



Agenda Item Number: _____

BERNALILLO COUNTY

BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 14, 2017

Department: Planning & Development Services Staff Contact: Catherine VerEecke, Planning Manager

TITLE: PUBLIC HEARING: Valle del Sol Sector Development Plan (SPR2016-0005)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Resolution # _____ Ordinance # _____

SUMMARY:

At the February 1, 2017 hearing, the County Planning Commission recommended approval of the Valle del Sol Sector Development Plan. The Plan proposes a land use plan and zoning for light industrial uses along with a framework for transportation, drainage, water and wastewater, and trails and open space within the plan area. Valle del Sol is located on tracts of land within Section 16 T9N, R3E, excluding right of way and the southwesterly portion and including the AT & SF Railroad Spur, to the south of the Albuquerque International Airport, north and west of Mesa del Sol, and east of I-25, zoned A-1 and containing approximately 540 acres. The recommendation of approval of the Planned Communities Zone was based on 8 findings and conditons (Attachment 1—Notice of Decision).

PLAN OVERVIEW AND HISTORY

The request seeks approval for a Sector Development Plan for the Valle del Sol property for industrial uses and open space on the 540 acre property. The property is currently zoned A-1 and is undeveloped. The property includes a portion of the Tijeras Arroyo, a federally-owned railroad easement, large escarpment areas, and a portion of the relatively new University Blvd. and right-of-way.

Plan History

The property owner was first requested approval of the Valle del Sol Master Plan, which was originally submitted in 1996 and again 2007. The plan had sought to develop a relatively self-contained mixed-use community on the site, with residential, commercial, industrial, and parks, trails, and open space in a village-type setting in accordance mainly with the Reserve Area Policies of the Albuquerque/Bernalillo County Comprehensive Plan and also to complement the Mesa del Sol planned community to the east. However, based on comments related to the proximity of site to the Albuquerque International Sunport and runway, the applicant has recently limited the request to industrial uses that will utilize the surrounding features to develop an employment center on the site, without any residential uses as originally planned. At staff's suggestion, the applicant has also changed the request and has modified the plan document into a Sector Development Plan request to follow Section 20.5 of the County Zoning Code (Sector Development Plans). The applicant has also requested a Comprehensive Plan Amendment to change the Reserve Area Designation on the Valle del Sol Site to Developing Urban.

The Valle del Sol Sector Development Plan was first submitted in June 2016. Based on staff comments, the case was deferred several times to allow revisions to the plan, including zoning, transportation, and trails and open space. A number of meetings took place to ensure the concerns of staff and agencies were satisfactorily addressed. There does not appear to be any community opposition to the request and there is some support related to possible employment opportunities.

On February 1, 2017, the CPC recommended approval of the Sector Plan. Findings indicated consistency with the Comprehensive Plan Policies for the Developing Urban Area, with the Comprehensive Plan Amendment request to be completed as soon as possible. In addition, because this is a Sector Plan with a focus on Zoning, other more specific requirements will be met when the applicant proceeds with the platting of the subject property and also at the time of development of the property.

Plan Elements

The Valle del Sol Sector Plan states the goal of developing an employment center on the property with high quality development. Uses are expected to include distribution, shipping, information technology, and food processing. The site could also take advantage of the proximity to the airport, the highway, and the railroad. The site will also have trails and approximately 100 acres of open space that will be dedicated to the City/County. An overall framework for infrastructure is provided, including a transportation network, utility plans, and required improvements. A drainage plan has also been provided, including a plan for accommodating and utilizing the Tijeras Arroyo within the site.

Because this is a Sector Plan, Zoning is included that will replace the A-1 zoning that currently exists on the property. The plan proposes zoning (SD-V-M-1) based on County M-1 zoning but with modifications to make it more suitable to the site and the vision for the property as an employment center. It includes a list of prohibited uses, including residential uses, institutions, and church, library or school. Permissive uses would include the M-1 uses listed in the County Zoning Code with some exceptions, such as auto dismantling. A more encompassing use category has also been provided for manufacturing, assembling, treatment, repairing of articles, along with listing public building, public utility facility and similar technical operations as permissive uses. The Valle del Sol Zoning also includes a Zone for the Major Public Open Space (SD-V-OS) in terms of uses and design requirements.

Design standards are also provided in the Valle del Sol Development Plan Zoning. They include site design, views, signage, lighting, fences and walls, landscape and streetscape, xeriscape, architectural styles, antennae and towers, building placement, pedestrian/bicyclist orientation, location of parking, refuse and buffering from other types of uses. Other standards would include lighting, landscaping, signage, and architectural styles.

ATTACHMENTS:

1. County Planning Commission (CPC) Notice of Decision Letter (for February 1, 2017)
2. Final CPC staff report, dated 2/1/17
3. Minutes for final CPC hearing, 2/1/17
4. Revised Plan draft for 3/14/17

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff recommends Approval

VERSION 5.0