

PLEASE RETURN TO BOARD SECRETARY

R-242
SECTOR PLAN

for

**EL RANCHO ATRESCO
PHASE II**

PREPARED FOR
**WESTLAND DEVELOPMENT CO., INC.
&
BUCHANAN GROUP, LTD.**

FOR SUBMISSION TO
**CITY OF ALBUQUERQUE
ENVIRONMENTAL
PLANNING COMMISSION**

FEBRUARY 1985

PREPARED BY:

DENNEY - GROSS & ASSOCIATES, INC.

ALBUQUERQUE, NEW MEXICO 87107

&

TRINITY ENTERPRISES, INC.

ALBUQUERQUE, NEW MEXICO 87112

00431

CITY COUNCIL
OF THE
CITY OF ALBUQUERQUE

February 20, 1985

FLOOR AMENDMENT NO. 1 TO R-242AMENDMENT SPONSORED BY COUNCILLOR: Patrick J. Baca

On page 2, delete lines 19 through 21 and insert the following in lieu thereof:
"Section 4. In adopting this plan, the City does not approve some provisions alluded to in the sector plan and needed prior to subdivision and/or site development plan approval:

- A. Water and sanitary sewer availability at any specified time;
- B. Intersection of local streets except Ouray with Unser Boulevard;
- C. Drainage planning; and
- D. Park or off-site open space location."

The sector development plan previously attached is deleted and the plan attached hereto (with preface dated 2-8-85) is inserted in lieu thereof.

Adopted: Vincent Gonzales Not Adopted: _____
Clerk of the Council Clerk of the Council

DATE: 2/20/85

DP/dc

**CITY of ALBUQUERQUE
SIXTH COUNCIL**

COUNCIL BILL NO. R-242 ENACTMENT NO. 37-1985

SPONSORED BY: PATRICK J. BACA

RESOLUTION

ADOPTING THE EL RANCHO ATRISCO SECTOR DEVELOPMENT PLAN,
PHASE II.

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
New Mexico; and

WHEREAS, the Council recognizes the need for Sector Development Plans
to guide the City, County, and other agencies and individuals to ensure orderly
development and effective utilization of resources; and

WHEREAS, a Sector Development Plan is required to show land use in
Developing Urban Areas of the Comprehensive Plan; and

WHEREAS, the El Rancho Atrisco areas as shown on the attached maps
contains major public facilities and utilities, unique physical characteristics, and
needs a plan to assure coherent development; and

WHEREAS, a Sector Development Plan has been prepared to guide future
development and establish development standards for the plan area; and

WHEREAS, the adoption of the El Rancho Atrisco Sector Development
Plan, Phase II, will lead to the implementation of the Albuquerque/Bernalillo
County Comprehensive Plan and the Northwest Mesa Area Plan; and

WHEREAS, the Environmental Planning Commission in its advisory role on
all matters related to planning, zoning, and environmental protection has
approved and recommended the adoption of the El Rancho Atrisco Sector
Development Plan, Phase II, at a public hearing July 26, 1984.

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

1 OF ALBUQUERQUE:

2 Section 1. The El Rancho Atrisco Sector Development Plan, Phase II,
3 attached hereto, is hereby adopted as a rank three plan, consistent with and
4 leading to the implementation of both the Albuquerque/Bernalillo County
5 Comprehensive Plan and the Northwest Mesa Area Plan.

6 Section 2. All development activities within the plan area, including
7 those of the public and private sectors, shall be guided by the Sector
8 Development Plan.

9 Section 3. The land use plan attached hereto, is hereby adopted as a
10 constituent part of the City Zoning Code for properties within the City of
11 Albuquerque at the time of adoption of the El Rancho Atrisco Sector
12 Development Plan, Phase II, and will serve as a guide for future zoning within
13 the plan area.

14 Section 4. In adopting this plan, the City does not approve some
15 provisions alluded to in the sector plan and needed prior to subdivision and/or
16 site development plan approval:

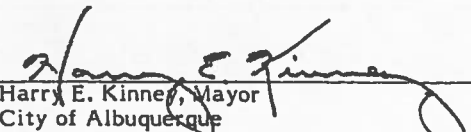
- 17 A. Water and sanitary sewer availability at any specified time;
18 B. Intersection of local streets except Ouray with Unser Boulevard;
19 C. Drainage planning; and
20 D. Park or off-site open space location.
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1 PASSED AND ADOPTED THIS 20th DAY OF FEBRUARY, 1985.

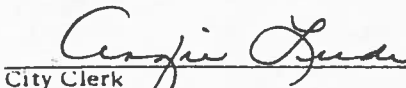
2 BY A VOTE OF 9 FOR AND 0 AGAINST.

3
4
5 
6 Thomas W. Hoover, President
City Council

7 APPROVED THIS 5th DAY OF March, 1985.

8
9 
10 Harry E. Kinney, Mayor
11 City of Albuquerque

12 ATTEST:

13 
14 City Clerk

REPEALED (R-17-213)

SECTOR PLAN
FOR
EL RANCHO ATRISCO PHASE II

APPROVALS:

CITY ENGINEER

DATE

AMAF CA

DATE

TRAFFIC ENGINEER

DATE

PLANNING DIRECTOR

DATE

PARKS & RECREATION

DATE

PREFACE

This Sector Development Plan for Rancho Atrisco Phase II was prepared in two different stages.

