



MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION



REPEALED (R-17-212)

SANDIA FOOTHILLS AREA PLAN

CITY OF ALBUQUERQUE

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Jack E. Leaman, Acting City Planner

June, 1983

RESOLUTION 101-1983

READOPTING THE RANK TWO SANDIA FOOTHILLS AREA PLAN; MODIFYING THE DEMARCATION LINE: SUPERCEDING RESOLUTIONS 13-1978, 159-1981, 253-1981 and 193-1982.

WHEREAS, under the terms of Section 3-19-1 et seq. of the New Mexico Statutes (NMSA) 1978 and Albuquerque's City Charter as allowed under Home Rule provisions of the Constitution of New Mexico, the Council has the authority to adopt component parts of a master plan for physical development of areas within the platting and planning jurisdiction of the City; and

WHEREAS, such plans comprise a comprehensive plan which guides zoning actions of the City, as called for by Section 3-21-5 NMSA 1978; and

WHEREAS, the Council has received the advice of the Environmental Planning Commission on the Sandia Foothills Area Plan, as provided by the Environmental Planning Commission Ordinance, Section 7-15-2 R.O. 1974; and

WHEREAS, the Council has reserved to itself and the Mayor the right to adopt and approve this type of plan, after advice from the Planning Commission, as allowed under Section 3-19-1 NMSA 1978; and

WHEREAS, this plan is consistent with the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the Sandia Foothills Area Plan resolution has heretofore consisted of statements of rationale and policy within a resolution format, a format inconsistent with City style for plans; and

WHEREAS, the new plan format hereby adopted should eliminate future confusion and provide more ease in future modifications; and

WHEREAS, the Plan map has been amended several times, each time requiring amendment of previous resolutions and this has resulted in confusion and the possibility that, technically, two differing Plan maps may be in force; and

WHEREAS, a new change in the demarcation line, as shown on Exhibit A, is the only substantive change to the Plan map as heretofore adopted.

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

Section 1. The Sandia Foothills Area Plan as attached is adopted.

Section 2. The Sandia Foothills Area Plan is reaffirmed as a Rank Two Plan as specified in Council Ordinance 45-1982.

Section 3. Upon adoption of this Plan, Resolutions 13-1978, 159-1981, 253-1981 and 193-1982 are superceded.

(This resolution was adopted by the Council on June 6, 1983 and approved by the Mayor on June 16, 1983.)

SANDIA FOOTHILLS AREA PLAN

The process which led to adoption of the Sandia Foothills Area Plan began in 1973 when the Albuquerque City Commissioners adopted its first major policy plan regarding the foothills area east of Tramway Boulevard between Embudito Canyon and the Sandia Military Reservation Boundary. The Sandia Foothills Master Plan and Development Policy adopted by the commission addressed Environmental Planning Commission concerns for drainage and erosion controls necessitated by the unique topographical features of the foothills. Area drainage studies conducted by the U.S. Corp of Engineers, Ken O'Brien and Associates, and Bohannon, Westman, Huston and Associates which had prompted Environmental Planning Commission concerns, laid the basis for the drainage facilities and development guidelines outlined in the 1973 plan.

In 1978, the Albuquerque City Council reaffirmed commission action concerning the foothills area by readopting the general provisions of the 1973 plan. The adopted resolution acknowledged the need for an overall development and drainage plan for the foothills which would not detrimentally effect new development in the area or existing development to the west. Furthermore, the resolution expressed an understanding of the need for special development provisions with respect to drainage and surface runoff, provisions for city services and the safety of residents' lives and property due to the area's natural terrain and topography. As established by the Albuquerque/Bernalillo County Comprehensive Plan, the Master Plan of Water Supply, and the Master Plan for Sanitary Sewers for the City of Albuquerque, the resolution confirmed low density development for the entire area, and restricted further development in those areas with slope in excess of ten percent.

In 1981 and again in 1982, the council amended the 1978 plan, making three major changes:

1. Scenic Drive was removed as an attempt to control further abuse of open space lands from off-road vehicles.
2. Demarcation lines of the area were revised to reflect the boundaries now shown by current maps of the area plan.
3. The Sandia Foothills Master Plan was given a rank two area plan status and the name of the plan changed to the Sandia Foothills Area Plan.

