's land use/zoning. I felt that there was a lot of good progress made, and I enjoyed hearing from everyone that attended. I'm writing to follow up on the meeting with an electronic record of the recommendations I'd prepared. I went over these comments with Ms. VerEecke and Mr. Strozier, but, as the meeting ran late, Ms. Garcia had to leave and did not get to hear many of them. Below are some general comments and recommendations. Attached is a copy of the red line version of the zoning chapter that includes more specific MRMPO recommendations. These specific comments focus mostly on recommended changes, and do not point out the many positive comments that could've been written.

It is also important to note that, in the case that these recommendations conflict with the preference of Bernalillo County, MRMPO defers to the County. MRMPO's involvement in this process only advisory and meant to provide a regional perspective to the process. Ultimately it is the County’s responsibility to determine what is appropriate, manageable, and enforceable for the various departments involved in the development of Santolina.

General comments

- MRMPO is very pleased to see changes to the Urban Center, including an extended gridroad way system and more flexible zoning category (UC/E O-I). These changes will promote a more urban environment, keeping with the Level A vision for the urban center.
- MRMPO also appreciates the development of the design standards section.

General recommendations

- Diagrams and quick look up tables will help all stakeholders understand the design standards section. We are working on diagrams that would be helpful to as part of the Design Guidelines. We hope to provide these prior to the May 26, 2016 Land Use and Zoning CPC Hearing.
- The boundaries of the village centers are not clearly defined, yet they have zoning implications. A map would be helpful.

As part of our submittal of material addressing various Agency Comments to Catherine on May 6, 2016, we have provided an updated Level B Land Use Map and new Zoning Map.

- Which roadway do you envision to be the pedestrian-oriented “Main Street” of the Urban Center? Once this is identified focus should be given to creating a pedestrian-oriented environment/street scape (see vision depicted on page 31 of the Level A Plan). Perhaps a true mixed-use/form based zone category is needed to achieve this.

This will be defined as part of future Level C Planning efforts.

- In several zones vertical mixed-use is allowed as conditional. We recommend clearly outlining where this is desired (for example: village centers, town center, urban centers) and then making it permissive.
We have revised the Zoning Chapter to allow vertical mixed-use as a permissive use in Village Center, Town Center, Urban Center, and Neighborhood Commercial Zones.

- The Town Center allows a lot of different types of development. It seems likely that some of the Town Center will develop into highway development/big box, while a pedestrian oriented area (town-plaza, mixed use, etc.) is also envisioned. We recommend separating the town center into these two categories.

We have provided this distinction as part of our updated Land Use Map.

- In specific areas/nodes that are expected to be especially vibrant and urban spaces, MRMPO recommends minimum densities (for example: along corridors in town, urban, and village centers). This will greatly increase the viability of future transit service.

We are taking a look at this relative to our current regulations in the Zoning Chapter.

- There are some areas where LDR is up against a major arterial, commercial use, or high-density residential. We recommend transitional densities feathering out from more intense land uses. This helps to buffer the low density areas as well as to support the vibrancy of activity centers (this is the case in much of the land use plan already).

Each of the residential zones allows for a range of densities. It is anticipated that the higher densities allowed within those zoning districts will be developed adjacent to the arterial streets. The specific implementation of this will be determined with future Level C plans.

See attached pdf with comments for specific recommendations.

We will continue to work on refining the Zoning Chapter based on the comments you have provided in the attached PDF as well as our conversation with MRCOG and County Planning Staff on April 28, 2016.

Again, thank you for the opportunity to participate in this discussion. If you have any questions about this content, please feel free to contact me at your convenience.

Best regards,

Andrew Gingerich
Data/GIS Analyst & Planner
Mid-Region Council of Governments
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Albuquerque, NM 87102
Phone: (505)724-3613
Email: agingerich@mrcog-nm.gov
ATTACHMENT #2
CHAPTER 3
ZONING
3.1 ZONING

The Approved Santolina Level A Master Plan established a PC Zoning framework for future Level B plans. The Level A Master Plan established seven land use districts including:

A. Residential Village
B. Residential Village Center
C. Urban Center
D. Town Center
E. Business Park
F. Industrial and Business Park
G. Open Space

This Level B Plan provides more detail concerning specific uses, standards and available sub-land use districts. The permissive uses within these sub-land use districts fall within the identified general permissive uses as specified within the Level A Master Plan. Unless otherwise specified, terms shall be as defined in the Bernalillo County Zoning Ordinance in effect at the time of approval of this Level B Plan.

This Level B Plan has been designed to be consistent with the intent and framework established by the Approved Santolina Level A Master Plan. As envisioned by the PCC, the Level B Plan is a refinement to the Level A Master Plan providing more detail concerning land uses, transportation, zoning and other design elements. This Level B Plan sets the stage for future Level C Plans that are the implementation of these plans in the form of subdivisions, site plans and ultimately the construction of structures. Ensuring flexibility in the implementation of these plans is critical to the success of the Santolina Master Planned Community.

A. RESIDENTIAL VILLAGE

The Level B Plan includes portions of three of the Residential Villages as identified in the Level A Master Plan. This Level B Plan defines the specific land uses within the Residential Villages. These uses are consistent with the Site Characteristic section of the approved Santolina PC Zone. The Santolina PC Zone set more intense uses along major roadway corridors and less intense uses interior to the Residential Villages. At this time, the Residential Villages within this Level B Plan include the following sub-land use districts and their permissive and conditional uses:

1) Low Density Residential Zone
2) Medium Density Residential Zone
3) High Density Residential Zone

1) Low Density Residential Zone

A. Permissive Uses.

1. House, one per lot.
2. Accessory use:
   a. Accessory structures (non-commercial), maximum of 2 per lot shall be limited to an area of 600 sq. ft. or less. However, greenhouses are limited to 25% of the rear plus side yard areas in addition to other types of accessory structures. (Bernalillo County Section 9.B.2.c)
   b. Antenna (non-commercial), up to 65 feet in height.
   c. Home occupation. Any occupation or activity clearly incidental and secondary to use of the premises for a dwelling. There shall be no exterior display, no exterior storage of materials, no nuisances emitted from the premises and no other exterior indication of the
home occupation or variation from the residential character of the main building. The home occupation shall not be open to the public (clients, customers, patients, patrons, or similar individuals or groups) unless specifically approved as a Conditional Use. Only members of the residing family are employed, unless approved as a Conditional Use for a single, additional employee. Not more than 25 percent of the floor area is devoted to the home occupation, nor more than 600 square feet of accessory building and sign identifying the activity, (Refer to signage guidelines for residential uses) provided:

1. The activity is clearly incidental and secondary to use of the premises for a dwelling.
2. Only members of the residing family are employed at such location.
3. One related on premise sign is permitted, provided:
   a. It does not exceed one square foot in area.
   b. It is a non-illuminated wall sign.
4. Recreational vehicle, boat, or boat and boat-trailer parking as follows:
   1. Inside parking;
   2. Outside parking in the side yard or the rear yard, provided no part of the unit extends over the public sidewalk; and not parked in clear site triangle (must be screened)
5. Sign, wall mounted and monument signage shall be permitted for individual neighborhoods and shall be approved as part of the subdivision plat.

3. Garage Sale
4. Cluster Housing Development.
   A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development. (Bernalillo County Zoning Definitions)
5. Public or private Park.
6. Public or private school, Where children are given a general education equivalent to any of the first twelve grades of public schools.
7. Public utility structure.
8. Real estate office and an incidental sign in connection with a specific development, provided it is not used as living quarters during the time it is used as an office and further provided that it is limited to a period of one year unless the time is extended through approval from the Zoning Administrator.
9. Wireless Telecommunications Facility which is concealed or located on a public utility structure. (Refer to Section 22.5 of the Bernalillo County Code of Ordinance)

2) Medium Density Residential Zone

This zone provides suitable sites for attached or detached housing and uses incidental hereto.

A. Permissive Uses.

1. Uses permissive in the Low Density Residential Zone
2. Houses, not limited to one per lot and provided that there are not over 15 dwelling units per net acre.
3. Townhouses,
4. Cluster housing (as defined above)
5. Courtyard housing is defined as housing that includes a clearly defined courtyard open space provided to serve as the focus for the housing units.
6. Motor court housing is defined as up to six single dwellings may share a single drive lane access to a public street through the use of a motor court layout.
7. Attached or detached housing.
3) High Density Residential Zone

This zone provides suitable sites for the highest density housing outside of Urban Centers. It is most appropriately mapped adjacent to commercial, office, or employment centers, where primary access to a major street is available.

A. Permissive Uses.

1. Uses permissive in the Medium Density Residential Zone, provided there are not over 30 dwelling units per net acre, unless the property is located on a collector or arterial where the density may increase to not over 50 du/acre.

2. Uses incidental to an apartment such as day care center, news, cigar, or candy stand, delicatessen, personal-service shop and the like, are permitted with an apartment development.

Conditional Uses in all Residential Zones

All conditional uses shall be filed with the Zoning Administrator on a form and accompanied by such data and information as the Zoning Administrator may prescribe.

1. Accessory living quarters (Living quarters within an accessory building containing one bedroom, one living room, one bathroom, one closet, one mechanical room, no kitchen facilities and to be occupied by no more than two persons, shall not be rented or otherwise used as a dwelling unit and does not exceed 500 square feet in area.)

