

ATTACHMENT 5
BCC Packet

Santolina Level B Master Plan (2016) – CPC Hearing Schedule

<p align="center"><u>Hearing Topic with Planned Communities Criteria</u> (Note – other policies, such as those from the Comprehensive Plan Reserve Area, along with requirements such as Conditions of Approval from the Level A Plan, also apply)</p>	<p align="center">Date</p>
<p><u>Submittal of Level B Plan</u></p>	<p align="center">January 25, 2016</p>
<p>CPC Hearing #1 <u>Project Introduction/Discussion of Schedule</u> <u>General Level B Requirements</u></p> <ul style="list-style-type: none"> - Level of approval: County Planning Commission (County Commission as required by the Planned Community Zone) - Typical Village size range: 650 to 1200 acres, cluster of neighborhoods - Review for validity: 4 years after initial approval 	<p align="center">March 2, 2016, 2016</p>
<p align="center">Special Public Hearings for the Santolina Level B Plan – County Planning Commission, beginning at 9 a.m. in the Vincent E. Griego Chambers, One Civic Plaza NW</p>	
<p>CPC Hearing #2 <u>A. Transportation</u></p> <ol style="list-style-type: none"> 1. A disclosure statement regarding strict conformance with Level A Transportation System Plan will be required, or a substitute traffic analysis, with consequential findings, recommendations, and proposed amendments to the Level A Transportation System Plan and Level A Community Master Plan, must be conducted prior to formal submittal of the Level B plan. 2. A Level B transportation system analysis, including specific traffic studies for the particular plan submittal plus all other approved Level B plan elements in the community, existing and projected demand (phased as appropriate), and consequential noise and air quality impacts, must be conducted prior to formal submittal of the Level B plan. 3. The traffic circulation system must be identified, including: <ol style="list-style-type: none"> a. major roadways within the Level B area; b. major roadway connections between the Level B area and the remainder of the Level A area; c. concept location for local street intersections with major roadways; and d. major street access and access limitation concepts. 4. Typical roadway cross-sections for major roadways including: <ol style="list-style-type: none"> a. Right-of-way widths b. Number of lanes, including high occupancy vehicle lanes; c. Medians and median treatment; d. Streetscape character and special design features; e. Bus bays and other transit facilities; and f. Trails or bicycle lanes. 	<p align="center">Wednesday, April 27, 2016</p>

<ol style="list-style-type: none"> 5. The type and approximate location of pedestrian, bicycle, and transit elements of the transportation system must be specified. 6. A plan which identifies performance objectives for increasing transit ridership as appropriate, as well as strategies for achieving a mode split that maintains level of service D or better on all roads in the affected area, must be submitted. 7. Any remaining transportation problems or issues identified in the Level A Transportation System Plan and appropriate to the detail of Level B review must be resolved. 	
<p>CPC Hearing #3 <u>B. Land Use and Zoning</u></p> <ol style="list-style-type: none"> 1. Identification of land use by parcel, acreage and type- including residential and retail/commercial or other non-residential space. 2. Conceptual description of village characteristics in terms of market potential and opportunities, including location and description of village center- parcel sizes by use, suitability to natural topography, intensities; service area of center. 3. Location and densities of neighborhoods and neighborhood centers within the village. 4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance. 5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces. 	<p>Thursday, May 26, 2016</p>
<p>CPC Hearing #4 <u>C. Environment and Open Space</u></p> <ol style="list-style-type: none"> 1. Analysis of slopes, drainage, soils, animal life, groundwater, vegetation, airport noise zones, and other environmental characteristics which identify unique and important site features for protection and optimum use or which restrict development. 2. Strategy for meeting community air quality objectives and standards 3. Strategy for promoting energy efficiency, maximizing options for alternative energy sources. 4. Conceptual drainage plan for management of watersheds and floodplains and preservation of arroyo corridor multiple-use opportunities. 5. Update Class I literature search/and do Class II sample geotechnical and archaeological features; mitigation strategy 6. Siting of industrial land uses to avoid groundwater 	<p>Thursday, June 23, 2016</p>

contamination and toxic air emissions impacts on nearby residential or other sensitive areas.

