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INTEROFFICE MEMORANDUM

TO: Richard J. Berry, Mayor

FROM: Jon K. Zaman, Director of Council Services

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. C/S R-15-274 Amending The Coors Corridor Plan As It Relates To Prohibited Signs (Sanchez), which was passed at the Council meeting of April 18, 2016 by a vote of 8 FOR AND 0 AGAINST.

Excused: Winter

In accordance with the provisions of the City Charter, your action is respectfully requested.

JKZ: mh
Attachment
RESOLUTION

AMENDING THE COORS CORRIDOR PLAN AS IT RELATES TO PROHIBITED SIGNS.

WHEREAS, the City Council adopted the Coors Corridor Plan (CCP) in 1984 and amended it in 1989, 1995 and 2003; and

WHEREAS, the Council has the authority to amend Sector Plans, Corridor Plans and other land-use regulations; and

WHEREAS, the CCP establishes development regulations designed to protect the scenic resources of the areas along Coors Boulevard; and

WHEREAS, CCP Issue 4, Section d., bullet 1 prohibits the use of banners, pennants and other forms of non-permanent or portable signs in order to encourage a more aesthetically pleasing environment on the corridor; and

WHEREAS, a structure fire on Coors Boulevard near Sequoia Rd. NW has caused several businesses to have to relocate to new, but nearby locations; and

WHEREAS, this type of forced relocation due to fire presents challenges for businesses that rely upon their location as part of their success; and

WHEREAS, businesses that are forced to relocate due to a fire or other type of non-self-inflicted damage to their location could benefit from an opportunity to install temporary signage directing patrons to their new locations for a limited period of time; and

WHEREAS, banner signs printed on vinyl and similar materials are increasingly used by new or relocated businesses as they await fabrication of formal, permanent signs that meet the requirements of the CCP and the Zoning Code; and
WHEREAS, providing some limited allowance for temporary signage helps implement City policies for encouraging small business and the use of existing commercial structures.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The design regulations related to “prohibited signs” within Issue 4, Subsection d. Policy 1 (page 112) of the Coors Corridor Plan is amended as follows:

“In addition to the signs prohibited in Section 40.E., the following signs are also prohibited:

Any sign which:

- consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners; except during a holiday season, and for ethnic and thematic special events; and except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar. In such situations, the Planning Director may, on forms provided by the Planning Department, permit one up to 3-foot by 6-foot temporary banner sign per business for a period of up to 90 days at the original location that directs customers to the new location and/or advises of the re-opening date.”

Section 2. EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.

Section 3. SEVERABILITY CLAUSE. If any section paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.
PASSED AND ADOPTED THIS 18th DAY OF April 2016
BY A VOTE OF: 8 FOR 0 AGAINST.

Excused: Winter

Dan Lewis, President
City Council

APPROVED THIS 4th DAY OF May, 2016

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Natalie Y. Howard, City Clerk
RESOLUTION

SECTOR PLAN AMENDMENT 03EPC-00465, AMENDING THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN, ISSUE 4, SECTION D, SIGNAGE, FOR SEGMENTS 3 AND 4 OF THE COORS CORRIDOR PLAN AREA ALONG COORS BOULEVARD BETWEEN WESTERN TRAIL NW AND NM 528.

WHEREAS, the Council originally adopted the Coors Corridor Sector Development Plan (CCSDP) in 1984 and revised the Plan in 1989 and 1995; and

WHEREAS, the Council has the authority to not only adopt but amend such a Sector Plan; and

WHEREAS, the CCSDP establishes development polices designed to protect the scenic resources of the area surrounding the Coors Boulevard Corridor; and

WHEREAS, the height of free-standing and building mounted signage is controlled by the City Zoning Code which currently allows a height of 26 feet for a free-standing sign and a building mounted sign height that extends beyond the height of the respective building in non-residentially zoned areas; and

WHEREAS, Segment 3 of the Plan area extends along Coors Boulevard between Western Trail NW and the Calabacillas Arroyo, and Segment 4 of the Plan area extends along Coors Boulevard from the Calabacillas Arroyo to NM 528; and