2. Animal keeping, commercial.

3. Construction office in connection with a specific construction project provided it is limited to a period of one year unless the time is extended through a new conditional use.

4. Health care, including physicians, massage, therapy, etc. in association with a senior housing project.

5. Public library.

6. Public utility structure which is not permissive.

7. Recreational facility, such as community center, swimming pool, tennis club (owned by government, HOA or non-profit).

8. Walls, fences and retaining walls, in a setback area where height is normally limited to three feet, up to five feet high when less than ten feet from the property line and up to six feet high when ten or more feet from the property line, provided it is attractive and in harmony with its site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape.

   a. A wall or fence shall not be approved unless the Traffic Engineer finds that the specific plan approved would not be a hazard to traffic visibility.

Design Standards for Residential Village

A. Height.

When applied to a building, means the average vertical distance above the grade at each façade of the building facing a public street, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building.

1. In the Low Density Residential Zone - structures shall not exceed 26 feet in height.

2. In the Medium Density Residential Zone – Structures shall not exceed 50 feet in height.

3. In the High Density Residential Zone – Structures shall not exceed 78 feet in height.

B. Lot Size.
CHAPTER 3: ZONING

1. In the Low Density Residential Zone:
   a. Minimum lot area of 5,000 square feet and a minimum lot width of 50 feet.

2. In the Medium Density Residential Zone:
   b. For a townhouse, minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per dwelling unit.
   c. For a townhouse, motor court, cluster or townhouse, minimum lot area shall be 1,760 square feet; minimum lot width shall be 18 feet.
   d. For a house, minimum lot area shall be 3,600 square feet per dwelling unit; minimum lot width shall be 36 feet.

3. In the High Density Residential Zone:
   a. No minimum lot size, minimum lot width and depth shall be 150 feet for apartments.

C. Setback.

1. There shall be a front yard setback of not less than 15 feet.

2. On a corner lot, the side yard setback adjacent to the side of the street shall be as follows:
   a. If the rear yard abuts the front yard of a residential zoned lot, not less than 20 feet.
   b. In no case shall it be less than ten feet.

3. Side yard setbacks which are interior, i.e., measured from side lot lines which are not adjacent to streets, shall be either:
   a. Not less than five feet on each side or, side yard setback shall provide 10 feet of separation between buildings.

4. There shall be a rear yard setback of not less than 15 feet.

D. Off-Street Parking.

1. Off-street parking shall be as provided in the Bernalillo County Zoning Ordinance.

2. Maximum front yard setback area that can be an improved parking and maneuvering area: 60%, but no more than 30 feet wide or the width of the front of the garage, whichever is narrower.

3. Parking on any portion of a front yard setback area, other than the improved parking and maneuvering areas, is prohibited.

E. Usable Open Space.

1. Usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom dwelling unit, 250 square feet for each two-bedroom dwelling unit and 300 square feet for each dwelling unit containing three or more bedrooms.

2. Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space, planted and maintained according to an approved landscape plan.

F. Materials. Barbed tape, razor wire, barbed wire or similar materials are prohibited.

B. RESIDENTIAL VILLAGE CENTERS

At this time, the Level B Plan includes portions of three of the Residential Villages identified in the Level A Master Plan. As an important component of the Residential Villages, small neighborhood commercial and public facilities are needed. These neighborhood services are located within Residential Village Centers. At this time, this Level B Plan defines the specific land uses allowable within the Residential Village Centers. These uses are consistent with the Site Characteristic section of the PC zone that proposed more intense land uses along the major roadway corridors and at major intersections. The Residential Village Centers include the following sub-land use districts and their permissive and conditional uses:
1) Village Center Zones  
2) Office Institutional Zones  
3) High Density Residential Zones  

1) Village Center Commercial Zone

The purpose of this zone is to provide for retail business and services serving primarily the residents of the surrounding neighborhoods and to minimize any adverse effects on nearby residential development.

A. Permissive Uses:

1. Retail sales of goods and services, including package liquor sales in conjunction with a full service drug or grocery store.
2. Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
4. Beauty and barber shop.
5. Community garden.
6. Church or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter or day care facility operated by the church on the church’s principal premises which is used regularly for public worship.
7. Medical Clinic.
8. Interior decorating shop.
10. Shoe repair shop, shoeshine stand.
11. Dwelling, provided that it has a minimum density of 20 du/acre and a maximum density of 30 du/acre.
12. Drive-in/Drive-thru establishment such as a bank, drugstore, restaurant, food store, coffee shops, refreshment stand provided that a solid wall or fence at least six feet high is erected along the side of all areas abutting or contiguous to any residential zone and further provided that there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
13. Farmers Market, provided the event is issued a Special Event’s permit by Bernalillo County.
14. Food Carts/Trailers are permitted to operate on private non-residential property, provided:
   a. The Food Carts/Trailers and any associated tables, chairs, displays, umbrellas, or the like, must not physically occupy or obstruct access to any parking stalls necessary to meet the minimum parking requirements for the on premise land uses (if any), except that this requirement does not apply if the mobile food unit is operating outside of the hours of operation of the on premise uses.
   b. The Food Carts/Trailers and any associated tables, chairs, displays, umbrellas, or the like, must not obstruct any designated ingress or egress from the property, or any designated drive-aisle.
   c. The Food Carts/Trailers has written permission from the property owner for use of the site, a copy of which shall be kept and maintained in the mobile food unit and made available for review by any County inspector at all times during operation of the mobile food unit at the site.
   d. The Food Carts/Trailers operator must provide receptacles for disposal of all food truck generated refuse.
   e. Every Food Carts/Trailer is subject to, and must comply with, the general noise restrictions prescribed by Section 30-116 of the Bernalillo County Code of Ordinance, and all other relevant requirements and restrictions of local, state, and federal law.
15. Food Carts/Trailers are permitted to operate on private residential property, provided
   a. The Food Carts/Trailers has written permission from the property owner for use of
CHAPTER 3: ZONING

the site, a copy of which shall be kept and maintained in the Mobile Food Unit and
made available for review by any City inspector at all times during the operation of
the Mobile Food Unit at the site.

b. Food Carts/Trailers may not operate on the same residential property more than 12
days per year.

c. The Food Carts/Trailers operator must provide receptacles for disposal of all food
truck generated refuse.

16. This section establishes land use regulations pertaining to Food Carts/Trailers. Food
Carts/Trailers shall comply with all other applicable requirements of the traffic code.
Other aspects of Mobile Food Units are regulated in other parts of the County Code of
Ordinances. Please refer to Chapter 82 and Chapter 42 Health and Sanitation.

17. Laundry, laundromat with or without drive thru (without on-site dry cleaning facility
18. Office.
19. Restaurant with full service liquor license.
20. Service Station, including the sale of liquefied petroleum gas for consumption but not for
resale:
   a. Any tube or tire repairing, minor auto repair or battery charging shall be conducted
      within a completely enclosed building.
   b. If any lubricating, storage or washing is done outside a building, a solid wall or fence
      six feet high shall be maintained between such activity and any abutting residential
      property.

B. Prohibited Uses:

1. Any use not designated a permissive use or conditional use in this zone, unless otherwise
   authorized by the approved Level A or Level B Plan; or
2. Any use not recognized as customarily incidental to a permitted use in the zone.

C. Conditional Uses:

The following uses may be permitted if approved by the Zoning Administrator in accordance with the
procedures and under the conditions set forth in the Bernalillo County Zoning Ordinance.

1. Amateur radio antenna/tower 65 to 100 feet as measured from grade.
2. Dry cleaning (clothes) agency or clothes pressing establishment provided that:
   a. All activities are conducted within an enclosed building.
   b. Not more than three persons are engaged, exclusive of pressers and office, clerical
      or delivery personnel.
   c. The establishment is operated principally as a retail business and
   d. That portion of the building in which any cleaning process is done shall be at least 50
      feet from any residential zone.
3. Garage for automotive repair provided it complies with the following:
   a. Any automotive repair shall be conducted within a completely enclosed building
      located at least 20 feet from any residential property.
   b. Storage of not more than five automobiles awaiting repair shall be permitted
      provided that the outdoor area in which such cars are stored shall be enclosed by a
      solid wall or fence at least six feet high.
4. Studio for instruction in music or dance.
5. Mixed use development with residential and non-residential uses combined in the same
   building or buildings. The non-residential uses are limited to those allowed as permissive
   or conditional in the Village Center Commercial Zone, plus incidental activities such as the
   creation of arts and craft items for resale or similar activities.
6. Wireless facilities. (Please refer to Section 22.5 of the Bernalillo County Code of Ordinances.)
2) Office and Institutional Uses

The purpose of this zone is to provide sites suitable for office, business, service and institutional uses.

Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site:

A. Permissive Uses:

1. Beauty shop, barber shop.
2. Church, or other place of worship, including the usual incidental facilities.
3. Day spa.
4. Incidental uses within a building most of which is occupied by offices and/or dwelling units such as news, cigar or candy stand, restaurant, personal service shop, and the like, provided the incidental uses comply with the following:
   a. The use is intended primarily for the use of the occupants of the structure.
   b. At least 10,000 square feet of floor area are contained in the structure.
   c. The use is limited to a maximum of ten percent of the total floor area.
5. Institution, including library, museum, nursing or rest home, day care center and family day care center.
6. Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correction devices, or medical or dental laboratory.
7. Medical Clinic or offices, imaging centers.
8. Office.
10. Public safety facilities including fire and police stations.
11. Public utility structure (such as a transformer, switching, pumping, or similar technical installation) essential to the operation of a public utility.
12. Radio or television studio.
13. School and related facilities.
14. Wireless Telecommunications Facility as specifically allowed below:
   a. Freestanding wireless telecommunications facility, up to 65 feet in height.
   b. Collocated freestanding wireless telecommunications facility, up to 75 feet in height.
   c. Face-mounted wireless telecommunications facility.
   d. Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
   e. Concealed wireless telecommunications facility.
   f. Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure.
15. Farmers Market, provided the event is issued a Special Event's permit by Bernalillo County.
17. Senior Housing (independent or assisted living).

B. Conditional Uses:

The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in the Administration Section of this ordinance with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.

1. Roof-Mounted Wireless Telecommunications Facility, up to 20 feet above the parapet of the building on which it is placed.
C. Height Regulations. 78 feet unless adjacent to an arterial in which case the maximum height should be 100 feet.

Height: When applied to a building, means the average vertical distance above the grade at each façade of the building facing a public street, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building.

D. Area Regulations:

1. Front Yard. There shall be a front yard having a depth of not less than 10 feet.
2. Side Yard. A side yard is required only on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard of not less than six feet.
3. Rear Yard. There shall be a rear yard having a depth of not less than 15 feet.
4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with the requirements for specific uses set forth in the Bernalillo County Zoning Ordinance.

3) High Density Residential Zone

This zone provides suitable sites for the highest density housing outside of Urban Centers. It is most appropriately mapped adjacent to major intersections, commercial, office, or employment centers, and may be located next to other lower density residential, where primary access to a major street is available. Conditional Uses and Design Standards are as defined in the Residential Village (Section A above).

A. Permissive Uses.

1. Uses permissive in the Medium Density Residential Zone, provided there are not over 50 dwelling units per net acre.
2. Retail and service uses incidental to an apartment.

C. URBAN CENTER

The Level B Plan includes the eastern half of the Urban Center as identified in the Level A Master Plan. The Urban Center is a dynamic, high-density core where office, recreation, commercial, civic, educational, multi-family residential, retail and entertainment uses come together and serve as a destination for residents to "live, work, shop and play". The eastern portion of the Urban Center is anticipated to have an education focus. The Urban Center includes the following sub-land use districts and their permissive and conditional uses:

1) Neighborhood Commercial Zone
2) Office Institutional Zone
3) High Density Residential Zone

1) Neighborhood Commercial Zone

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the Neighborhood Commercial Zone. The purpose of this zone is to provide suitable sites for office, service, institutional, civic, education, recreation and limited commercial uses to satisfy the day-to-day needs of nearby residential areas and to minimize any adverse effect on nearby residential development for those commercial properties located outside of a village center.
Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

A. Permissive Uses:

Any permissive use allowed and as regulated in the Office and Institutional Zone and the following:

1. Banking and loaning money.
2. Wireless Telecommunications Facility, provided it satisfies section 22.5 of the County Code of Ordinances.
3. Drugstore.
5. Medical clinic.
6. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided it is not listed as a conditional use in this zone, and with the following limitations:
   a. Arts and crafts objects retail sales, supplies plus their incidental creation, provided there is little or no reproduction of substantially identical objects.
   b. Auto parts and supply retail sales.
   c. Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail costs.
   d. Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any residential zone.
   e. Books, magazines, newspapers, stationery for retail sales, but not an adult bookstore.
   f. Clothing, shoes, dry goods for retail sales.
   g. Cosmetics, notions, hobby supplies for retail sales.
   h. Feed store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting A-1, A-2, R-1, R-2, or M-H property.
   i. Flowers and plants, including minor and incidental outdoor sales.
   j. Grocery store.
   k. Hardware store.
   l. Jewelry sales and incidental service and repair
   m. Musical instruments and supplies.
   n. Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot high solid wall or fence on all sides.
   o. Package Liquor Store.
   p. Paint store.
   q. Pet shop and/or pet grooming, provided there are no outside pens.
   r. Photographic equipment.
   s. Sporting goods.
   t. Service station, including the sale of liquefied petroleum gas, but not for resale, provided any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
   u. Tailoring, dressmaking.

7. Jewelry
8. Restaurant with full service liquor license.
9. Farmers Market, provided the event is issued a Special Event’s permit by Bernalillo County.

B. Conditional Uses:
CHAPTER 3: ZONING

The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in the Administration Section of the Zoning Code with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and the community.

1. Amateur radio antenna/tower 65 to 100 feet as measured from grade.
2. Hospital for human beings provided traffic and ambulance noise will not have an adverse effect on residences in the neighborhood.
3. Temporary storage building or yard for equipment, material or activity incidental to a specific construction project but not to exceed one year, unless the time is extended by the Zoning Administrator.
4. Roof-mounted wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed, provided that it satisfies the requirements of the Bernalillo County Zoning Ordinance.
5. Mixed-use development with residential and non-residential uses combined in the same building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Neighborhood Commercial Zone.

2) Office and Institutional Zone

The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section, are the regulations in the Office and Institutional Zone. The purpose of this zone is to provide sites suitable for office, service and institutional uses.

Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

A. Permissive Uses:

1. Beauty shop, barber shop.
2. Church, or other place of worship, including the usual incidental facilities.
3. Day spa.
4. Incidental uses within a building, most of which is occupied by offices and/or dwelling units.
5. Institution, including library, museum, day care center and family day care center.
6. Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correction devices, or medical or dental laboratory.
7. Medical Clinic
8. Office.
10. Public safety facilities including fire and police stations.
11. Public utility structure (such as a transformer, switching, pumping, or similar technical installation) essential to the operation of a public utility.
12. Radio or television studio.
13. School and related facilities.
14. Wireless Telecommunications Facility as specifically allowed below:
   a. Freestanding wireless telecommunications facility, up to 65 feet in height.
   b. Collocated freestanding wireless telecommunications facility, up to 75 feet in height.
   c. Face-mounted wireless telecommunications facility.
   d. Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
   e. Concealed wireless telecommunications facility.
   f. Wireless telecommunications facility for which all antennas are mounted on an
existing vertical structure.

15. Farmers Market, provided the event is issued a Special Event’s permit by Bernalillo County.

B. Conditional Uses:

The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in the Administration Section of this ordinance with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.

1. Hospital for human beings or sanatorium, provided traffic and ambulance noise will not have an adverse effect on residences in the neighborhood.
2. Roof-Mounted Wireless Telecommunications Facility, up to 20 feet above the parapet of the building on which it is placed.

C. Height Regulations. 78 feet unless adjacent to an arterial in which case the maximum height shall be 100 feet.

Height: When applied to a building, means the average vertical distance above the grade at each façade of the building facing a public street, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building.

D. Area Regulations:

1. Front Yard. There shall be a front yard setback having a depth of not less than 10 feet.
2. Side Yard. A side yard setback is required only on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard setback of not less than six feet.
3. Rear Yard. There shall be a rear yard having a depth of not less than 15 feet.
4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with the requirements for specific uses set forth in the Bernalillo County Zoning Ordinance.

3) High Density Residential Zone

This zone provides suitable sites for the highest density housing outside of urban centers. It is most appropriately mapped adjacent to commercial, office, or employment centers, where primary access to a major street is available. Conditional Uses and Design Standards are as defined in the Residential Village.

A. Permissive Uses.

1. Uses permissive in the Medium Density Residential Zone, provided there are not over 50 dwelling units per net acre.
2. Retail and service uses incidental to an apartment.

D. TOWN CENTER

See general comments about Town Center in email (sent 5/3/16)

The Town Center has excellent access off Interstate 40 and is anticipated to facilitate large retail facilities, entertainment, hotels, office, auto sales, lodging, hospitals, office, mixed-use and high density residential. The Town
CHAPTER 3: ZONING

Center consists of a single zone:

1) Town Center Commercial Zone

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the Town Center Commercial Zone. The purpose of this zone is to provide for commercial uses and to regulate such uses in such a manner as to provide for appropriate community commercial uses.

Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building and premises shall be maintained on site.

A. Permissive Uses:

Any permissive and conditional use allowed and as regulated in the Neighborhood Commercial Zone, with the exception of apartments and multiple single family dwellings and the following permissive uses:

1. Garage for automotive repair.
2. Hotel or motel.
3. Apartments and senior living as regulated in the High Density Residential Zone.
4. Indoor amusement enterprise (including auditorium). Retail store business, or shop in which products may be manufactured, compounded, processed, assembled, or treated, incidental to the retail operation including carpentry, ceramics, fabric cutting and sewing, furniture making, upholstering, sign painting, making of rubber or metal stamps, interior decorating, catering, baking, confectionery making, weaving, or jewelry or curio making, provided it complies with the following requirements:
   a. All activities shall be conducted within a completely enclosed building and any outside storage shall be enclosed by a six-foot solid wall or fence.
   b. Any such store shall be operated principally as a retail business.
   c. Activities or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other cause.

