

ATTACHMENT 1



County of Bernalillo
State of New Mexico

Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, New Mexico 87102
Office: (505) 314-0350

www.bernco.gov/zoning-building-and-planning

NOTIFICATION OF DECISION
COUNTY PLANNING COMMISSION

February 3, 2017

Horne-Stewart LLC
2863 N Norwalk 3103
Mesa, AZ 85215

SUBJECT: FILE NO: SPR2016-0005

LEGAL DESCRIPTION: Tierra West LLC, agent for Horne-Stewart LLC, requests 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. (Q-15) (CONTINUED FROM THE JANUARY 4, 2017 HEARING)

ACTION: RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS
APPROVAL OF THE VALLE DEL SOL SECTOR DEVELOPMENT PLAN

To Whom It May Concern:

At the February 1, 2017 public hearing, the County Planning Commission voted to recommend 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 decision was based on the following Findings and is subject to the following Conditions.

Findings:

1. This is a request for 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,

COMMISSIONERS

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COUNTY MANAGER

Julie M. Baca

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.

2. The property is zoned A-1 and is located in the Developing Urban Area and the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.
3. The request is consistent with Policy b of the Developing Urban Area which states that "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern." The proposed Sector Development Plan will result in development that is consistent with the natural features and land uses adjacent to the site.
4. A request to amend the Comprehensive Plan Area Designation from Reserve to Developing Urban has been submitted to the Planning and Development Services Department.
5. The request has met the criteria of Resolution 116-86 and Section 20.5 of the County Zoning Ordinance by the development of a Sector Plan that enhances the characteristics of the subject site.
6. The final Traffic Impact Analysis has been submitted to Bernalillo County Public Works, and their comments have been addressed.
7. The planning framework provided in the document for land use, transportation, drainage, water, and wastewater, and trails and open space is sufficient for the Valle del Sol Sector Development Plan and will be followed during the development of the plan area with more specific details provided at the time of platting and development of the property.
8. The Valle del Sol Sector Plan includes zoning that allows for specific light industrial and commercial uses along with Major Public Open Space within the site. The Sector Plan also includes design standards for such areas as architectural styles, off-street parking, landscape, walls and fences, lighting, and site design, that will enhance the development that occurs on the site. The design standards will be implemented during the permitting process including but not limited to the subdivision and permit processes.
9. A Class III archaeological study was conducted in 1997 for the 540 acre Valle del Sol Property. The report has been incorporated in the Valle del Sol Sector Development Plan. Additional studies will be conducted in accordance with the Bernalillo County Subdivision Ordinance at the time of platting and development of the property.
10. The request is consistent with the health, safety, and general welfare of the residents of the county.

Conditions:

1. A Water and Sanitary Sewer Master Plan, Availability Statement and Development Agreement are required for determination of services by ABCWUA to be provided to the plan area. Within 180 days of the Valle del Sol Sector Development Plan approval by the Board of County Commissioners, the applicant shall submit a draft of the water and sanitary sewer master plan, an availability request, and a draft development agreement for review and consideration by the ABCWUA.
2. Within 30 days of the approval of the Valle del Sol Sector Development Plan, the applicant shall submit an application for Sketch Plat approval to the County Development Review Authority for a

plat of the Sector Plan area. The plat will identify Open Space to be dedicated to Bernalillo County, along with other easements identified in the Plan and agreed to with Bernalillo County and other agencies.

3. The Valle del Sol development shall include open space and trails as shown in Sector Plan exhibits. Public and private trails shall be identified at the time each phase is submitted to the CDRA for Platting. The applicant/developer shall be responsible for the development and maintenance of private open space areas and trails as proposed for the sector plan area that are not dedicated to the County.
4. A final Drainage Master Plan will be completed and submitted by the applicant to Bernalillo County Public Works and to AMAFCA within 90 days of the final BCC approval of the Valle del Sol Sector Development Plan.
5. An interim plan for maintaining/rechanneling the Tijeras Arroyo that covers the time frame between the construction and acceptance of the arroyo improvements by AMAFCA within the subject property shall be submitted to the Bernalillo County Parks and Recreation and Public Works Division and AMAFCA for review and approval, prior to development of the property. Evidence of the approval shall be provided to the Planning and Development Services Department.
6. The applicant shall address any outstanding comments from City of Albuquerque and NMDOT for the Final Traffic Impact Analysis, as submitted to and reviewed by Bernalillo County Public Works, within 90 days of the final BCC approval or prior to final plat approval for the Valle del Sol property, whichever occurs first.
7. The applicant shall comply with usage and drainage requirements of the Kirtland Air Force Base for the railroad spur within the subject property prior to any building permit application.
8. Any outstanding staff and agency comments submitted during the County Planning Commission review shall be addressed within 60 days of the final Board of County Commissioners approval.
9. Minor editorial comments by staff in the SDP shall be addressed by the applicant prior to Board of County Commission adoption of the Plan. The changes shall be as specified by staff in the following areas:
 - a. Zoning and Design, as in comments dated 1/19/17
 - b. Exhibits and Maps, as indicated in the staff report, p.20, dated 2/1/17
 - c. Comments from MRCOG, dated 1/18/17
 - d. The language in Chapter 9.A.1.b shall read...The modified 100-year flood plain plus all adjacent areas on either side of the modified arroyo channel which are necessary to accommodate maintenance roads will be dedicated to AMAFCA as right-of-way (see Exhibit 8.2 above). AMAFCA may in turn grant a license agreement to the County for all or part of the dedicated area for a joint-use-trail and other open space functions. All areas required for tie slopes from the 100 year flood plain up to finish grades will be included in slope easements dedicated to AMAFCA. The 100-year water surface elevation must be contained within the right-of-way. The 500-year water surface must be contained within the slope easement.”
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.

If you wish to appeal this decision, you must do so by 12:00 noon on **February 20, 2017** in the manner described below. A filing fee of \$75.00 is required for properties consisting of one (1) acre or less, and \$100.00 is required for all others.

APPEALS: Appeal of any denial or approval of an application by the County Planning Commission may be submitted in writing to the office of Planning and Development Services within 15 days after the date of the notice of decision by the County Planning Commission.

The date of the notice of decision in question shall not be included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day shall be considered as the deadline for filing the appeal.

A building permit or Certificate of Occupancy & Compliance shall not be issued until any appeal is decided, or the time for filing such appeal has expired.

WRITTEN NOTICE OF APPEAL SHALL BE FILED WITH THE ZONING DIRECTOR ON THE PRESCRIBED FORM ALONG WITH PAYMENT OF THE REQUIRED FILING FEE.

If you have any questions, please feel free to contact me directly at 314-0387.

Sincerely,



Catherine VerEecke
Planning Manager

CV/fs

cc: File

Kevin Grovet, Public Works

Raeleen Marie Bierner, Public Works

Tierra West LLC, 5571 Midway Park PI NE, Albuquerque, NM 87109

Chelsea Farrell, 2050 Wyoming Blvd. SE, B20686 KAFB, Albuquerque, NM 87117

Bill Robertson, 7613 Gladden NE, Albuquerque, NM 87110

Rob Mahoney, 1838 Sadora Rd. SW. Albuquerque, NM 87105

Thaddeus Lucero, 6309 Pojoaque Dr. NW, Albuquerque, NM 87120