WHEREAS, Segments 3 and 4 of the Plan area are geographically lower in elevation than surrounding areas of the Coors Corridor, necessitating upward views to identify scenic resources in these areas; and
WHEREAS, the City Zoning Code standards regarding allowable heights of free-standing and building mounted signs are not consistent with policies in the CCSDP regarding preservation of scenic views in the Coors Corridor area as they pertain to Segments 3 and 4 of the Plan area; and

WHEREAS, on April 17, 2003, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval of a text amendment to the Coors Corridor Sector Development Plan to the City Council for Segments 3 and 4 of the Plan area that would limit the height of free-standing signs to nine feet and limit the height of building mounted signage to the height of the respective building; and

WHEREAS, the text amendment to the CCSDP is consistent with policies in the Comprehensive Plan, West Side Strategic Plan, and with policies in the CCSDP.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE THAT:

Section 1. COORS CORRIDOR SECTOR DEVELOPMENT PLAN AMENDED.

The Coors Corridor Sector Development Plan, Issue 4, Visual Impressions and Urban Design Overlay Zone, Subsection (D), Signage, Page 113, Prohibited Signs, is amended as follows:

A. "...is a free-standing or projecting sign exceeding 75 square feet in sign area. In Segments 3 and 4, is a free-standing sign exceeding 9 feet in height above grade, or is a building mounted sign exceeding the height of the building.

B. The findings of the Environmental Planning Commission regarding the text amendment to the Coors Corridor Sector Development Plan, Issue 4, Visual Impressions and Urban Design Overlay Zone, Subsection (d), Signage. The purpose of the proposed amendment is to add language to the Signage section to restrict the overall height of free-standing and building mounted signage in Segments 3 and 4 of the plan area as a way of providing further protection for scenic resources in the Coors Corridor.

2. The proposed text amendment to the plan is as follows:
CCSDP page 113: Prohibited Signs: In addition to the signs prohibited in Section 40.E., the following signs are also prohibited:

"...is a free-standing or projecting sign exceeding 75 square feet in sign area.
In Segments 3 and 4, is a free-standing sign exceeding 9 feet in height above grade, or is a building mounted sign exceeding the height of the building."

3. The request is consistent with Established and Developing Urban goal and policies in the Comprehensive Plan in that the request to restrict the overall height of free-standing and building mounted signs respects scenic resources (Policy d) and will contribute to maintaining a quality visual environment (Policy m) in the CCSDP area.

4. The request is consistent with policies in the West Side Strategic Plan (WSSP) in that the proposed restrictions on free-standing and building mounted signage reflects WSSP Design Guidelines policies intended to regulate both off-premise and free-standing signs to protect and preserve views and open space and enhance design of existing and new development (WSSP p. 169). Scenic views east of Coors Boulevard are also specifically identified for view preservation in the Design Guidelines of the WSSP (WSSP p. 162-163).

5. The consistency of the request with policies in the WSSP creates consistency of the request with the Rural Area goal and Policy b of the Comprehensive Plan in that preservation of scenic views in the Coors Corridor is addressed in the WSSP, thus this issue is a goal for the Coors Corridor community.

6. The request is consistent with the Coors Corridor Sector Development Plan (CCSDP) in that the proposed restrictions on free-standing and building mounted signage reflect the intent of the CCSDP Urban Design Overlay Zone design regulations and guidelines that "encourage development within the Coors Corridor which integrates the natural landscape with development activities, achieves a balanced built environment, and preserves the unique natural features of the area" (CCSDP Issue 4, p. 82). The request is also consistent with Policy 1 of the View Preservation portion of the CCSDP in that this policy seeks to protect scenic views along the east side of Coors
Boulevard in Segments 3 and 4 (CCSDP Issue 4, Policy 1, View Preservation, p. 103).

7. The relatively lower elevation of Segments 3 and 4 in the Coors Corridor area necessitate an upward view to visually experience the area's natural resources, thus the proposed lowering of heights for free-standing and building mounted signage will contribute to the preservation of scenic views from these areas of the Coors Corridor.

8. In non-residential zones, free-standing signs are currently allowed a height of up to 26 feet, and building mounted signs are allowed to extend beyond the height of the building provided that the sign height is consistent with the building planes (Section 14-16-3-5, City Zoning Code). The current allowances under the City’s General Sign Regulations are not compatible with the intent and policies of the CCSDP.

9. There is no neighborhood opposition to this request.

Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.
PASSED AND ADOPTED THIS 8th DAY OF SEPTEMBER, 2003

BY A VOTE OF: 8 FOR 0 AGAINST.