5. Large retail stores and distribution facilities.
   a. Responsibilities of Applicants and Developers, shall apply to the following, as determined by the County Planning Commission (CPC):
      (1) New construction of a large retail facility;
      (2) Change of use from a non-large retail facility to a large retail facility defined as: A single tenant structure with at least 75,000 square feet of net leasable area for the purpose of retailing;
      (3) Building expansion of more than 50% of the existing square footage.

   b. Building expansion of 10% to 50% of the existing square footage of an existing large retail facility shall be subject to the following requirements:
      (1) Pre-application meeting.
      (2) Compliance with the large retail facilities design regulations as determined by the CPC. The CPC before issuing final design regulations shall request input from neighborhood associations with boundaries that are within 200 feet of the proposed project.

   c. Building expansion up to 10% of the existing square footage and building renovation of an existing large retail facility shall comply with the design regulations in this section to the extent possible as determined by the Planning Director.
Location and Access of Large Retail Facility. The following regulations manage the location and design of large retail facilities. These regulations are necessary for the proper functioning and enjoyment of the community. They protect the quality of life within surrounding residential areas, support efficient traffic flows, and provide consistent regulations for such facilities. Large retail facilities shall be located to secure adequate street capacity to transport pedestrians and vehicles to and from large retail facilities, and discourage traffic from cutting through residential neighborhoods. The regulations result in efficient and safe access for both vehicles and pedestrians from roadways in the Metropolitan Transportation Plan to neighborhoods in the vicinity of large retail facilities. The Planning Director, after initial review of a large retail facility proposal, may require the site to comply with the next level of large retail facilities regulations.

a. Large retail facilities containing 75,000 to 90,000 sq. ft. net leasable area are:

   (1) Required to be located adjacent to and have primary and full access to a street designated as at least a collector in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and having at least two through traffic lanes.

b. Large retail facilities containing 90,001 to 124,999 sq. ft. net leasable area are:

   (1) Required to be located adjacent to and have primary and full access to a street designated as at least a collector in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and having at least four through traffic lanes.

c. Large retail facilities containing 125,000 square feet or greater of net leasable area are:

   (1) Required to be located within 1,200 feet (1/4 mile) of the intersection of two roadways, both of which are designated as at least a collector street in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and shall have full access to these roadways. One of the adjacent roadways shall have at least four through traffic lanes and the other adjacent roadway shall have at least six through traffic lanes or is designated a limited access principal arterial in the Mid-Region Council of Governments’ Metropolitan Transportation Plan and have a minimum of four lanes.

   (2) If an arterial or collector street has yet to be built to its full cross-section and does not have the required number of lanes, the large retail facility may have access onto the roadway if the roadway is identified on the Metropolitan Transportation Plan as having the required number of lanes at full build-out.

   (3) If access control policies prohibit access onto one of the adjacent roadways, a local road may be used as access if it has direct access to at least two roadways that are identified on the Long Metropolitan Transportation Plan, does not pass directly through a residential subdivision and at least one of the intersections is signalized.

   (4) If access to a location fulfills the criteria of this section but control policies outside the city jurisdiction prohibit access onto one of the adjacent arterial or collector streets, the remaining arterial or collector street may serve as the sole access if it has direct access to two intersections with an arterial and the intersections are signalized.

   (5) If warrants are met, the intersection of the primary driveway and the arterial street shall be signalized, unless prohibited by the City Traffic Engineer for safety reasons, at the expense of the applicant. The applicant may place the name development on the mast-arm of the signal.
6. Retailing of any consumer product and provision of any customer, personal, or business service, provided it is not listed as a conditional use in this zone.

7. Automobile, truck, trailer, recreational vehicle, motorcycle and all-terrain vehicle sales, provided that any such area be surfaced with higher-type paving and a solid wall or fence six feet high shall be maintained along any side of such are abutting or contiguous to any residential zone.

8. Auto, trailer, recreational vehicle, motorcycle and all-terrain vehicle and truck rental, service, or storage, provided the lot is graded and surfaced.

9. Drive-in restaurant or refreshment stand, provided the site is enclosed by a solid wall or fence six feet high on all sides abutting or contiguous to residential property, provided there are no audible devices.

10. Furniture, hardware, or home appliance store.

11. Hospital for animals, kennels.

12. Lumberyard and building material sales (retail) provided all storage is within a building or enclosed by a six-foot solid wall or fence on all sides and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence.

13. Printing, publishing, lithographing, blueprinting or photostating establishment.

14. Rental or sale of household, yard and garden equipment, provided all storage is contained within an enclosed building or enclosed by a six-foot high solid wall or fence on all sides abutting residential property.

15. Restaurant with full service liquor license.

16. Indoor storage of household goods.

17. Medical and hospital uses.

18. Education facilities.

19. Amusement enterprise (indoor and outdoor), provided any lighting shall be so located, screened or shaded so as not to reflect off the premises as follows:
   a. Baseball batting or archery range, provided the area shall be fenced or otherwise designed to prevent any balls or arrows from going off the premises.
   b. Miniature golf course.
   c. Swimming pool operated as a commercial enterprise including commercial activities specifically related to such use, such as the sale or rental of swimming equipment and the usual concession stands, provided any such use shall be enclosed by a wall or fence at least eight feet high. The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m.

   a. Outdoor live entertainment.

B. Height Regulations Non-residential. 100 feet.

Height: When applied to a building, means the average vertical distance above the grade at each façade of the building facing the public street, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building.

C. Area Regulations:
   (Please see Design Standards for Residential Village under the High Density Residential Zone.)
   1. Front Yard. There shall be a front yard setback having a depth of not less than 10 feet.
   2. Side Yard. No side yard setback is required.
   3. Rear Yard. There shall be a rear yard setback having a depth of not less than 15 feet.
   4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulations Section.
of the Bernalillo County Zoning Ordinance.

D. Landscape and Buffer Landscaping. As required by the Landscaping and Buffer Landscaping Section of the Bernalillo County Zoning Ordinance.

E. BUSINESS PARK

At this time, the Level B Plan includes the eastern portion of the Business Park as identified in the Level A Master Plan. It is envisioned to house large job generators such as emerging technologies, research and development, light manufacturing, educational campuses and/or healthcare industries. The Business Park consists of a single zone:

1) Business Park Zone

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section are the regulations in the Business Park Zone. The purpose of this zone is primarily for community commercial uses, light manufacturing, light fabricating, warehousing and wholesale distribution, general office and business uses, research and development and educational uses, with off-street loading and off-street parking for employees, with ready access to arterial roadways and highways. The regulations in this zone provide for the health, safety and welfare of the residents.

A. Permissive Uses.

A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

1. Amateur Radio Antenna/Tower up to 65 feet as measured from grade.
2. Automobile, motorcycle, bicycle, motorized bicycle (moped), all-terrain vehicle and small engine repairing, but no bodywork. Repairing shall be done within a completely enclosed building at least 20 feet from any Low or Medium Density Residential Zone. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
3. Auto parts and supply retail sales.
4. Banking and loaning money.
5. Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any Low or Medium Density Residential Zone.
7. Cold storage plant.
8. Delivery service.
9. Drive-thru facilities such as banks, drugstores, dry cleaners, restaurants and similar uses provided there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
10. Drug store.
11. Dry cleaning, laundry, clothes pressing, dyeing works (including rug works and rug and carpet cleaning), provided: Only nonflammable or noncombustible materials are used in the cleaning process.
12. Foundry, casting of nonferrous metal, provided there shall be no fumes or odors discernible beyond the premises.
13. Health gymnasium.
15. Jewelry sales, manufacture and supplies.
16. Laboratory (experimental or testing).
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Laundry, cleaning, or dyeing works; including rug works and rug and carpet cleaning:
17. Office.
18. Paint store [Retail].
19. Photographic equipment sales and/or service.
20. Public utility structure and public building including fire and police stations.
21. Radio and/or television station and/or motion picture industry activities.
22. Restaurant with full service liquor license.
23. Sales and display rooms or buildings for wholesalers, distributors.
24. Service station, including the sale of liquefied petroleum gas, but not for resale, provided any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
25. The following uses must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned residential and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:
   a. Machine shop, blacksmith shop, ornamental iron shop, welding shop.
   b. Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.
   c. Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, mechanical devices, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys and novelties.
   d. Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices and eaves.
   e. Warehouse.
   f. Food processing.
26. One residence (single family dwelling or area within a business where a single person/caretaker resides) per business for a security resident employed on the premises provided that such accommodations are not used as rental property.
27. Wireless Telecommunications Facility, provided that it satisfies the requirements of the Bernalillo County Zoning Ordinance and as specifically allowed below:
   a. Face-mounted wireless telecommunications facility.
   b. Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
   c. Concealed wireless telecommunications facility.
   d. Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure.

B. Conditional Uses.

The following uses may be permitted, if approved by the Zoning Administrator, in accordance with the procedures and under the conditions set out in the Administration Section of this ordinance with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.

1. Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade.
2. Mixed use development with residential and non-residential uses combined in the same
SANTOLINA LEVEL B PLAN

building or buildings. The non-residential uses are limited to those allowed as permissive or conditional in the Business Park Zone, plus incidental activities.