The initial, July 1980 draft covered 365.8 acres, including the southern half of Rinconada Canyon. It did not include the southern 28 acres presently in the plan, south of the Ladera Arroyo. This initial plan was prepared by Bo Johnson of Trinity Enterprises, Inc. for Westland Development Co., Inc. On September 18, 1980, the Environmental Planning Commission approved the plan. The plan was not transmitted to the City Council for adoption at that time, even though this was required. Thus, though some people thought that it was an adopted City plan, and it shaped some public and private actions, it did not have adopted status.

Part II of the El Rancho Atrisco Phase II Sector Plan was prepared by Denny - Gross and Associates, Inc. for the Buchanan Group Limited, Skip Buchanan, President. The original submission was dated June 1984 and was edited as an amendment of the 1980 plan. This segment was recommended by the Environmental Planning Commission on July 26, 1984.

Subsequent to the 1984 consideration of the EPC, there has been some re-editing of both parts of the plan due to desires of the owners, the Planning Commission, and the City Council, as well as the need to present the two parts as elements of one plan. The plan now covers 289 acres. (Rinconada Canyon is deleted.) However, in an effort to minimize re-drafting, the plan continues to be presented in two parts. Part II covers the Buchanan property. Part I covers the entire original area, but it is controlling only on the area which is included in the plan outside the area covered in Part II; much of it is owned by Westland Development Co., Inc.

There are occasional references in this plan to a document called "El Rancho Atrisco Area Plan." This is a plan used by the Westland Development Company, Inc., to guide its development strategies. It was approved by the Environmental Planning Commission as a subdivision master plan on June 13, 1980; it does not have the status of a rank-two City area plan.

Earlier drafts of the Phase II sector plan may be found in the files of the Planning Division, Municipal Development Department, under case no. SD-80-4 and SD-80-4-1.

Key elements of this plan are contained on eleven sheets of drawings on 24 X 36 inch paper. These are not bound into this report.

DP/dc
2-8-85

EL RANCHO ATRISCO

PHASE II

SECTOR PLAN

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approximately 10% of the soil area. The Galleta and Black Grama grasses are predominant with the sparse growth of Saltbush, Winterfat and Wolfberry shrubs. There are no known species of plants or animals that are subject to extinction due to the disruption of their habitat.

REPEALED (R-17-213)

The fact that this land is under one ownership allows for proper drainage improvements to be designed and installed as needed in a more orderly fashion than what would take place under a multi-ownership situation.

As is normal procedure, an approved drainage report will be required prior to subdivision development. The major flows are shown on the Utility Sheet of the sector plan.

For the Ladera Arroyo, it is the intention of the developer to leave it as natural as possible. Exact design criteria will be available and discussed with the City engineering staff at the time of submittal of final drainage report. ~~At this time a 100 foot Right of Way width is recommended.~~

This plan proposes to meet the challenge.

The author believes that, in the final form, the substation will not be a visual detriment to the proposed surrounding uses. With respect to the power line easements, it is thought that the openness will indeed be an asset; a contribution to a more relaxed, unpaved environment.

The height of the towers behind the chain link fence cannot, of course, be altered (unless, it is upward). Existing eyesores, in the northeast areas of the City, for example, do not create a long-term detrimental effect. This author believes that the land use that is presented here will minimize the objections of the substation and still be very compatible with the needs and required uses of Public Service Company.

RD Zone

The RD zone permits some flexibility in residential land use. The densities shown reflect the best distribution of densities with proper respect for the natural conditions. The densities shown are maximum and may not always be attained. ~~For example, the area at the entrance to Rinconada Canyon Park was specified at a maximum of 5 du/ac (1.5 du/ac). Larger lots are recommended here, with a more expensive home to take advantage of the east view of the City and the Sandias. A practical density may be 2-3 du/ac depending on the market place, although cluster housing could develop the higher densities. The terrain is somewhat steeper here and the larger lot would minimize the potential lot grading. There is no expectation of soil problems that cannot be economically solved in the area.~~

(See Part II Of This Report)

With parking permitted in the easements, but no dwelling units, it is probable that a portion of the easement will be used for apartment parking. However, it is fully intended to leave a buffer strip to separate the R-3 use from the R-1 use. A site plan and landscape plan will be necessary prior to the final construction approval.

Progressing southward across Ouray Road, an 86-foot wide collector, the PNM substation becomes a dominant constraint. To buffer the residential uses from the substation, a 500-foot minimum distance was maintained. In view of the fact that the City of Albuquerque is attempting to purchase a suitable site for a city yard and storage area, it seemed appropriate to request broader zoning in the event the deal is not consummated. This would contain approximately 25.7 acres. A fire station has also been proposed near the intersection of Ouray Road and Unser Boulevard.

In addition to the city uses, the frontage along Ouray Road is shown and requested to be C-1 uses as permitted in the RD zone with a sector plan, site plan and landscape plan. This would provide additional screening of the substation. The light commercial use is intended solely to support the growing number of residences in this area, and is not intended to be a major commercial complex.

West of Unser Boulevard, the proposed RD zone contains 72.9 acres of 1-5 du/ac of conventional housing. This area begins to move up the slope to the west and is presently limited by the water zone elevation.

The light industrial use shown west of the substation and east of Unser Boulevard is viewed as the best use of the land that is so close to the substation. This is in conformance with and discussed in detail in the Area Plan. Unser Boulevard will provide adequate buffer between light industrial and the single family across the street.

VI. Open Space

The City has an open space policy that requires 2,400 square feet of open space per dwelling unit.