Yes: 8

Excused: Payne

Vincent E. Griego
Vincent E. Griego, President
City Council

APPROVED THIS 10th DAY OF September, 2003

Bill No. R-03-270

Martin Chávez, Mayor
City of Albuquerque

ATTEST:

City Clerk
CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. R-02-118 ENACTMENT NO. 29-2003

SPONSORED BY: Miguel Gomez

RESOLUTION

AMENDING POLICY 5 AND FIGURE 10 OF THE COORS CORRIDOR PLAN TO
AUTHORIZE A TRAFFIC SIGNAL AT THE INTERSECTION OF COORS
BOULEVARD AND LOS VOLCANES ROAD.

WHEREAS, the Coors Corridor Plan, adopted by City Council Enactments No.
72-1984, as a Rank 3 Sector and Neighborhood Development Plan; and
WHEREAS, the Coors Corridor Plan contains recommendations for the
location of traffic signals at intersections located on Coors Boulevard; and
WHEREAS, the land use recommendations of the Coors Corridor Plan for the
area located west of Coors Boulevard between Fortuna Road and Los Volcanes
Road was to be comprised of commercial and industrial developments. The mix
of uses that has occurred since the adoption of the Plan includes a residential
subdivision, several multi family housing complexes an assisted housing Center,
a police station, a day care center and a senior center; and
WHEREAS, this mix of land uses has resulted in a higher number of vehicles
per day on Los Volcanes Road then would have occurred if the Coors Corridor
Plans land use recommendations had been implemented; and
WHEREAS, Los Volcanes Road is designed and built as a Collector Street as
established in the Albuquerque City Code and the Design Process Manual; and
WHEREAS, the intersection of Coors Boulevard and Los Volcanes Road
meets the Manual on Uniform Traffic Control Devices warrants for a traffic
signal; and
WHEREAS, the City Traffic Engineer has installed a temporary traffic signal
at the intersection of Coors Boulevard and Los Volcanes Road.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. The Coors Corridor Plan Policy 5 “Intersections” Paragraph 2
(page 23) is hereby amended as follows:

“There shall be a minimum distance of approximately one-half mile for
signalized intersections except for the segment of Coors Boulevard between
Bluewater Road and Fortuna Road. On this segment there shall be a traffic
signal at Bluewater Road, at Fortuna Road and at Los Volcanes Road. Limited
access locations for right-turn-on traffic movement shall be placed with careful
consideration for proximity to full intersections and to provide reasonable access
to property within the corridor. Limited access locations shall be a minimum
distance of approximately one-quarter mile from full intersections or from other
limited access locations.”

Section 2. The Coors Corridor Plan Figure 10 (page 27) is amended as
follows:

The right-turn off / on symbol at Coors Boulevard and Los Volcanes Road is
replaced with a traffic signal symbol.

Section 3. This amendment shall be inserted into the text of the Coors
Corridor Plan for reprinting.
PASSED AND ADOPTED THIS 24th DAY OF MARCH, 2003

BY A VOTE OF: 6 FOR 0 AGAINST.

Yes: 6

Excused: Cummins, Mayer, Winter

Vincent E. Griego, President
City Council

APPROVED THIS ___________ DAY OF ___________, 2003

"Pursuant to Article IX, Section 3, City Charter, this Resolution is in full
force and effect without the Mayor's approval."

Bill No. R-02-118

Intentionally left blank

Martin Chávez, Mayor
City of Albuquerque

ATTEST:

City Clerk

3
RESOLUTION

AMENDING THE COORS CORRIDOR PLAN RECOMMENDED LAND USE MAP FOR LOT D-1A COORS CENTRAL NORTH FROM COMMERCIAL TO RESIDENTIAL (PAGE 69).

WHEREAS, the Coors Corridor Plan, adopted by City Council Enactment No. 72-1984, as a Rank 3 Sector and Neighborhood Development Plan; and

WHEREAS, the Coors Corridor Plan contains recommended land use maps; and

WHEREAS, the City Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection, held a public hearing on December 15, 1994, regarding this matter and has recommended approval of this amendment; and

WHEREAS, the proposed amendment is consistent with the intent of the Coors Corridor Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Coors Corridor Plan recommended land use map (page 69), is hereby amended as follows:

A. Lot D-1A, Coors Central North is changed from Commercial to Residential.

Section 2. This amendment shall be inserted into the text of the Coors Corridor Plan for reprinting.
PASSED AND ADOPTED THIS 17th DAY OF APRIL, 1995.