C. Height Regulations. 100 feet.

D. Area Regulations:
(Please see Design Standards for Residential Village under the High Density Residential Zone.)

1. Front Yard. There shall be a front yard setback having a depth of not less than 10 feet.

2. Side Yard. None required except on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard setback of not less than five feet in width.

3. Rear Yard.

E. Off-Street Parking and Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces, shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulation Section of the Bernalillo County Zoning Ordinance.

F. INDUSTRIAL & BUSINESS PARK

The Industrial and Business Park is ideally situated to provide sites for large industrial users, power generating and heavy industrial users not suitable for smaller business park or in close proximity to the residential neighborhoods. The northern portion of this area is included in the Level B Plan. The Town Center consists of a single zone:

1) Industrial & Business Park Zone

At this time, the purpose of this zone is primarily for light manufacturing, light fabricating, warehousing and wholesale distribution with off-street loading and off-street parking for employees and with access to arterial highways or railroads.

A. Permissive Uses.

A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site:

1. Any permissive or conditional use listed and as regulated in the Business Park Zone except as qualified above.

2. Bottling plant.

3. Cold storage plant.

4. Feed or fruit storage or sales (wholesale), provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting residential property.

5. Foundry, casting of lightweight, nonferrous metal, provided there shall be no fumes or odors discernible beyond the premises.

6. Ice plant (wholesale).

7. Laboratory (experimental or testing).

8. Laundry, cleaning, or dyeing works, including rug works, including rug and carpet cleaning.

9. Any permissive or conditional use listed in the Business Park Zone.

10. Boiler works.

11. Iron or steel foundry or fabrication plant, forging, rolling, or heavy weight casting.

12. Manufacture of the following:

   a. Acetylene gas.
   b. Alcohol.
   c. Asphalt.
   d. Brick, tile, terra cotta.
   e. Chemicals.
f. Paint, oil (including linseed), shellac, turpentine, lacquer, varnish.
g. Petroleum byproducts.
h. Plastics.
i. Soap.
j. Sodium compounds.
k. Tar products.

14. Salvage yard for storage and sale of used materials such as metal, rope, paper, glass, leather, rags, lumber, plastic and equipment made of these materials, provided the yard is enclosed by a solid fence or wall at least six feet high on all sides facing or abutting land zoned residential.
15. Uses which must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high and which must be solid along the sides of the site facing or abutting land zoned low or medium density and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:
   a. Building material storage and sales.
   b. Concrete or cement products manufacturing, batching plant, gravel or sand removal activity, stockpiling, processing or distribution provided it complies with the following requirements:
      (1) Any gravel removal activities shall be conducted in accordance with sound engineering practices.
      (2) Depleted land shall be rehabilitated by grading or backfilling with non-noxious, nonflammable, noncombustible solids.
      (3) Depleted land shall be graded or backfilled so as not to collect or permit stagnant water to remain therein.
      (4) Depleted land shall be so graded or backfilled that it will result in topography in substantial conformity to the land immediately surrounding it and which will minimize erosion caused by rainfall and runoff.
      (5) Concrete or cement products manufacturing, batching plant, or processing of stone shall be conducted in accordance with current environmental pollution controls.
   c. Contractor’s equipment storage, rental, or sale; contractor’s yard.
   d. Fuel storage or sales (wholesale).
   e. Machine shop, blacksmith shop, ornamental iron shop, welding shop.
   f. Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.
   g. Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: Bakery goods, batteries, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys and novelties.

16. Sheet metal working, including the making of heating or ventilating products or equipment, cornices and eaves.
17. Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.
18. Warehouse.
19. Food processing.
20. Auction of livestock.
21. Auto dismantling yards, junkyards, storage and salvage yards and yards used for the open
SANTOLINA LEVEL B PLAN

storage of materials, provided they are enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned residential and provided further that inoperative automobile bodies, or parts thereof, are not stacked to a height above the height of the required wall or fence.

22. Accessory uses to any of the foregoing.
23. Solar, wind or biofuel power generating facility.
24. Asphalt batching plant provided the site is enclosed by a solid wall or fence six feet high on all sides abutting residential property.

B. Prohibited Uses:

1. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by the approved Level A or Level B Plan; or
2. Any use not recognized as customarily incidental to a permitted use in the zone.

C. Height Regulations. 150 feet.
Height: When applied to a building, means the average vertical distance above the grade at each façade of the building facing a public street, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building.

D. Area Regulations:

1. Front Yard. There shall be a front yard having a depth of not less than 20 feet.
2. Side Yard. None required except on the side of a lot abutting a Low or Medium Density Residential Zone, in which case there shall be a side yard of not less than five feet in width.
3. Rear Yard. There shall be a rear yard having a depth of 15 feet.
4. Off-Street Parking and Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulation Section of the Bernalillo County Zoning Ordinance.

G. SIGNAGE REGULATIONS

1) Non-residential Signage:
A. Sign, on-premises provided:
   1. Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
      a. One freestanding, two-sided sign no higher than 16 feet for each street frontage.
   2. Number of Signs. Not more than one sign is permitted for any one premises with street frontage of 50 feet or less. A composite group of small signs integrated into one framed unit shall constitute one sign.
   3. Size of Signs:
      a. The total area of any one sign face shall not exceed 75 feet if located on a local street; 100 feet if located on a collector, arterial, or freeway.
      b. The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 150 square feet of sign area.
   4. Exceptions:
      a. Signs having less than four square feet in area per sign face and manufacturer's product display racks are considered as exceptions to subsection (17)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the
nearest right-of-way line of a public street.

b. On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and sign face square footage limitations in Subsection (17)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business.

5. Illuminated Signs. Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall be turned off at 11:00 p.m. or closing, whichever is later. No illuminated signs shall be so located as to shine directly into adjacent conforming residential property.

6. Blinking and Revolving Signs. No flashing or blinking signs except time and temperature signs shall be allowed within 200 feet of any residential zone. Revolving signs shall not revolve at speeds exceeding eight RPM. No power pack units shall be allowed.

7. Electronic display/board/panels. A sign which presents information that is transmitted in various visual forms and includes types such as: flat screen, active display matrix, or any electronic display capable of displaying multiple communications, images, graphics in mono, tri and/or full color. Such displays include but are not limited to current and future technology such as: Light Emitting Diodes (LED), Liquid Crystal Display (LCD), Plasma Display Panels (PDP), 3D Holography, pixel or subpixel technology, other fiber optics or illumination devices within the display area. The electronic control allows for programmable, electronic changing messages used primarily for the purpose of advertising, marketing messages, display of time-sensitive and other updatable information.

The additional provisions of this section apply to all signs allowed in a residential zone or within 40 feet of a residential zone. In the case of a nonresidential zone within 40 feet of a residential zone, the more restrictive of these regulations or the regular sign regulations in the nonresidential zone shall apply.

a. No portion of an illuminated sign shall have a luminance greater than 200 foot lamberts at night.

b. Electronic signs shall not exceed an illumination level of 0.3 foot candles above ambient light as measured using a foot candle meter at a preset distance depending on sign area, measured as follows:

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c. No signs shall be erected or maintained on a house, townhouse, mobile home used as a residence, or vacant land.

d. For signs with an area in square feet other than those specifically listed in the above table the measurement distance may be calculated with the following formula:
Measurement Distance = The Square Root of the following: The Area of Sign Sq. Ft. x 100.

e. Electronic signs shall include a photo cell to control brightness. Any previously permitted electronic sign shall be turned off from sunset to sunrise until the sign is brought into compliance for brightness.

f. No electronic sign shall move, flash, or rotate, or change its message or picture at a rate more often than once each eight seconds, with the exception of wind devices, the motion of which is not restricted. No sign or part of a sign shall change its illumination more than once an hour.

g. No sign shall include motion of the message or image. Transition between messages or images on an electronic sign shall not exceed one second and shall not include any visual effects.

h. No more than one sign per premises shall be illuminated, apart from the general illumination of the premises, between 10:00 p.m. and 7:00 a.m.; provided however that this provision shall not apply to signs that only display gasoline prices at establishments for retail sales of gasoline, oil, and liquefied petroleum.

i. Illuminated signs with a 360 degree display are prohibited.

j. If a premise meets the requirements for a free standing electronic sign, with at least 100 feet of street frontage, then the premise is prohibited from having an electronic sign that is a wall sign or canopy sign. If a premise does not meet the requirements for a free standing sign, that premise shall be permitted one electronic sign that can be a wall sign or canopy sign.

8. Audible devices. No sign shall have audible devices.


10. Determination of Sign Size. The sign area shall be measured as follows:
   a. Square or Rectangular Sign. Length times the height of the face of the sign.
   b. Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
   c. Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.

11. Sign, Off-premises:
   a. Off-premise signs are not permitted.

12. Sign, Building Mounted:
   a. A building-mounted sign on premises or joint sign premises where there is no free-standing on- or off-premise sign shall not exceed the following:
      (1) Twenty percent of the area of the façade to which it is applied, if the sign is not wholly visible from an abutting arterial or collector street or freeway; or
      (2) Twenty-five percent of the area of the façade to which it is applied, if the sign is wholly visible from an abutting arterial or collector street or freeway.