In the Comprehensive City Zoning Code, "Usable Open Space" is defined as:

103. "USABLE OPEN SPACE" means an area on the same lot with a dwelling, in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, lawns, decorative plantings, native plants, open balconies, covered patios open on at least two sides, walkways, active and passive recreational areas, fountains, swimming pools, wooded areas, and water courses. Usable open space does not include public right of way, parking lots, off-street parking, driveways, other private vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved.

For the RD zone, in the "Developing Urban" area, the requirements are 2,400 square feet per dwelling with the lower density subdivisions (around 3 du/ac or 8,000 square foot lots) generally do not have any difficulty meeting this requirement on the lot itself. The higher densities will require detached open space.

This open space is intended, as defined to provide "light and air , as well as visual, psychological and recreational needs". Certainly the transmission line easements qualify for this use even under a strict interpretation.

VII. Parks

~~As was stated in the Area Plan and reaffirmed in this Sector Plan,~~
76 acres of land will be allocated to the increase in size of Rinconada Park. With the City's present ownership just contiguous to the north boundary of this plan, the City has a rare opportunity to preserve one of Albuquerque's natural features. Rinconada Park could become a corner-stone for a cultural and art center in Albuquerque.

~~In past conversations with the City, Westland Development Co., Inc., has always emphasized the civic potential of this unique area.~~

~~The canyon and the surrounding escarpment walls form an environment that should be reserved for public use; not an open park, but potentially a museum, art gallery, or open air theatre, in addition to serving a variety of public functions. The proper use and development of this unique area will be an asset to the entire City, rather than just another park serving the west side residents.~~

In addition to Rinconada Park, a pedestrian walkway has been planned at the toe of the escarpment. This walkway is set at 50-feet wide and meanders with the escarpment. The toe of the escarpment is well defined and the 50-foot line could easily be located. To provide better access to the trail system, the area was expanded to reach the west right of way line of Unser Boulevard. This would provide room for vehicular parking for people who would need to drive to take advantage of the nature trail. As the trail turns the corner from the point, heading south and west, it combines to become part of the streambed for the Ladera Arroyo which also follows the toe of the escarpment. Here the width of the trail will be increased as the arroyo width will be approximately 100 feet and is expected to be left natural.

IX. Unser Boulevard

One of the basic improvements required for orderly growth on the lands described in the Atrisco Area Plan is the obvious need for a major additional north-south traffic arterial. Unser Boulevard has, even in the older planning studies, been described as meeting that need.

In preparation of this sector plan one of the major accomplishments was to find an alignment of Unser Boulevard that satisfied the City staff and UTPPB as well as the landowners. After numerous meetings with all the parties involved, the alignment shown on the sector plan sheet met with a majority approval.

The alignment of Unser Boulevard is critical to the development of this area of Albuquerque. The authors of this sector plan elected to meet with representatives of the adjacent landowners and establish the alignment shown on the enclosed sheets.

The following interest groups were consulted at some point in the past number of months and approved the basic alignment.

1. City Transportation Department Staff
2. UTPPB Staff
3. Coda Roberson Construction Company
4. J. J. Johnson, IV
5. Dr. Sophie Aberle (through attorney)
6. Public Service Company

Area Plan. It is sufficient to say in this Sector Plan that the Right-of-way has been agreed upon for the more difficult portion of the proposed alignment. The Area Plan shows all the additional major arterial network.

REPEALED (R-17-213)

XI. Capital Improvements

The extension of major public facilities has always been done on a shared basis between the City and the developer. It is expected that this policy will continue as it quickly becomes economically unfeasible for a project to carry major offsite costs that benefit more than just those users in the development.

The western limit of this Sector Plan is basically the water zone elevation, 5,255 feet, above which no water is currently available. The development of additional lands to the west awaits the installation of major waterworks facilities, a process that may take two to three years.

Although major public systems must be completed to make this project feasible, the developer feels that this location has less of an impact on public resources than other sites. The close proximity to the freeway (I-40) would be an example since it does not impact a great length of Coors Boulevard. The developer has viewed this entire area as "infill" and has not regarded it as a great "leapfrogging" of expensive city service.

With the expected increase in bus usage, the easements represent a potential parking depot to pick up and discharge passengers. The easements are of sufficient width to allow bus parking. A small parking area could also be allocated to make a successful park and ride system.

Although the City of Albuquerque does seem to have sufficient park space in the vicinity, a unique possibility exists to tie these parks together by a wide band stretching from park to park. This sector plan connects the park on the land to the south (El Rancho Atrisco Phase I) with the Rinconada Park at the north limits. The potential exists for expanding the park uses north under the easement to incorporate an open space trail to Taylor Ranch. Major improvement would not be expected but minor grading and construction for bicycle and pedestrian trails would not be expensive.

The substation will be buffered from the residential housing by commercial along Ouray Road. The structures will probably be two-story and in effect, shield the residential tracts from visual and audio exposure to the substation. The 86-foot right of way of Ouray will also separate the substation and the differences in land use.

A request has been submitted to PNM to shield or beautify the substation. Although this will take time to implement, PNM has a policy of shielding their substations in the interest of safety.

