



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 4, 2017

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

TITLE: PUBLIC HEARING: Comprehensive Plan Amendment from Reserve to Developing Urban for Valle del Sol (SPR2017-0002)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Resolution # _____

SUMMARY:

At the March 1, 2017 hearing, the County Planning Commission voted (6-0) to recommend approval of an Amendment to the Albuquerque/ Bernalillo County Comprehensive Plan to change the Reserve Area designation to Developing Urban within the Valle del Sol Sector Development Plan. The property 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 460 acres. The recommendation of approval was based on 9 (nine) findings (Attachment 1—Notice of Decision).

VALLE DEL SOL PLAN HISTORY

The request seeks approval of an amendment to the Albuquerque/Bernalillo County Comprehensive Plan for a 460 acre portion of the Valle del Sol property to change the designation from Reserve to Developing Urban. This will assist the property owner to establish industrial uses and open space on the entire 540 acre property. The property is currently zoned SD-V-M-1 and SD-V-OS and is undeveloped. The property includes a portion of the Tijeras Arroyo, a federally-owned railroad easement, large escarpment areas, and a portion of University Blvd. and associated right-of-way.

In conjunction with the adoption of the Valle del Sol Sector Development Plan, the applicant has also requested this Comprehensive Plan Amendment to change the Reserve Area Designation on the Valle del Sol site to Developing Urban. The argument has been that the property can develop more efficiently with industrial and commercial uses under the Developing Urban Area designation.

Several attempts had been made over the years to establish a plan for the Valle del Sol property. The property owner first requested approval of a master plan, which was originally submitted in 1996 and again 2007. The master 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 mainly in accordance 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 the site to the Albuquerque International Sunport and runways, 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.

On March 14, 2017, the Board of County Commissioners adopted the Valle del Sol Sector Development Plan (SPR2016-0005). The Sector Plan includes the framework for developing the site as an employment center, including transportation, utilities, trails and open space, and drainage. The plan approval also included the adoption of specific zoning and design standards for the industrial uses and the open space that will be dedicated upon development of the plan area.

The County Planning Commission has recommended approval of this Comprehensive Plan amendment request. This request will facilitate the implementation of the Valle del Sol Sector Development Plan for commercial and industrial uses. The area of the site has also changed more in the direction of industrial uses, and the agent has provided an acceptable justification for the request. The Reserve Area designation, which calls for large scale, mixed use development, is not appropriate for this site. Developing Urban is the more appropriate designation. After approval of this amendment request, the applicant will also submit a request to the City of Albuquerque to complete the amendment.

ATTACHMENTS:

1. County Planning Commission (CPC) Notice of Decision Letter (March 3, 2017)
2. CPC staff report
3. Approved Valle del Sol Sector Development Plan, dated 3/14/17

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff recommends Approval

VERSION 5.0