BY A VOTE OF 8 FOR AND 0 AGAINST.

Yes: 8
Excused: Brasher

Vincent E. Griego, President
City Council

APPROVED THIS 15th DAY OF MAY, 1995.

Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk

(Handwritten signatures)
RESOLUTION

AMENDING THE COORS CORRIDOR PLAN ISSUE 4 VISUAL IMPRESSIONS AND
URBAN DESIGN OVERLAY ZONE, SECTION D. SIGNAGE POLICY 1, (PAGE 112)
BY ADDING ONE NEW DESIGN REGULATION.

WHEREAS, the Coors Corridor Plan, adopted by City Council
Enactment No. 72-1984 contains an Overlay Zone supplementing the
City Zoning Ordinance; and

WHEREAS, the Overlay Zone contains special regulations for
signage; and

WHEREAS, the City Environmental Planning Commission held a
public hearing on June 15, 1989, regarding this matter and has
recommended approval of this amendment; and

WHEREAS, the proposed amendment is consistent with the intent of
the Coors Corridor Plan; and

WHEREAS, this amendment will provide an incentive to develop
larger tracts of land rather than encourage subdivision of property
to secure additional free-standing signage.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. The Coors Corridor Plan Signage Policy 1 (page 112),
attached hereto is hereby amended as follows:

"A. Insert the following under "design regulations" (page
112) as regulation 1, renumbering the existing design regulations 1
through 6 to 2 through 7.

1. Where free-standing signs are allowed, maximum
sign size shall be 75 square feet. Where there are over 12 acres in
a development (meaning a premises or an area controlled by a
shopping center plan or site development plan - whichever is larger
if more than one applies) a second free-standing sign is permitted
on any street frontage longer than 1,500 lineal feet."

Section 2. This amendment shall be inserted into the text of
the Coors Corridor Plan for reprinting.

PASSED AND ADOPTED THIS 30th DAY OF October, 1989.

BY A VOTE OF 7 FOR AND 0 AGAINST.

Yes: 8

Excused: Baca, Yntema

Steve D. Gallegos, President
City Council

APPROVED THIS 30th DAY OF October, 1989.

Ken Schutt, Mayor
City of Albuquerque

ATTEST:

City Clerk

7509-1
RESOLUTION

AMENDING THE COORS CORRIDOR PLAN ISSUE 4, VISUAL IMPRESSIONS AND URBAN DESIGN OVERLAY ZONE, POLICY 9, SITE LIGHTING, (PAGE 98) BY ADDING DEFINITIONS AND BY REPEALING DESIGN REGULATIONS 1 AND 2, AND FURTHER ADDING SIX NEW DESIGN REGULATIONS.

WHEREAS, the Coors Corridor Plan, adopted by City Council Enactment #72-1984 contains an Overlay Zone supplementing the City Zoning Ordinance; and

WHEREAS, the Overlay Zone addresses exterior lighting; and

WHEREAS, the Environmental Planning Commission held a public hearing on June 15, 1989, regarding this matter and has recommended approval of these amendments; and

WHEREAS, the existing regulations do not effectively control light levels and glare along the roadway; and

WHEREAS, it is possible to control cut off angles and fixture shielding which will allow additional flexibility in the height of light standards while providing better control of lighting glare and intensity; and

WHEREAS, light levels across a site should be regulated, including building surfaces, in order to insure uniformity in lighting along the corridor as intended by the Coors Corridor Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The Coors Corridor Plan Policy 9 Site Lighting (page 98), attached hereto is hereby amended as follows:
A. Insert the following definitions after "rationale":

Definitions:

1. Accent Lighting: is normally attached to the structure and is used to highlight building details.
2. Surface Lighting: Bounce lighting relying on reflections from large building surface areas.
3. Glare Cut-off Angle: The angle above which the light projected from a luminaire is significantly reduced.
4. Exterior Lighting: design regulations:
   1. Light sources shall be limited to a maximum off-site luminance of 1000 foot lamberts from any point and 200 foot lamberts from any residential property line; light sources shall be shielded so they are not visible from any point on residentially zoned property within 200 feet of the site property line.
   2. Maximum mounting height of luminaires shall be 35 feet except in the view preservation area where the height shall be limited to 20 feet.
   3. Accent lighting is permitted, however surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
   4. Average light levels shall be limited to 2 footcandles with maximum levels limited to 16 footcandles as measured from 4 feet above the surface level of any point on the site.
   5. Luminaires with glare cut off angles of a maximum of 75 degrees shall be selected for all applications.
   6. Sites which are legally non-conforming as to exterior lighting shall be required to conform to these regulations within five years.