APPENDICES

- Appendix A Guidelines for Multi-use of Transmission
and Subtransmission Element
- Appendix B PNM Letter of Approval
- Appendix C Department of Water Resources. Water
Availability Letter
- Appendix D City Policies

APPENDIX A

PUBLIC SERVICE COMPANY OF NEW MEXICO

GUIDELINES

For Multi-use of Transmission and Subtransmission
Easements

Albuquerque Division Planning

Adopted from
Guidelines established by the
Department of Water and Power, City of Los Angeles, California

PUBLIC SERVICE COMPANY OF NEW MEXICO
TRANSMISSION LINE LAND MANAGEMENT POLICY

REPEALED (R-17-213)

B. The Right-of-Way Department is responsible for the field management of the transmission line right-of-way lands, including enforcement of terms and conditions imposed by PNM in its grants and consents to others. The Right-of-Way Department or Division managers for areas outside of Albuquerque will establish a program of field inspection for the detection of encroachments and initiate this abatement process.

C. Divisions Planning is responsible for establishing and reviewing policies which shall affect any new construction on existing or future transmission line rights-of-way. Divisions Planning will also review policies which affect the rebuilding of any transmission line facility and make suggestions to the Right-of-Way Department, which will facilitate the procurement of new transmission line rights-of-way.

rights reserved by PNM, benefits derived by PNM, and termination conditions. Where market value is nominal, a charge may be made for administrative costs.

IV. ENCROACHMENTS ON EASEMENTS AND FEE PROPERTIES

Acceptable Use

Upon discovery of an unauthorized use which is deemed acceptable, the Right-of-Way Department will request a formal agreement be obtained by the violator from the Right-of-Way Department in order to continue operation. If an agreement is not made, the Right-of-Way Department will begin legal proceedings against continued operation by violator.

Interfering Use

Upon discovery of an interfering use, the Right-of-Way Department will make a personal contact with the person or persons responsible as soon as practicable for the purpose of informing them of the interference and securing agreement as to the discontinuance or modification of the use. Immediately thereafter, the Right-of-Way Department will notify the Planning Department of the encroachment and the outcome of the meeting. The Right-of-Way Department, with assistance from the Company attorney, will send a registered letter to the party responsible for the encroachment requesting discontinuance of the authority or correction of the violation.

submit such a request, together with a report explaining why a deviation should be authorized to the Division Vice President or Division Manager.

VI. SPECIAL PROCEDURES

From time to time, circumstances may arise which will make it desirable to establish a standard procedure for dealing with land management matters for a particular property or group of properties. In such an event, the Right-of-Way Department, with the advice of Divisions Planning and the Company Attorney, will establish such a standard procedure.

The following projects are considered under Special Procedures:

- A. Minipark Developments
- B. Greenbelt Projects
- C. Equestrian Trails
- D. Golf Courses
- E. Flood Control Projects

Activity	Acceptable		Remarks/Requirements
	Below 500 kV	500 kV and Above	
Agriculture	Yes		Activities related to the growing of crops (other than trees above 15' in height), or the raising of animals are acceptable.
Amusement Parks	No		
Anodes			See "Cathodic Protection Devices."
Archaeological Explorations	Yes		Subject to proper indemnification, site cleanup, and agreement as to sharing of findings. This use is also acceptable.
Awnings	No		
Automobiles Wrecking Yards	No		
Baseball Diamonds	No		
Basketball Courts	No		
Barbeque Pits	No		
Bicycle Paths	Yes		
Booms			See "Construction Equipment."
Bridges	Yes		For dedicated public streets only. Bridge cannot exceed applicable NESC vertical clearance requirements. A review of bridge plans is required.
Buildings	No		
Cathodic Protection Devices	Yes		If there are electric underground, oil, or gas lines in the area.
Campsites	Yes		However, no structures nor recreational vehicles are permitted.
Canopies	No		

Activity	Acceptable		Remarks/Requirements Same for Fee or Easement Property Unless Specified
	Below 500 kV	500 kV and Above	
Eaves, Building	No		
Equestrian Trails	Yes		See also "Special Procedures" section.
Equipment			See "Construction Equipment."
Exploration, Geological, and Geophysical	Yes		Subject to proper indemnification, site cleanup, and agreement as to sharing of findings.
Fences	Yes		Provided adequate access to and around facilities is maintained or drive- through gates are installed along right-of-way where necessary and only on specific approval of the Right-of- Way Department. Longitudinal fences are not permitted within the right- of-way. Fencing of edge of right-of- way is allowed with proper grounding-- individual case review required. <u>Fence will not exceed applicable</u> <u>National Electrical Safety Code</u> <u>vertical clearance requirements.</u>
Flammable Material	No		
Gas Stations	No		
Golf Courses	Yes		See also "Special Procedures" section.
Grazing	Yes		
Greenbelts	Yes		See "Landscaping." See also "Special Procedures" section.
Ground Clearance			See "Cuts and Fills."
Ground Cover			See "Cuts and Fills."
High Boom Equipment			See "Construction Equipment."
Hiking Trails	Yes		
Horticulture	Yes		See "Agriculture."