D. Government and Public Services (Where applicable)

1. Strategy for funding and maintenance of public facilities and site, including open space
2. Facilities plan including detailed location, phasing of water systems, sewer systems, drainage systems, and mobility systems.
3. Statements of water availability and availability of public services including liquid and solid waste management/recycling, cultural and human service facilities, fire and police protection, transit services, and schools.
4. Level B development agreement to:
 - a. Follow through with more detailed infrastructure/service agreement covering phasing of the village master plan and its public services/facilities, and designation of financial, operations, and management responsibility over time
 - b. Specify measures to mitigate negative consequences of the village's development
 - c. Augment Level A development agreements expressing items mutually agreed to by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated; any limitations on development established at Level A cannot be increased at Level B.
 - d. Provide a legal recording instrument
 - e. Identify more specifically any public incentives to the developer, or public/private partnerships, including provisions for affordable housing
 - f. Identify more specifically any public incentives or agreements between the local government and developer for the appropriate protection and maintenance of the open space system.

CPC Hearing #5

Conclusion - Upon final review and conclusion, the CPC will make a final recommendation to the BCC.

Thursday, July 21, 2016

- Schedule assumes each section is acceptable to the County Planning Commission prior to advancing to the next section.
- Study session may be held as needed and determined by the CPC

PLANNED COMMUNITIES CRITERIA

LEVEL B: VILLAGE MASTER PLAN, COMMUNITY CENTER, EMPLOYMENT CENTER OR URBAN CENTER

- Level of approval: Environmental Planning Commission, County Planning Commission
- Typical Village size range: 650 to 1200 acres, cluster of neighborhoods
- Review for validity: 4 years after initial approval

A. Land Use

1. Identification of land use by parcel, acreage and type- including residential and retail/commercial or other non-residential space.
2. Conceptual description of village characteristics in terms of market potential and opportunities, including location and description of village center- parcel sizes by use, suitability to natural topography, intensities; service area of center.
3. Location and densities of neighborhoods and neighborhood centers within the village.
4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance.
5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces.

B. Transportation

1. A disclosure statement regarding strict conformance with Level A Transportation System Plan will be required, or a substitute traffic analysis, with consequential findings, recommendations, and proposed amendments to the Level A Transportation System Plan and Level A Community Master Plan, must be conducted prior to formal submittal of the Level B plan.
2. A Level B transportation system analysis, including specific traffic studies for the particular plan submittal plus all other approved Level B plan elements in the community, existing and projected demand (phased as appropriate), and consequential noise and air quality impacts, must be conducted prior to formal submittal of the Level B plan.
3. The traffic circulation system must be identified, including:
 - a. major roadways within the Level B area;
 - b. major roadway connections between the Level B area and the remainder of the Level A area;
 - c. concept location for local street intersections with major roadways; and
 - d. major street access and access limitation concepts.
4. Typical roadway cross-sections for major roadways including:
 - a. Right-of-way widths
 - b. Number of lanes, including high occupancy vehicle lanes;
 - c. Medians and median treatment;
 - d. Streetscape character and special design features;
 - e. Bus bays and other transit facilities; and
 - f. Trails or bicycle lanes.
5. The type and approximate location of pedestrian, bicycle, and transit elements of the transportation system must be specified.
6. A plan which identifies performance objectives for increasing transit ridership as appropriate, as well as strategies for achieving a mode split that maintains level of service D or better on all roads in the affected area, must be submitted.
7. Any remaining transportation problems or issues identified in the Level A Transportation System Plan and appropriate to the detail of Level B review must be resolved.

C. Environment and Open Space

1. Analysis of slopes, drainage, soils, animal life, groundwater, vegetation, airport noise zones, and other environmental characteristics which identify unique and important site features for protection and optimum use or which restrict development.
2. Strategy for meeting community air quality objectives and standards
3. Strategy for promoting energy efficiency, maximizing options for alternative energy sources.
4. Conceptual drainage plan for management of watersheds and floodplains and preservation of arroyo corridor multiple-use opportunities.
5. Update Class I literature search/and do Class II sample geotechnical and archaeological features; mitigation strategy
6. Siting of industrial land uses to avoid groundwater contamination and toxic air emissions impacts on nearby residential or other sensitive areas.