SECTION 2: These amendments shall be inserted into the
1. text of the Coors Corridor Plan for reprinting.


3. BY A VOTE OF 6 FOR AND 0 AGAINST.

4. Yes: 6

5. Excused: Baca, Dinelli, Hughes

6. Steve D. Gallegos, President
   City Council

7. Approved this 12th day of October 1989.

8. Ken Schultz, Mayor
   City of Albuquerque

9. ATTEST:

10. "___________________________"
    City Clerk

11. 7549-1
Coors Corridor Plan

City of Albuquerque
New Mexico

Municipal Development Department
Albuquerque/Bernalillo County
Planning Division

Adopted By:
Albuquerque City Council
April 30, 1984

and

Board of County Commissioners
May 15, 1984
ENACTMENT # 72-1984

ADOPTING THE COORS CORRIDOR PLAN AS A HANK 3 SECTOR AND NEIGHBORHOOD DEVELOPMENT PLAN; AMENDING THE ZONE MAP AS TO BASIC ZONES AND THE DESIGN OVERLAY ZONE AND ADOPTING DESIGN OVERLAY ZONE GUIDELINES ALL AS SPECIFIED IN THE COORS CORRIDOR PLAN.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes and by the City Charter as allowed under home rule provisions of the Constitution of the State of New Mexico; and

WHEREAS, the Council recognizes the need to implement the provision of the Northwest Mesa Area Plan setting forth goals establishing Coors Boulevard as a limited access Parkway and a major traffic carrier for the Northwest Mesa; and

WHEREAS, the Council recognizes the need for design guidelines for development of lands adjacent to Coors Boulevard and recognizes the need for environmental and view preservation policies and guidelines; and

WHEREAS, the Council recognizes that it recommended in the Northwest Mesa Area Plan that this study, the Coors Corridor Plan, be undertaken to ensure that these goals he attained; and

WHEREAS, the Coors Corridor Plan has been developed by the City of Albuquerque City/County Planning Division with the assistance of neighborhood groups, property owners and the official planning bodies having jurisdiction over the plan area in accordance with the interests and needs of Coors Corridor area residents and property owners as expressed through public meetings; and

WHEREAS, on November 30, 1983, the Environmental Planning Commission amended the zone map as shown on Figures 22, 23, and 25 of the Coors Corridor Plan in accordance with Resolution 270-1980 and has agreed to initiate the zone changes shown on Figures 24 and 26 of the Coors Corridor Plan at the time that the affected properties are annexed to the City of Albuquerque; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection approved and recommended the adoption of the Coors Corridor Plan, at a public hearing on November 30, 1983, finding the plan consistent with the provisions of the Northwest Mesa Area Plan and the Albuquerque/Bernalillo County Comprehensive Plan.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE.

Section 1. The Coors Corridor Plan, attached hereto is hereby adopted as a Rank 3 Sector and Neighborhood Development Plan. All development and improvement activities within the plan area shall be guided by this plan.

Section 2. The Coors Corridor Design Overlay Zone, as proposed in the attached Coors Corridor Plan and recommended for adoption by the Environmental Planning Commission, is hereby mapped: the zone map, adopted by Section 7-14-46.C, R.O. 1974, is hereby amended to reflect the boundaries shown on Figures 42, 43, 44, 45 and 46 of the attached Coors Corridor Plan. The design guidelines contained in the attached Coors Corridor Plan are hereby adopted and shall be enforced within the Coors Corridor Design Overlay Zone.

Section 3. The zone map, adopted by Section 7-14-46.C, R.O. 1974 is hereby amended to reflect the recommended rezoning specified in Figures 27 and 29 of the attached Coors Corridor Plan.

PASSED AND ADOPTED THIS 30th DAY OF APRIL, 1984.