Activity	Acceptable		Remarks/Requirements Same for Fee or Easement Property Unless Specified
	Below 500 kV	500 kV and Above	
Parks	Yes		All park plans are subject to review.
Parking	Yes		As long as vehicles are not within 10' of electrical conductors (subject to National Electric Safety Code (NESC and OSHA).
Patios	No		
Pipelines	Yes		No parallel pipelines will be permitted. All cases are subject to review. These facilities must also meet established loading requirements.
Play Equipment	Yes		No above-ground equipment permitted.
Playgrounds	Yes		Special permits required.
Ponds	Yes		(Electric overhead only) Natural and man-made ponds will be approved provided reasonable access to facilities is maintained and NESC ground clearances above the water surfaces are maintained. See also "Cuts and Fills" and "Dams." Ponds are expressly forbidden by the terms of some grants of easement.
Porches	No		
Pump Islands	No		Gas station equipment.
Pumps	No		
Railroads	Yes		See "Cuts and Fills."
Recreation Areas	Yes		A review of plans is required.
Reservoirs			See "Ponds."
Retaining Walls	Yes		Provided access to facilities is maintained--approval granted by Right-of-Way Department.
Riding Trails	Yes		
Rifle Ranges	No		

Activity	Acceptable		Remarks/Requirements
	Below 500 kV	500 kV and Above	
Trees, Shrubs	Yes		Trees not to exceed 15 feet in height.
Trucks			See "Construction Equipment" and "Parking."
Utility Crossings	Yes		NESC Clearances maintained.
Underground Structures	No		Other than pipelines and related facilities which are perpendicular to our easement.
Vehicles			See "Parking."
Wading Pools	No		See "Playgrounds."
Weighing Stations	No		
Wells	No		
Windmills	No		
Wrecking Yards	No		

GREENBELT Areas under transmission lines in which shrubbery, trees, grass, and natural vegetation are grown for a natural, visual effect. Not a recreational area.

INTERFERING USE As applied to PNM's easements, a use which PNM has determined will interfere with present or planned facilities, or PNM's activities associated therewith, or violates the terms or conditions of the grant, or laws or regulations under which PNM operates.

LICENSE A letter or document giving permission for the use of PNM land. Revocable, or for a specific period of time.

NESC National Electric Safety Code

OSHA Occupational Safety and Health Act

OBSTRUCTIONS Any article, structure, or item which blocks, impedes, delays, or is a hinderance or hinders the passage or performance of normal or emergency PNM actions or procedures.

PNM Public Service Company of New Mexico

RIGHT-OF-WAY An easement to cross another's land. As used herein, the term also refers to the strip of land (fee or easement) acquired for PNM's facilities.

STRUCTURES Any man-made object or item placed or attached to the ground, directly or inadvertently, in a manner which assumes a permanence of nature.

SUBORDINATE To place below in rank or importance. As used herein, subordinate means to surrender the right to collect future relocation costs in the event of conflict with the other party's rights.

TRANSMISSION (Electric overhead to underground) Lines designed to operate at 115 kV or more (include EHV levels).

·APPENDIX B

REPEALED (R-17-213)

APPENDIX C

REPEALED (R-17-213)

Mr. Bo K. Johnson
July 11, 1980
page 2

SEWER:

Sanitary sewer service will be available subject to the extensions of sewer lines at the developer's expense. Certain sewer lines within Tracts 4 and 6 will convey waste water generated by future off-site development. The sewer system utilities expansion charges will be imposed on the entire developments of Tracts 4 and 6. Sanitary sewer service will be available according to the buildout and schedule as above.

This statement of availability applies only to the developments and buildout schedule as described above, and will become invalid eighteen (18) months from this writing if, by that time, action is not taken toward the design and construction of the required water and sewer line extensions. Water and sanitary sewer service will not be available until Tracts 4 and 6 are annexed. Design must be coordinated with the Engineering Division of Water Resources Department.

If you have any questions, please contact me.

Sincerely yours,



Paul Brasher
CIP Engineer
Water Resources Department

PB/red

APPENDIX D

City Policies

The El Rancho Atrisco Phase II Sector Plan was prepared in principle with the guidance of the following plans and policies of the City of Albuquerque:

1. El Rancho Atrisco Area Plan
2. The Comprehensive Policies Plan
3. The Plan for Major Open Space
4. The Guide for Public Systems on the West Side
5. The Metropolitan Areas and Urban Centers Plan
6. Western Albuquerque Metropolitan Area Drainage Management Plan
7. Albuquerque Areawide Wastewater Collection and Treatment Facilities Plan
8. City Subdivision Ordinance
9. Comprehensive City Zoning Code
10. Northwest Mesa Area Planning Guidelines
11. Flood Hazard Area Zoning Ordinance
12. Storm Drain Report for El Rancho Atrisco Area Plan

The consultant for this sector plan followed the approval process of the Northwest Mesa Area Planning Guidelines and has tailored this sector plan to comply with the intentions of the above referenced established plans and policies.

PART II
AMENDMENT TO THE
EL RANCHO ATRISCO PHASE II
SECTOR DEVELOPMENT PLAN

PLANNING FRAMEWORK

The area of the Sector Plan that is being amended is bound on the south by the alignment of the 98th Street right-of-way, on the east by Unser Boulevard and on the north and west by the escarpment. In addition, the area encompassing Rinconada Canyon is being withdrawn from the original sector plan. The canyon is being withdrawn at the request of the original owner, Westland Development Company, Inc., and the City. The withdrawal does not affect this amendment or the original sector plan as to any pertinent changes in open space or park dedication requirements. The new land use configuration for both this amendment and the original plan are revised and shown on Sheet 5 of 11. The Sector Plan Area is currently undeveloped with the only improvements being the Ladera Diversion and Detention Facility, about one-quarter mile to the south, which is a storm water management facility consisting of a series of detention basins and channels which bisect the area in a southwest-northeast direction.

AMENDMENT TO THE
EL RANCHO ATRISCO PHASE II
SECTOR DEVELOPMENT PLAN

LAND USE

The Land Owners, Buchanan Group, Ltd., upon the initiation of this planning process directed that it was to be developed essentially in accordance with the previously approved El Rancho Atrisco Area Plan. That plan provides for various types of mixed density residential areas, along with light industrial type land usage. Production of this residential area is the principal objective of the owners. Its more long-range objective is to obtain the ultimate highest order of use for its land consistent with sound planning concepts, being mindful of public and community needs.