The Sandia Foothills Area Plan differs from the standard area plan format traditionally followed by the City of Albuquerque in that it contains unusually specific development guidelines. Because of the special topographic characteristics of the foothills, however, it is believed that specific guidelines are necessary to protect the area from unwise development with respect to the area's natural terrain and topography. Policies of the plan are as follows:

A. Drainage provisions shall comply with the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority Resolution No. 7-1972 adopted on July 13, 1972, and with existing City of Albuquerque drainage policy.

B. Where possible, streets shall be designed generally parallel to contour rather than perpendicular to contour. Streets shall not be designed specifically as surface drainage collectors.

C. Cut and fill slopes for roads, swelling sites, and other purposes shall not be steeper than 2-to-1, except for vertical cuts in solid rock or fills contained by retaining walls as approved by the City Engineer and the Building Inspection Division.

D. Development in areas which require flood protection shall not be permitted prior to completion of the required temporary or permanent drainage protection facilities.

E. The present City park dedication requirements contained in Ordinance 7-1976, as amended, may be applied to the acquisition of water infiltration areas, open space, and rights-of-way for joint use (excluding natural drainage channels).

F. R-1 height restrictions shall apply to all development in the Foothills Master Plan Area.

G. Future commercial zoning east of Tramway Boulevard and north of Interstate 40 shall be no more intensive than C-1 in order to maintain sign controls and other satisfactory relationships with the neighboring residential development. Commercial sites east of Tramway and north of Interstate 40 shall be held to sizes that can be supported primarily by the anticipated residential development in the area.

H. An overall density limit for development in the total area of the Foothills Master Plan shall be maintained at 3 DU/gross acre with a maximum of 12 DU/net acre allowed for any individual parcel within the area.

I. All requests for residential zoning other than R-1 shall be considered under SU-1 zoning.

J. All requests for annexation and simultaneous establishment of zoning for lands lying south of Interstate 40 and within Section 27, T10N, R4E shall be considered under SU-1 zoning.

K. Planned unit or cluster-type plans are encouraged.

L. The land above the Demaracton Line shown on the Foothills Master Plan is designated for flood control/recreation open space purposes and it is the intent of the City that such land be acquired by agencies of the public in order to protect the development below, preserve the natural amenities of the area, and achieve the most efficient use of public funds for services and utilities in such areas. All efforts shall be made by the City of Albuquerque to purchase the land with City funds or through extension of the forest boundaries and acquisition by the Federal Government with due regard to the interests of the private property owners and the public.

In the event the land above the Demarcation Line shown in the Foothills Master Plan is not acquired by public agencies within a reasonable time, pursuant to the foregoing, the development of the land shall be subject to the following additional policies:

(1) A developer shall demonstrate, as determined by appropriate City departments, that the safety of residents' lives and property can be reasonably protected against landslide, flood, fire, and other potential hazards.

(2) The City staff is instructed to study and formulate recommendations for consideration and possible adoption by the City Council on the most appropriate and equitable means by which developers of property in this area can be charged for that portion of the full costs of publicly-provided services which exceed system-wide operating and capital costs, so that in no event will such public investment in this or similarly situated areas exceed the system-wide average costs incident to three dwelling units per acre.

(3) Maximum street grade shall not exceed 12 percent.

(4) The priority of utility extensions shall be determined for such land as a part of the normal Capital Improvements Program of the City of Albuquerque.

(5) Development in areas which require flood protection facilities or make additional flood protection facilities necessary shall not be permitted prior to completion of the required permanent facilities.

SANDIA FOOTHILLS AREA PLAN

LEGEND:

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|-----------|------------------------------------|
| | DEMARICATION LINE |
| ———— | MAJOR ARTERIAL |
| ■ ■ ■ ■ | COLLECTOR |
| ■ ■ ■ ■ ■ | CIBOLA NATIONAL FOREST
BOUNDARY |
| ■■■■■■■■ | INFILTRATION AREA |
| ■■■■■■■■ | DAM |
| ■■■■■■■■ | CHANNEL |