BY A VOTE OF 9 FOR AND 0 AGAINST.

Thomas W. Hoover, President
City Council

APPROVED THIS 16th DAY OF MAY, 1984.

Harry E. Kimmerly, Mayor
City of Albuquerque

ATTEST:

City Clerk
RESOLUTION NO. 34-84

ADOPTING THE COORS CORRIDOR PLAN AS A RANK 3 SECTOR AND NEIGHBORHOOD DEVELOPMENT PLAN.

WHEREAS, the Board of County Commissioners, the Governing Body of the County of Bernalillo, New Mexico, has the authority to adopt plans for physical development as authorized by New Mexico Statutes and the Constitution of the State of New Mexico; and

WHEREAS, the Board recognizes the need to implement the provision of the Northwest Mesa Area Plan setting forth goals establishing Coors Boulevard as a limited access parkway and a major traffic carrier for the Northwest Mesa; and

WHEREAS, the Board recognizes the need for design guidelines for development of lands adjacent to Coors Boulevard and recognizes the need for environmental and view preservation policies and guidelines; and

WHEREAS, the Board recognizes that it recommended in the Northwest Mesa Area Plan that this study, the Coors Corridor Plan, be undertaken to ensure that these goals be attained; and

WHEREAS, the Coors Corridor Plan has been developed by the City of Albuquerque City/County Planning Division with the assistance of neighborhood groups, property owners and the official planning bodies having jurisdiction over the plan area in accordance with the interests and needs of Coors Corridor area residents and property owners as expressed through public meetings; and

WHEREAS, the Board recognizes the need to establish a design overlay zone in the Coors Corridor plan area to provide for design review of proposed development in areas of unique natural characteristics; and

WHEREAS, the County Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection approved and recommended the adoption of the Coors Corridor Plan, at public hearing on November 30, 1983, finding the plan consistent with the provisions of the Northwest Mesa Area Plan and the Albuquerque/Bernalillo County Comprehensive Plan.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, THE GOVERNING BODY OF THE COUNTY OF BERNALILLO, NEW MEXICO:

Section 1. The Coors Corridor Plan, attached hereto is hereby adopted as a Rank 3 Sector and Neighborhood Development Plan. All development and improvement activities within the plan area shall be guided by this plan.
Section 2. The Coors Corridor Design Overlay Zone, as proposed in the Coors Corridor Plan and recommended for adoption by the County Planning Commission, is hereby mapped: the zone map is hereby amended to reflect the boundaries shown on Figures 42, 43, 44, 45, and 46 of the Coors Corridor Plan. The design guidelines contained in the Coors Corridor Plan are hereby adopted and shall be enforced within the Coors Corridor Design Overlay Zone.
(Adopted by the Board of County Commissioners May 15, 1984)

[Signatures]

ATTEST:

[Signature]
County Clerk
The quality of environment is measured in terms of the texture of man-made development in natural terrain, the pattern and quality of public buildings and space, the quality of design in the public sector, and the commitment to urban amenity and architectural quality in the private sector.

The automobile has left an imprint not uncommon to western cities. But the mountains, the volcanic cones, the vistas, the green cover of the valley, the arroyos and the pronounced horizon line have an impact on the City equal to that of the automobile. These visual qualities must be maintained.

Recent growth has begun to dispute the importance of ecological features; highways, retail centers, schools, and residential developments have dictated growth patterns. Citizens of Albuquerque have not been made aware of the shape of the future city that comes from large speculative land development. It is obvious that Albuquerque's assets may now be in serious jeopardy, but it is not too late to act. A renewed appreciation of the environment, combined with a commitment to preserve and protect, is now necessary.

Quality in Environment
An urban design study for the City of Albuquerque, New Mexico, February 1970

David A. Crane
Through this plan, the decision makers of the City, County and Paradise Hills areas share the opportunity to shape future development of the Coors Corridor area. There is perhaps no greater challenge facing local government planning than to achieve harmony among individually developed properties, and between such development and the natural environment -- particularly when effectiveness depends upon coordination among several local entities.

Each policy recommendation has been written for the benefit of someone in the plan area twenty or thirty years from now. It is this future yardstick which is the true test of our policy recommendations. It is, after all, those largely unrepresented future individuals who ultimately will enjoy the benefit or bear the real cost of those decisions we make today.

Jack E. Leaman
Planning Director