It is generally accepted that economic forces at work require that every effort must be made to hold down or at least reduce the rate of increase in the cost of housing. This will take the concerted effort of materials manufacturers, construction contractors, mortgage companies, labor, and land developers. Each must strive constantly in his given area to find better and more economic methods of producing housing.

In the case of a land developer, he must search for and find ways to reduce the cost of manufacturing building sites, that being the principal cost of such a site, although the

It is proposed that the entire amended area be Zoned RD. Six parcels are defined on the Land Use Map with proposed distribution of densities as follows:

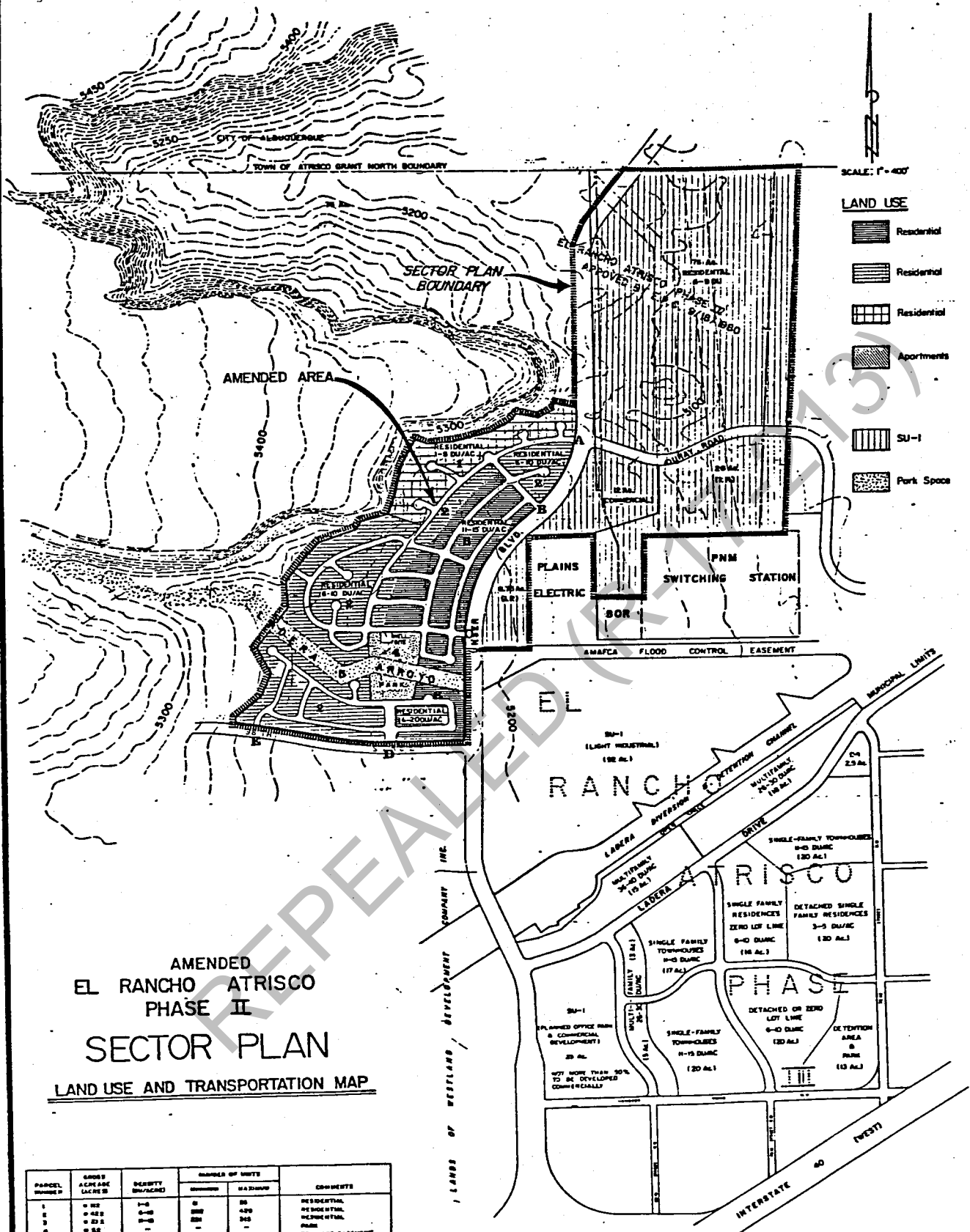
PARCEL NUMBER	GROSS ACREAGE (ACRES)	DENSITY (DU/ACRE)	NUMBER OF UNITS	
			MINIMUM	MAXIMUM
1	11 ⁺	1-5	11	55
2	42 ⁺	6-10	252	420
3	21 ⁺	11-15	231	315
4	5 ⁺	-----	-----	-----
5	7 ⁺	-----	-----	-----
6	5 ⁺	6-20	80	100
--	91	-----	574	890

Parcel numbers with no density designations are non-residential parcels. (See Sheet 5 of 11 of Sector Plan Drawings)

It is believed that the RD Zone, as presently described by ordinance, provides maximum available flexibility to meet future market conditions and development needs. The mix of densities can be altered to meet the housing needs of the community as they may develop.