B. Residential Sign regulations:

1. Residential project signs shall be limited to wall mounted signs and free standing monument signs. Wall mounted signs shall be integrated into the landscape and shall not interfere with clear sight triangle requirements. All monument signs must be on private property. Monument signs shall be limited to 4 feet in height.
   a. The primary community entry sign shall be part of a larger wall / landscape entry,
and shall identify the project with wall-mounted lettering. Active adult residential signs, neighborhood signs, facility signs (i.e., private parks, trails, trailheads), and directional signs shall be monument-style. Entry monument signs for Watershed and each subdivision shall be placed on both sides of the entry road, where practical.

2. Entryway signage shall be developed for each residential area to foster a unique sense of neighborhood identity.
   a. Monument-type signs are the preferred alternative for entryways. Landscape materials should be provided at the base of monuments.
   b. Residential entryway signage is not allowed in the ROW and may not be larger than fifty (50) square feet or ten (10) feet tall.
3.2 SANTOLINA LEVEL B DESIGN STANDARDS

The Santolina Level B Plan recognizes the importance of creating design guidelines that promote and foster a sense of cohesiveness within the community while remaining consistent with affordable housing efforts City- and County-wide. The purpose of these design guidelines is to provide a flexible framework for community design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all site development plans must adhere to. The desired character of design features common to the community such as grading, landscape, signage, lighting, walls, and architecture are expressed in these guidelines. A Design Review Committee selected by Western Albuquerque Land Holdings c/o Garrett Development Corporation will evaluate how well each site development plan submitted for approval meets these objectives. Bernalillo County and/or COA will have final review per site standards.

The design guidelines listed below have been established to set standards for development of community systems and private land uses within the Plan Area. These guidelines will be administered by the Design Review Committee.

A. Site Design

A primary focus in site design will be the creation of a community that is pedestrian oriented. Site development plans shall include complete streets for pedestrians and bikes, circulation diagrams that illustrate pedestrian circulation within the site, pedestrian connections from adjacent sites, multi-modal opportunities to reduce auto trips, and coordination with vehicular circulation systems with the intent of minimizing potential conflicts.

The relationship of building to street contributes to how the environment is perceived and experienced and as such is an important design issue to consider in site planning for all types of land uses.

1) Commercial and Industrial

All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. At least one continuous pedestrian walkway shall be provided between the sidewalk adjacent to the roadway and building entry. Providing enhanced paving treatments connecting parking areas to main building entries is encouraged for visually defining crosswalks to approaching vehicles. Sketch

A. With the exception of shopping centers, the use of the front yard area for primary off-street parking is discouraged. Locating primary parking, service, storage, and loading area to the rear of buildings is encouraged. If located in the front yard area, these uses shall be screened from view with landscaping and/or walls, at least three feet in height, and . Walls shall be designed to be compatible with the building's architectural style, color, and materials.

B. Structures should be clustered whenever possible. Clustering of structures creates pedestrian plazas and other types of "outdoor rooms" that are particularly well-suited to New Mexico's temperate climate. These "outdoor rooms" should provide pedestrian amenities such as shade, benches, fountains, bike racks, trash receptacles, etc. Sketch

C. Entries to the site from major arterials should be located on side streets in order to minimize pedestrian/vehicular conflicts. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots should be limited to the minimum necessary to provide adequate circulation.

D. Expansive areas of asphalt or concrete paving in parking lots should be avoided. In large developments, dividing the parking into a series of smaller connected lots is preferred over one expansive parking lot. Additionally, strategic landscaping every ten spaces can provide an alternative to smaller connected lot.

E. No refuse storage/collection areas will be allowed to be sited between any street or building front. Refuse collection areas shall be enclosed within a six (6) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the site.

...
vehicular conflicts. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots should be limited to the minimum necessary to provide adequate circulation.

G. Expansive areas of asphalt or concrete paving in parking lots should be avoided. In large developments, dividing the parking into a series of smaller connected lots is preferred over an expansive parking lot. Additionally, strategic landscaping every ten spaces can provide an alternative to smaller connected lots.

H. No refuse storage/collecting areas will be allowed to be sited between any street or building front. Refuse collecting areas shall be enclosed within a six (6) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the site.

I. A variety of building and parking setbacks should be provided in order to avoid long, monotonous building facades.

J. Buffers shall be provided where industrial uses are adjacent to non-industrial uses. Buffering techniques using a combination of setbacks, landscaping, walls, and grade changes will help mitigate the negative impact of industrial operations. Plant materials used for buffering should be predominantly evergreen species.

K. Large commercial parking fields shall be shared with other uses such as government uses, churches, etc.

2) Town Center

See general comments about Town Center in email (sent 5/3/16)

The design guidelines for the Town Center include the commercial design guidelines in the preceding section and the guidelines detailed below.

Mixed use permissible in TC zoning description?

The Town Center will be the heart of the Santolina community. The most positive aspects of the development will be focused into this centralized area. Mixed use housing shall be encouraged in the Town Center. Residents living in the Town Center will not need to travel far to satisfy many of their basic needs. Civic services including a library, post office, schools, churches, synagogue, and meeting hall should be located in the Town Center. Medical facilities including an urgent care center, grocery stores, financial institutions, and daycare centers should be located close by. Restaurants, theaters, and a small outdoor amphitheater will offer evening entertainment to the residents and other visitors.

A. Power centers and standalone retail boxes shall be discouraged in the Town Center. These uses are more appropriate in M-1 zone.

B. Drive-thru services shall be discouraged in the Town Center.

Plaza

Is there a general idea where the plaza will be located?

The Town Center will be developed with a traditional Spanish plaza area. This area is intended to be an enjoyable place to visit for residents and visitors alike. It will be developed on an eight to ten (8-10) acre site, with one (1) acre dedicated to a centralized plaza/park. The plaza should be heavily vegetated and provide opportunities for small gatherings and outdoor performances. The buildings in this area should be oriented inward towards the plaza.

A. The design of the plaza area shall be very pedestrian oriented. The goal is to separate pedestrians from vehicular circulation and parking. Sidewalks in the main pedestrian corridors shall be a minimum of eight (8) feet in width. Courtyards, placitas, cafes, and other types of passive outdoor spaces should be provided.

B. Streets should be laid out with one predominant orientation, perpendicular to the main pedestrian corridors. Narrow, irregular street alignments is one technique to help slow traffic flow through this area.

C. The buildings in the plaza area should be small scale and predominately one (1) and two (2) stories. Residential uses on the second floor of retail buildings are encouraged. Building fronts should incorporate portals for pedestrian comfort. Interior walkways between buildings should also be created through careful site planning.

D. The plaza area shall be densely vegetated with thirty percent (30%) of the net site area allocated to
SANTOLINA LEVEL B PLAN

How will parking be handled/design for the plaza?

3) Residential

Site plans for residential subdivisions should provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement. Residential builders will be required to participate in the Home Builders Association of Central New Mexico (HBA CNM) program Build Green NM.

Build Green NM encourages homebuilders to use technologies, products, and practices that will:
A. Provide greater energy efficiency and reduce pollution;
B. Provide healthier indoor air;
C. Reduce water usage;
D. Preserve natural resources; and
E. Improve durability and reduce maintenance.

Additional guidelines include:
A. On long, straight roads, knuckles or cul-de-sac are encouraged to provide variety and visual interest in the streetscape.
B. Uniform front yard setbacks in residential areas should be avoided. Varied setbacks add visual interest and avoid creating a tunnel effect. No more than three (3) structures in a row should have the same front yard setback.
C. Varying the placement and orientation of garages also helps to avoid the creation of a monotonous streetscape visually dominated by garage doors. The visual impact of garage doors may be minimized by placing them even with the house fronts, rather than projecting out from the house. Side-entry garages may be used for wide lots (including corner lots) or on narrow lots if the garage is extended in front of the home creating an "L" shape. No greater than three (3) houses in a row should have the garage doors parallel to the street.
D. Pedestrian and bicycle access openings at the end of cul-de-sacs or openings in perimeter walls are simple techniques that can be used to achieve connection between subdivisions or commercial areas.

B. Views

The Santolina properties offer spectacular views of the Sandias, and the Rio Grande Bosque. Significant visual features, identified in this Plan, should be retained and enhanced through the methods described below.

1) The visual impact of built forms on the natural landscape should be minimized. Though not required, buildings with flat roofs are encouraged because they will help preserve views in addition to being more Southwestern in style. Rooftop mechanical equipment shall be screened from street view (See Architectural Style section for specific guidelines).

2) On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.

C. Lighting

One of the attributes of the West Side most appreciated by residents is its “dark sky”. The objective of the lighting guidelines therefore is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area.

Careful attention to lighting detail will contribute to the sense of a cohesive community image. Lighting design and features will differ according to the land use. In all cases, light fixtures and standards shall conform to state and local safety illumination standards.

1) Street Lighting
A. Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light fixtures shall be thirty (30) feet, unless otherwise required by the County and/or Engineer.
B. Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded.
C. Cobra head fixtures should not be used for street lighting. Metal halide or low-pressure sodium lights are recommended.

2) Parking Lot and Building Exterior Lighting

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, and pathways. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure.

A. The design of the lighting fixtures should be compatible with the architectural features of the main structures on-site.
B. Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The maximum height of parking lot lights in industrial areas shall be 30 feet and in other areas shall be 20 feet.
C. Building entrances should be well lighted.

