

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.berncogov.com/planning-building-and-planning

NOTIFICATION OF DECISION
COUNTY PLANNING COMMISSION

March 3, 2017

Horne-Stewart LLC
2863 N Norwalk #103
Mesa, AZ 85215

SUBJECT: FILE NO: SPR2017-0002

LEGAL DESCRIPTION: Tierra West LLC, agent for Horne-Stewart LLC, requests 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. (Q-15)

ACTION: RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS
APPROVAL OF AN AMENDMENT TO THE ALBUQUERQUE/BERNALILLO
COUNTY COMPREHENSIVE PLAN

To Whom It May Concern:

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

Findings:

1. This is a request for 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.

COMMISSIONERS

Debbie O'Malley, Chair District 1 *Steven Michael Quezada, Vice Chair District 2*
Maggie Hart Stebbins, District 3 *Lannie C. Talbert, District 4* *Wayne A. Johnson, District 5*

ELECTED OFFICIALS

Tanya R. Giddings, Assessor Linda Stover, Clerk Willow Misty Parks, Probate Judge Manuel Gonzales III, Sheriff Nancy M. Bearce, Treasurer

COUNTY MANAGER

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.

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 will allow the property to develop under one Comprehensive Plan Area designation (Developing Urban) that is more suited to the surrounding area and the plan for development of the site.
4. The request has been submitted in conjunction with the request for approval of the Valle del Sol Sector Development Plan that 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 Sector Plan also includes a framework for development of transportation, drainage, water and wastewater, and trails and open space that will be followed during the development of the property.
5. The County Planning Commission recommended approval of the Valle del Sol Sector Development Plan on February 1, 2017. The Board of County Commissioners is scheduled to consider the Sector Plan at its March 14, 2017 public hearing.
6. The request to amend the Albuquerque/Bernalillo County Comprehensive Plan designation from Reserve to Developing Urban for the subject site is consistent with the Goal for the Developing Urban Area of the Comprehensive Plan which is to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment”. The intent of the proposed amendment and the Valle del Sol Sector Development Plan is to create a quality urban environment with employment opportunities in the southeast portion of the Metropolitan Area.
7. 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 Comprehensive Plan amendment will result in development that is consistent with the natural features and land uses adjacent to the site.
8. Approval of this Comprehensive Plan Amendment by the City of Albuquerque will be required.
9. The request is consistent with the health, safety, and general welfare of the residents of the county.

If you wish to appeal this decision, you must do so by 12:00 noon on **March 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

Catherine VerEecke
Planning Manager

CV/fs

cc: File

Kevin Grovet, Public Works

Raeleen Marie Bierner, Public Works

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

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