From the foregoing, it can be seen that ultimate development of the residential area may produce from 574 to 890 total living units on a gross total area of 116 acres of land for an overall density of 4.9 to 7.7 units per acre. This seems to be appropriate.

The number of units proposed which may contain from 1435 to 2225 residents together with anticipated thru traffic volumes on 98th Street and Unser Boulevard indicate that



SCALE: 1"=400'

LAND USE

- Residential
- Residential
- Residential
- Apartments
- SU-1
- Park Space

AMENDED
EL RANCHO ATRISCO
PHASE II
SECTOR PLAN
LAND USE AND TRANSPORTATION MAP

PARCEL NUMBER	GROSS ACREAGE	DENSITY (UNITS/ACRE)	NUMBER OF UNITS		COMMENTS
			MINIMUM	MAXIMUM	
1	0.82	1-2	20	20	RESIDENTIAL
2	0.42	2-4	20	40	RESIDENTIAL
3	0.23	2-4	20	40	RESIDENTIAL
4	0.16	-	-	-	PARK
5	0.72	-	-	-	GRASSLAND EASEMENT
6	0.6	2-4	20	20	RESIDENTIAL

ROADWAY SECTION	ROADWAY TYPE	ROUND TRIPS PER HOUR (EST.)
A	MAJOR LOCAL	200
B	LOCAL	400
C	MAJOR LOCAL	200
D	LOCAL	1000
E	LOCAL	400

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

TRAFFIC ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

two streets will require signalization along with the 98th Street intersection with Unser Boulevard.

Initial access to the property is planned to be from 98th Street, Unser Boulevard and Ouray Road. Unser Boulevard, north of the intersection with 98th Street is projected to handle 12,004 cars per day. 98th Street west of Unser Boulevard is projected to handle a traffic volume of 14,608 cars per day north of I-40. Anticipated numbers of round trips per day generated from the residential areas are indicated in the table provided on Sheet 5 of 11 of the Amended Sector Plan Drawings.

Proposed right-of-way widths within the Amended Sector Plan Area are as follows:

Unser Boulevard	156 feet
98th Street	106 feet
Major Local Streets	60 feet
Local Residential Streets	50 feet

The developers are prepared to dedicate these widths of right-of-way in the platting process to follow. It should be recognized that the increased traffic volume which will occur in this area will probably serve to diminish air quality in the area somewhat. Unless more efficient automobile emission controls are developed or a significant trend toward the use

AMENDMENT TO THE
EL RANCHO ATRISCO PHASE II
SECTOR DEVELOPMENT PLAN

ENVIRONMENTAL CONDITIONS

The Sector Plan Area appears to be level although it slopes uniformly to the southeast at a gradient of 2%. It is of the typical semi-arid southwest grassland vegetative type with the predominant vegetation species being black gramma grass. Vegetation is extremely sparse, with only an estimated 15% to 20% of the total area being covered by vegetation. Area soils are typically sedimentary types. Surface material is a fine sand, mostly wind deposited. Soil classifications existing within the Sector Plan area are as follows:

BCC - Blue Point Loamy Fine Sand: This soil is nearly level to moderately sloping. It has a profile described as representative to the Bluepoint series, but on about 10% of the acreage the surface layer is sand.

Runoff is slow, and the hazard of soil blowing is severe.

BKD - Bluepoint - Kohan Association, Hilly. This unit is about 50% Bluepoint loamy fine sand that has

and Akela soils. Slopes range from 0 to 9 percent, but are mainly 1 to 5 percent.

Runoff is medium, the hazard of soil blowing is moderate or severe, and the hazard of water erosion is slight.

MWA - Madurez - Wink association, gently sloping: This unit is about 55 percent a Madurez fine sandy loam that has 1 to 5 percent slopes and 25 percent a wink fine sandy loam that has 1 to 7 percent slopes.

Runoff is slow, and the hazard of soil blowing is moderate to severe.

The geographic distribution of these soil types is illustrated on Sheet 7 of 11 of the Sector Plan Drawings.

AMENDMENT TO THE
EL RANCHO ATRISCO PHASE II
SECTOR DEVELOPMENT PLAN

UTILITIES

All utility companies and agencies to be affected or which will serve this area will be contacted.

Efforts will be made to obtain confirmation that services to the amended area of this Sector Plan can and will be provided by the Gas Company of New Mexico, Public Service Company of New Mexico, Mountain Bell, and local Cable Television Companies.

Members of our staff will meet with staff members of the City of Albuquerque Water Resources Department to discuss methods of providing water and sewer services to the development.

An existing waterline varying in size from 36 inches at the college well No. 1 site north of 98th Street to 18 inches along Unser Boulevard will serve as the primary supply line for the amended portion of the El Rancho Atrisco Phase II Sector Plan which is situated within Pressure Zone 2W.

The above conditions are illustrated on Sheet 8 of 11 of the drawings.

The 12-inch sanitary sewer main planned west of Unser

AMENDMENT TO THE
EL RANCHO ATRISCO PHASE II
SECTOR DEVELOPMENT PLAN

COMMUNITY FACILITIES AND LANDSCAPING

The previously approved Area Development Plan shows no public buildings are required in the Sector Plan Area. That plan indicates a need for a park or parks in the area and these have been provided.

School sites are shown on the approved Area Plan. Albuquerque Public School officials have been contacted and have reacted favorably relative to the site locations and sizes.

There are no plans for a fire station within the approved Area Plan. However, if needs should change, such a station could be accommodated on Unser Boulevard or 98th Street as requirements dictate.