D. Government and Public Services

1. Strategy for funding and maintenance of public facilities and site, including open space
2. Facilities plan including detailed location, phasing of water systems, sewer systems, drainage systems, and mobility systems.
3. Annexation plan/agreement
4. Statements of water availability and availability of public services including liquid and solid waste management/recycling, cultural and human service facilities, fire and police protection, transit services, and schools.
5. Level B development agreement to:
 - a. Follow through with more detailed infrastructure/service agreement covering phasing of the village master plan and its public services/ facilities, and designation of financial, operations, and management responsibility over time
 - b. Specify measures to mitigate negative consequences of the village's development

- c. Augment Level A development agreements expressing items mutually agreed to by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated; any limitations on development established at Level A cannot be increased at Level B.
- d. Provide a legal recording instrument
- e. Identify more specifically any public incentives to the developer, or public/private partnerships, including provisions for affordable housing
- f. Identify more specifically any public incentives or agreements between the local government and developer for the appropriate protection and maintenance of the open space system.

LEVEL A: COMMUNITY MASTER PLAN

- Level of approval: City Council, Bernalillo County Commission
- Typical community size range: 500 to 10,000 acres
- Review for validity: 10 years after initial approval

A. Land Use

1. General mix of land uses including activity centers, employment areas and residential areas. Intensity of development including approximate number of dwelling units and employees.
2. Description of the hierarchy of mixed-use activity centers.
3. Delineation of community-wide public and private open space, illustrating connections among land uses and to the regional open space network where proximate.
4. Identification of how proposed open space will function as part of the overall planned community
5. A phasing plan indicating timing and sequencing of portions of the planned community, such as villages, the community center, urban or employment centers, in response to evolving market trends.
6. A conceptual strategy for providing utilities in support of the overall land use plan, which strategy must emphasize efficient use of resources, i.e. land, water, and energy.

B. Transportation

1. A comprehensive transportation system plan which discusses major street continuity and phased analyses of travel demand and supply, identifies major travel corridors, and considers private and public responsibilities for on-site and off-site improvements must be conducted prior to formal submittal of the Level A plan. Studies supporting the plan will require specification of land use proposals in terms of timing, location, quantity, and type as assumptions underlying the travel demand estimates. These assumptions shall be monitored as Level B and C submittals are made; substantial variation in proposed timing, location, quantity, or type of land use in subsequent submittals will require re-examination of the Level A studies and amendment of the Level A Community Master Plan prior to approval of Level B or Level C plans.
2. An over-all plan which identifies strategies for workable multi-modal opportunities to facilitate walking, bicycling, and mass transit connections among land uses in and external to the community.
3. A hierarchy of internal and regionally connected roadway facilities.

C. Environment and Open Space

1. Identification of incorporation of major landforms and site amenities for protection and optimum use.
2. Identification of slopes, drainage, soils, vegetation, wildlife, hydrology, noise zones, recreation resources, and other characteristics which help define appropriate land use.
3. Drainage strategy for management and maintenance of watersheds and floodplains.
4. A Class I archaeology resources investigation, including literature search and plan for field survey.
5. Identification of area meteorological and physiographical conditions that may affect air quality (existing data).
6. Identification of depth to groundwater and proximity to production wells; documentation of physical and legal water availability, quantity and quality (existing data).
7. Strategy for wastewater and solid waste management/recycling, including provision for waste reduction strategies, and landfill options as necessary.

D. Government and Public Services

1. A concept plan for provision of schools and parks, other public facilities and services.
2. Strategy for funding of infrastructure, including demonstrated financial feasibility or proposed phases.
3. A proposal for annexation by the City of Albuquerque, if required.
4. Level A development agreement will be developed in accordance with the Community Master Plan to:
 - a. Codify the Master Plan and Land Use Plan.
 - b. Outline a preliminary infrastructure/service agreement to cover phasing of master plan and public services/facilities, designation of financial, operations, and management responsibility over time.
 - c. Commit to mitigation of negative consequences of development when known.
 - d. Provide an assignable agreement expressing items mutually accepted by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated.
 - e. Provide a document suitable as a legally recorded instrument with the County Clerk.
 - f. Identify incentives to be provided by the City to the developer, if any are agreed to.