3) Pedestrian Lighting

Lighting should be pedestrian oriented in districts with high pedestrian movement, such as the Plaza area. Bollard or wall pocket lighting is encouraged along Plaza sidewalks and other public areas.

A. Pedestrian lighting should not exceed fifteen (15) feet in height.
B. Bollard material and design shall be compatible with the adjacent buildings. Bollards should be no greater than three (3) feet in height. Shatter-proof coverings should be provided for bollards and other types of low-level lighting.
C. Lighting may be used to accent certain landscape features. This type of lighting should be of a low-level intensity and only illuminate the intended landscape feature.

D. Landscape

The key to creating a truly liveable and high quality environment will be the development of an overall landscape master plan. The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overestimated. Landscaping should be used to frame views, as a buffer from noise or undesirable views, to break up large expanses of parking, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety.

This section provides design standards guiding environmentally smart landscaping principles, standards, and plant pallet. Recognizing the increased public awareness of water conservation, this Plan promotes the use of native and naturalized plant species that perform well in an arid environment. Major arterials shall be landscaped with native species and will serve as a demonstration project to the rest of the community. Plan standards address the need for water conservation in outdoor landscaping with a focus on meeting the 135 gallons per person per day (GPCD) 2024 ABCWUA Water Conservation Plan goal. A Plant Palette and xeriscape principals of design are included in the appendices.

Special attention shall be given to landscaping the major entries to the Santolina Community. Plant materials should be used to highlight these key areas with the intent of reinforcing the community image. Where this section and Bernalillo County Code of Ordinances differ, the Code of Ordinances shall prevail.
A. Site development plans for commercial, industrial, office, and multi-family areas shall include a landscape plan that comprises twenty percent (20%) of the net site area.

B. Minimize impervious and paved area on each site, especially in surface parking areas and low density residential zones to increase opportunities for infiltration and reduce water runoff flow.

C. Use shared driveways whenever possible to decrease impervious areas.

D. Where possible, street design shall maximize water harvesting for landscaping.

E. Use driveway and parking materials which reduce runoff such as pervious pavers or gravel.

F. Carefully locate impervious areas and roof drains so that they drain to natural systems, vegetated buffers, natural resource areas, or pervious zones and soils.

G. Proposed landscape plans should have limited to no turf area. Turf should be generally located in high pedestrian use areas. It should not be planted on slopes greater than 3:1. Turf shall not be allowed in any street medians within the Plan Area.

H. If turf is to be used in non-pedestrian areas, it should be one or a combination of the drought tolerant grass species.

I. EPA WaterSense program labeled products will be considered for indoor and outdoor use.

J. Install water meters for each household unit in a multi-family housing development using ABCUA incentive program rather than master meters in such developments.

K. Additional Santolina area specific LID practices can be found in Chapter 5, Section 5.7 Terrain Management Plan.

L. For additional landscape and buffering regulations see Bernalillo County Code of Ordinances Appendix A Section 19.

M. For additional water conservation requirements see Bernalillo County Code of Ordinances Article VII: Water Conservation Requirements with special attention to Section 30-249 Design and Construction Regulations for New Development.

N. In locations where residential lots do not face the street, street trees shall be provided along public rights-of-way with either even spacing or in random clusters. The spacing of evenly spaced street trees shall be no greater than the diameter of the street tree canopy at full maturity (i.e., smaller trees require closer spacing than larger trees). Where street trees are randomly clustered, the number of street trees shall be equal to or exceed the number required if trees were evenly spaced; however, gaps between randomly spaced street trees that exceed 50 feet are prohibited.

O. Within residential subdivisions, street trees shall be provided at a rate of one tree per residential lot. Street trees shall be planted within 12 feet of the curb.

P. Individual residential lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.

E. Streetscapes

Streetscape design is another key factor in determining neighborhood quality and livability. Providing streetscape amenities such as landscaping and street trees, benches, bus shelters, bike racks, and trash receptacles will help create an attractive community for residents and visitors. Ideally, Bernalillo County and/or COA is the entity to maintain the streetscape and its assorted amenities. This will be handled on a case-by-case basis.

1) Non-residential Streetscape

A. Streets that are unduly wide serve as a barrier for pedestrian movement. Tapered intersections may be used as a technique to slow traffic as well as decrease the distance a pedestrian must cross to get from one side of the street to the other. In addition to increasing safety, this technique provides an opportunity for locating a cluster of street trees, benches, and other pedestrian amenities.

B. Generally, sidewalks on residential streets shall be a minimum of four (4) feet wide. Sidewalks along arterials or adjacent to solid walls shall be a minimum of six (6) feet wide.

C. A minimum landscaped area of ten (10) feet between the back of curb and the sidewalk shall be provided along all major arterials. The required landscaped area width may vary only where meandering sidewalks are planned. The landscaped area may be reduced to six (6) feet from the back of curb to the...
sidewalk if the sidewalk is designed to meander.

D. Benches shall be provided along certain designated public rights-of-way in the Town Center to encourage pedestrian activity. They shall be amply shaded with trees and/or trellising. Metal mesh or wrought iron are the recommended construction materials for benches because they discourage graffiti vandals.

E. One (1) street tree shall be planted for every thirty (30) linear feet along public right-of-ways. Street trees may be planted either in random clusters or uniformly placed along the street edge. Gaps between street trees that exceed fifty (50) feet are discouraged.

F. As development of the Santolina Community progresses, an attempt should be made to coordinate new street trees with existing street trees.

G. The use of bicycles as an alternative mode of commuter transportation is promoted. Striped bicycle lanes, four (4) feet wide, should be provided on all minor arterials and collector streets.

2) Residential Streetscapes

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopied street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

A. One (1) street tree per lot is required in all residential subdivisions (see Plant Palette for Street Trees in Residential Areas).

B. Street trees shall be planted within twelve (12) feet of the back of curb.

3) Parking Lots

A. Parking lots shall be screened from view by providing a landscape strip between parking lots and public rights-of-way. The landscape strip provided shall be at least ten (10) feet in width. For large scale commercial development, the landscape strip may be required to be up to fifteen (15) feet wide with six (6) foot sidewalks.

B. Screening material shall be one or a combination of plant materials, walls, or earthen berming and shall be a minimum of three (3) feet in height.

C. Where practical, lowering the grade of the parking lot from the existing street elevation may aid in screening views of automobiles while enhancing the view of architectural elements of the structures beyond.

D. A landscaped island shall be provided for every ten (10) parking spaces. Six (6) feet is the recommended minimum width to provide adequate planting space for trees and shrubs or parking lot lighting.

E. One shade tree shall be provided for every ten (10) parking spaces, with no space being more than one hundred (100) feet from a tree.

F. Seventy-five percent (75%) of the required parking lot trees shall be deciduous and have a minimum mature height and canopy of twenty-five (25) feet.

G. For additional parking requirements such as number of spaces see Bernallillo County Code of Ordinances Section 82-53.

4) Sidewalks, Trails, and Pedestrian Crossings

Sidewalks and trails are intended to lessen the need for vehicular use and provide connectivity to create a pedestrian-oriented community. Individual development phases should ensure off-road pedestrian and bicycle access to the various park facilities as applicable.

A. All sidewalks and ramps within public rights-of-way shall meet County standards and be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.

B. Sidewalks on local residential streets shall be a minimum of 4 feet in width. Sidewalks along collectors or major local streets shall be a minimum of 6 feet in width. Where sidewalks are planned on one side only of the collector or major local street, that sidewalk shall be a minimum of 8 feet in width.
SANTOLINA LEVEL 8 PLAN

C. Trails shall be designed for multi-use and accommodate pedestrians, runners, and bicyclists, except the perimeter trail shall prohibit bicycles due to soil conditions and erosion potential. Connections shall be made from individual neighborhoods to the community trail system via trails and/or sidewalks as determined in the subdivision phase.

D. Trails shall use Barrier-Free Design to accommodate physically challenged individuals as trail users, where feasible.

E. All private trails shall be concrete, asphalt, or stabilized crusher fines and have a minimum width of 8 feet.

F. Pedestrian crossings shall be clearly demarcated with colored, textured paving where they cross vehicular entrances and streets.

F. Architectural Styles

The goal of the architectural guidelines are not to limit design creativity, but to provide the framework for high quality design. While architectural style is not restricted, certain common elements should be complementary to and enhance the community image. Generic franchise design shall be discouraged. Building design shall be contextual to land forms, adjacent buildings and the overall design guidelines of the master plan.

1) Building Materials and Colors

A. The use of similar roof materials and colors aids continuity. Compatibility in roof design with adjacent buildings is encouraged.

B. Metal may be used as a roofing material for commercial and residential structures. Metal roof shall be corrugated or standing seam and non-reflective. Roof colors shall be in shades of red, green, or silver.

C. Exterior building materials shall be predominantly contextual in nature. Stucco (or similar material such as dryvit), natural stone, or split face CMU of earth tone colors should be required for sixty-five percent (65%) of the building surfaces. Wood, stone, or brick may be used to accent architectural features. Glass will not be considered a finishing material for the purpose of these design guidelines.

D. Exterior colors shall predominantly be in warm desert earth tones such as ranges of orange, red, copper, brown, or beige. Other colors may be used to accent architectural features such as entryways, window trim, fascias, and other traditional southwestern architectural features. Metallic and high intensity colors will not be permitted.

2) Residential

The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other.

A. Residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof or to the average height between the plane and the ridge of a gable, hip, or gambrel roof.

B. The second story should be limited to sixty-five percent (65%) of the building footprint and shall be set back at least 18 inches from the front façade of the first story to eliminate the appearance of a two (2) story wall.

3) Commercial and Industrial

A. Massive building forms are discouraged in favor of buildings which incorporate stepped floor elevations. Buildings should be designed that are more horizontal in nature than vertical.

B. Rooflines visible from street view should not run in a continuous plane for more than fifty (50) linear feet without offsetting or jogging the roof plane. Mansard roofs should wrap around the entire perimeter of the structure.

C. Long, uninterrupted exterior walls (longer than 50 feet) should be avoided on all structures. Staggering
of planes along an exterior wall provides relief from monotonous, uninterrupted expanses of wall. If a building is less than 75,000 square feet, wall staggering shall be every 50 feet. If a building is more than 75,000 square feet, wall staggering shall be every 100 feet.

4) Walls

A consistent approach to wall design will provide an element of visual continuity in the Santolina Community. Walls within a residential or commercial site shall be considered an integral part of the site/building design.

A. The style, materials, and color of the wall should be complementary to the architecture of the building it is attached to.
B. Masonry and stucco are the recommended primary building materials for walls in residential areas within public view from the roadway. Brick, wood, or ornamental iron may be used as an accent feature. Other fencing materials, such as chain link, welded wire, unfinished concrete, wood, and colored block may be used as long as they are not visible from the public roadway.
C. To soften the horizontal mass of a continuous wall, the wall may be set back from the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping. If this method is used, the wall should be set back from the sidewalk at a distance equal to its height. For example, if a six (6) foot wall is to be constructed adjacent to a sidewalk it should be set back from that sidewalk six (6) feet. The setback may not be any less than five (5) feet.

5) Prohibited Design Elements

A. Large, blank, unarticulated wall surfaces
B. Large, block like structures
C. Chain link fencing parallel to a public street or in the front yard setback
D. Concertina or barbed wire fencing
E. Metal or aluminum siding
F. Highly reflective materials and finishes
G. Exposed, untreated precision block walls within street view
H. Roofs that are illuminated or have highly reflective surfaces
I. Scale, height, and architectural style incompatible with adjacent or abutting development.
J. Repetitive facades or buildings lacking articulation appear box-like and out-of-scale.
K. Untreated and/or non-landscaped buffer zone in sidewalk and in parking lots.

6) Mechanical Equipment

A. Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building’s basic design, material, and color. The height of a screening element such as a parapet should be uniform around the entire structure.
B. Mechanical equipment may be installed on the rear side of pitched roofs with the requirement that it is not visible from the roadway. The highest point of the equipment shall be equal to or below the roof ridge height.
C. Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials and shall not be taller than the primary structure.

G. Antenna and Towers

Freestanding cellular antenna and cell towers shall be discouraged. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities. For additional regulations see Bernalillo County Code of Ordinances Section 22.5.
H. Grading

The natural topography of the area and significant vegetation should be preserved and incorporated into the site plans whenever feasible to save in grading costs and provide variation in the landscape.

1) The transition between new grades and the existing terrain shall be smooth and rounded. All graded slopes shall be revegetated to prevent soil erosion.
2) Individual parcels shall be graded in such a way to direct runoff away from buildings and into drainage facilities.
3) Grading for new roads shall run with the existing contours whenever feasible. Natural drainage patterns should be maintained to prevent soil erosion.
4) Graded slopes, in conjunction with landscape materials and walls, may be used to help screen parking lots.
5) Retaining walls may be used as a technique to minimize grading and stabilize slopes. Terracing of walls is encouraged for retaining walls above six (6) feet.
6) Rear-lot ponding on lots larger than one quarter (1/4) acre may be also be used to minimize grading and decrease street flows.

I. Drainage

Due to their predominant west to east orientation, the arroyos in this area present an opportunity for their designated use as scenic corridors with spectacular views of the Sandia and Manzano Mountain Ranges. Arroyos should be viewed as a significant design feature to be incorporated into the site planning for new development. Joint development of drainage ways and detention basins for open space and recreational use is encouraged.

1) Arroyos and other natural drainage ways should be preserved in their natural state, whenever possible. The use of rip-rap and native vegetation instead of concrete for lining drainage ways is encouraged when feasible.
2) On-site drainage, including rear-lot ponding, is encouraged for decreasing street flows and the need for large, unattractive drainage facilities. Detention ponds and other water harvesting methods can be utilized to supplement landscape irrigation. ABCWUA offers incentives for rainwater harvesting that should be investigated during water and drainage planning.
3) The use of rear yard alleys and pedestrian ways may be used for the conveyance of drainage.
4) Cut and fill required by drainage and detention facilities shall be rounded whenever possible to avoid steep unnatural slopes.

J. Transit

Accessibility is the key to encouraging mass transit ridership. Transit stops that are centrally located and convenient to pedestrians should be provided. Pedestrian oriented mixed use developments, including conveniently located shopping, office development, post offices, libraries, parks, recreational facilities, and residential uses, will help create an environment conducive to mass transit systems.

1) Transit stops shall provide shelter, comfortable seating, and adequate lighting. Signage shall be provided to illustrate the routes that serve each transit stop.
2) Trash containers and public telephones should be conveniently located. Safe and secure bike storage facilities are encouraged.
3) The transit stop should be designed to blend with the architecture of the surrounding buildings.
4) Transit stops shall be centrally located, easily accessed from neighborhoods, retail, jobs and services, and comfortably designed.
The following are my comments:

1. The approved land uses will be used to help identify water demands and wastewater discharges which will determine the sizing of the water and sanitary sewer infrastructure required by the development.

2. The developer will work with the Water Authority in providing an approved Master Plan Study for water and sanitary sewer infrastructure.

3. A Water Authority Board approved development agreement is required. This development agreement will include the infrastructure improvements identified, once an approved water and sanitary sewer master plan study has been completed.

Best,

Kristopher Cadena
505.289.3301

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Hello - Attached is the applicant's submittal for the upcoming Santolina Level B hearing for May 26 (Land Use and Zoning). The attachments consist of 6 .pdf documents. The agent's summary of the documents is provided below. In particular, revisions and additions have been made to Chapter 3 (Zoning). Please submit comments no later than May 16.

Thank you,
Francine Suarez

Summary of Documents for Land Use and Zoning
• An Excel Matrix that includes the following components:
  o Agency Comments (relative to Land Use and Zoning)
  o Level A Conditions of Approval (that relate to Land Use and Zoning)
  o Planned Communities Criteria (for Level B, Land Use and Zoning)
• Redline text based on Agency comments received relative to Land Use and Zoning for the following Level B Master Plan Chapters:
  o Chapter 1: New narrative to address comments relative to the compatibility of land uses and mixed-use development.
  o Chapter 2: New narrative to address comments relative to density.
  o Chapter 8: New narrative to address comments relative to the phasing of development.
  o Chapter 8: New narrative to address comments about provisions for future Level B Plans.
• Updated Zoning Chapter (Chapter 3) that addresses and includes the following:
  o New section 3.1 How to Use this Plan: This section provides:
    1. An introduction to the Zoning Chapter;
    2. Clarifies the relationship between land use, zoning, and design standards;
    3. Distinguishes between horizontal mixed-use and vertical mixed-use; and
    4. Highlights the relationship of the Level B Land Use and Zoning to the County Comprehensive Plan and Zoning Code.
    5. Provides a placeholder for outlining the approval process for future development (we will continue to work on this in coordination with County Planning Staff and the Zoning Administrator);
  o New section 3.2 Special Use Permit Regulations: This references the County Code for Special Use Permit provisions and notes exceptions to the County Code.
  o New section 3.3 Definitions: This section provides a list of definitions for terms used in the Zoning Chapter that are not provided in the Bernalillo County Code of Ordinances.
  o Section 3.4 Zoning: We have updated this section to clarify and distinguish zones from use categories. There are 10 zones within this Level B Plan. They correlate to the new Zone Map that we are providing as part of this submittal. Under each zone we have provided a list of permissive uses, conditional uses, prohibited uses, and area regulations, where applicable.
  o Section 3.5 Signage: We have provided signage regulations.
  o Section 3.6 Design Standards: We have provided design standards for the uses within this Level B Plan.
  o The Zoning Chapter and the Level B Master Plan are living documents that we intend to update and revise based on coordination with County Staff and various Agencies as we move through this approval process. We intend to continue working on the Zoning Chapter in coordination with County Staff. While the Zoning Chapter currently mirrors regulations of the existing County Code (when applicable), we are considering future revisions to the Chapter that will provide a more streamlined product. We envision this future product to reference the applicable provisions of the County Code and note any exceptions or additions as appropriate for this Level B Plan.
• New Frontage Road Street Sections for the following:
  o Principal Arterial
  o 6-Lane Principal Arterial
  o 4-Lane Minor Arterial
• Updated Level B Land Use Map
  o This map provides an easier to read color scheme.
  o The general location of schools and Public Service Facilities are identified through new symbols, as indicated on the legend.
• New Level B Zoning Map
  o This new Zoning Map identifies the various zones as provided in the Zoning Chapter of the Level B Plan.

Thank you