While there are no plans for public cultural or human services facilities in the area, these also can be accommodated if the need arises.

Landscaping treatments of the median areas of 98th Street and Unser Blvd. are being considered. Such landscaping features could include sodding with various types of shrubs and trees or a treatment consisting of indigenous

AMENDMENT TO THE
EL RANCHO ATRISCO PHASE II
SECTOR DEVELOPMENT PLAN

PARKS AND OPEN SPACE

Park dedication requirements call for 170 square feet of dedicated park per single family unit. Assuming absolute maximum density, this would require 3.47 acres of park dedication. This park would be located within Parcel 4 on Sheet 5 of 11 of the Sector Plan Drawings.

As for open space requirements, 6,000 square feet per dwelling unit is required in an RD Zone. With single family type lots, approximately 4,000 square feet of this requirement could be provided for on each lot.

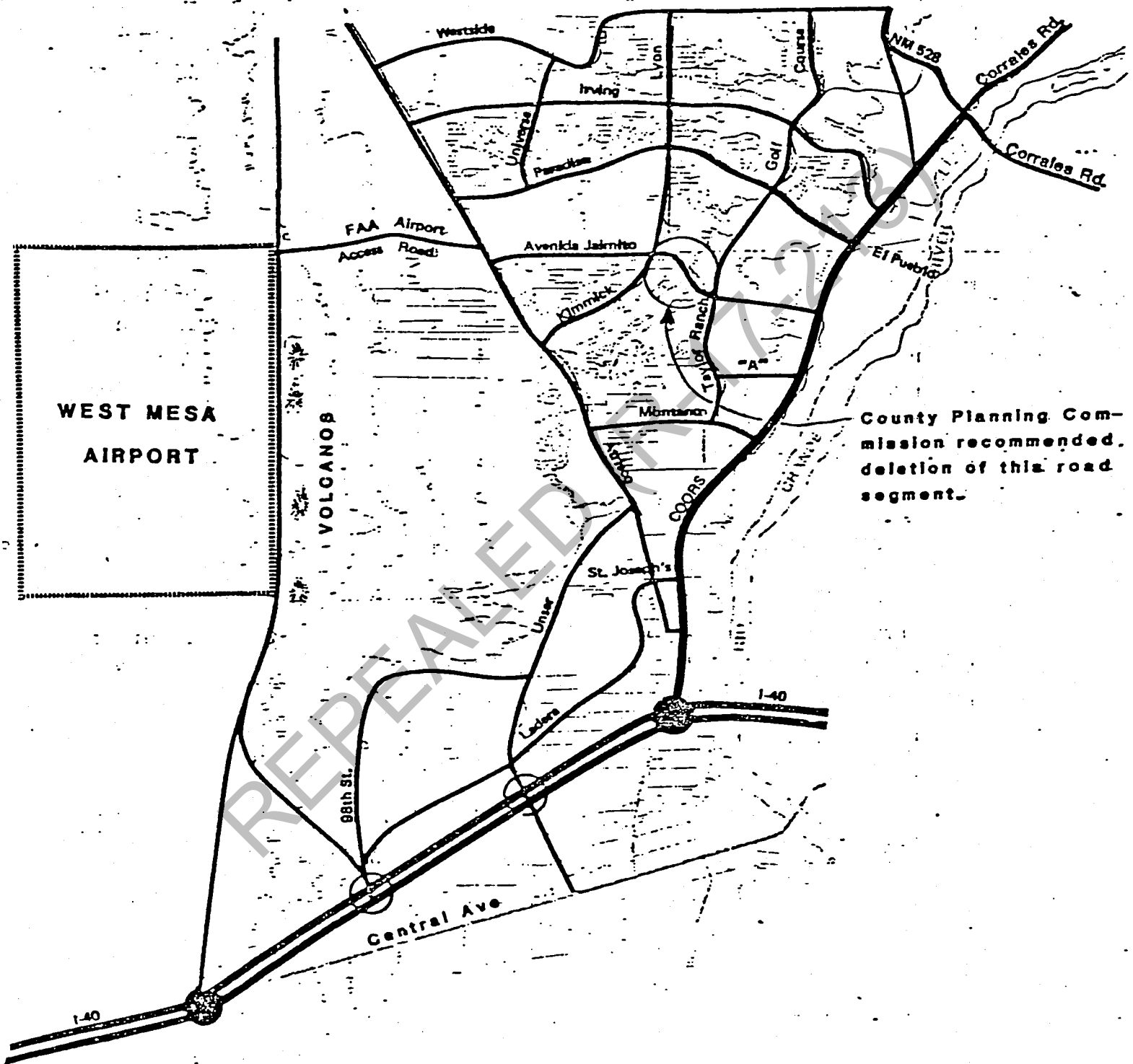
Total Open Space Required (Based on an average of the minimum and maximum projected densities.)	101 Acres
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Open Space Provided on Single Family Lots	67 Acres
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Open Space Requirements Remaining	34 Acres
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The portion of the Ladera Arroyo within the amended portion of the Sector Plan can be incorporated toward fulfilling the remaining open space requirement. The Buchanan Group, Ltd. still holds title to these 7± acres and has only granted the Albuquerque Metropolitan Arroyo Flood

PROPOSED ARTERIAL NETWORK



(Excerpt from: *Planning Guidelines: Northwest Mesa Area*,
Albuquerque Municipal Development Department, Planning
Division, October 1980)

FIGURE 1