

SECTOR PLAN

EL RANCHO ATRISCO PHASE III

Prepared for

**WESTLAND DEVELOPMENT
CO. INC.**

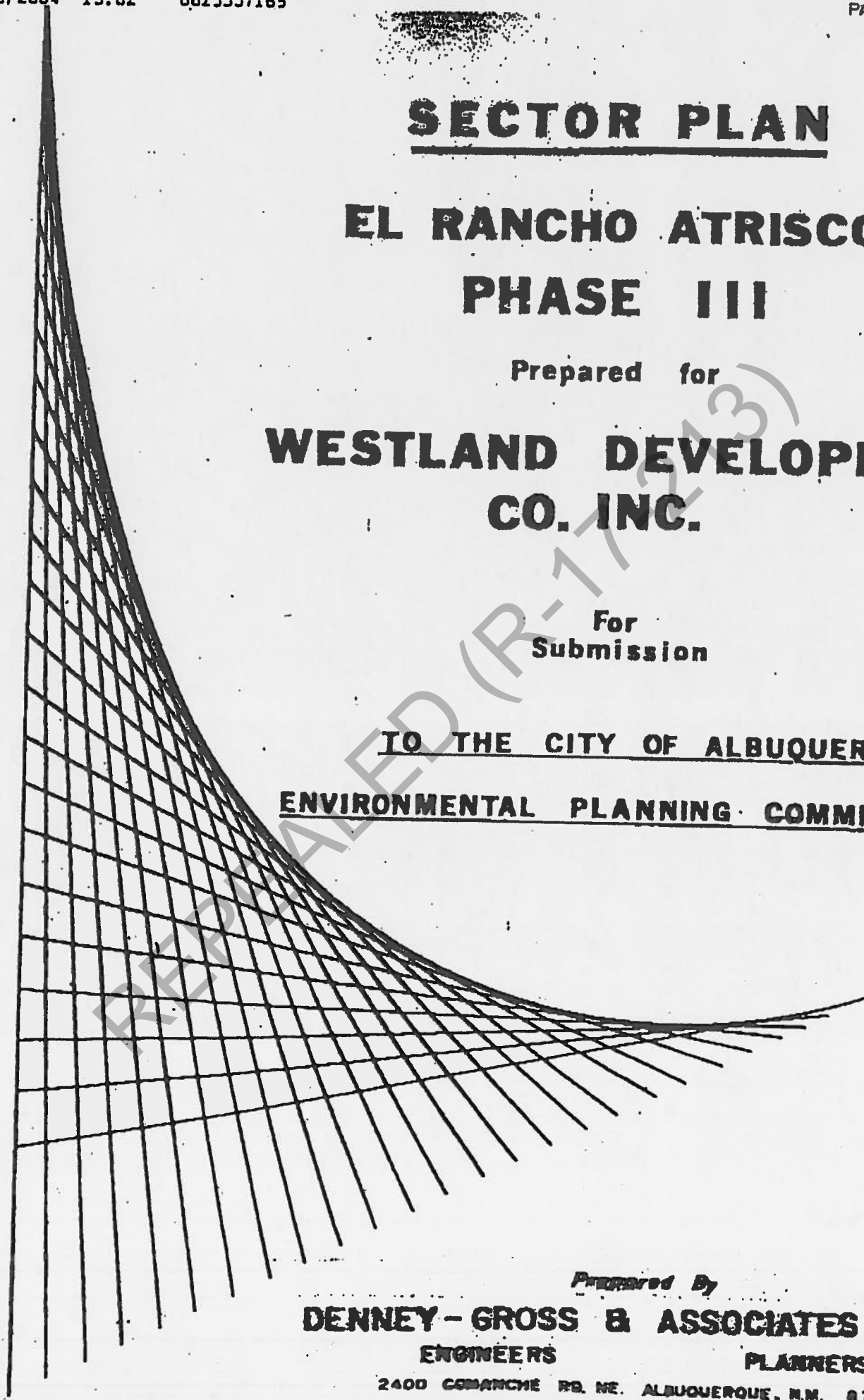
For
Submission

**TO THE CITY OF ALBUQUERQUE
ENVIRONMENTAL PLANNING COMMISSION**

Prepared By

DENNEY - GROSS & ASSOCIATES, INC.
ENGINEERS PLANNERS

2400 COMANCHE RD. NE. ALBUQUERQUE, N.M. 87107
(505) 884-0696



FOURTH COUNCIL

COUNCIL BILL NO. R-473 ENACTMENT NO. 170-1981

SPONSORED BY:

Patric J. Dancy
CITY COUNCIL APPROVAL

ERA III SECTOR PLAN ADOPTION

RESOLUTION

1
2 ADOPTING THE SECTOR DEVELOPMENT PLAN (SD-81-1) FOR THE LAND
3 DESCRIBED IN THE SUMMARY PLAT OF EL RANCHO ATRISCO, PHASE III,
4 CONTAINING APPROXIMATELY 348 ACRES.

5 WHEREAS, the Council, the Governing Body of the City of
6 Albuquerque has the authority to adopt master plans for physical
7 development or areas within the planning and platting jurisdiction
8 of the City as authorized by New Mexico Statutes, Section 3-19-5,
9 and by the City Charter as allowed under home rule provisions of the
10 Constitution of New Mexico; and

11 WHEREAS, a Sector Development Plan has been prepared for the
12 land described in the Summary Plat of El Rancho Atrisco, Phase III;
13 and

14 WHEREAS, the Environmental Planning Commission in its
15 advisory role on all matters related to planning, zoning, and
16 environmental protection, conducted public hearings on April 16,
17 1981 and June 18, 1981, recommended the adoption of the El Rancho
18 Atrisco, Phase III, Sector Development Plan subject to certain
19 findings; and

20 WHEREAS, the City Council has the sole authority to adopt
21 Sector Development Plans containing zone changes other than R-D.

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

24 Section 1. The El Rancho Atrisco, Phase III, Sector
25 Development Plan, as amended by the Council, is hereby adopted as a
26 guide to the partial implementation of the Albuquerque/Bernalillo

Underscored Material - New
[Bracketed Material] - Deletion

OFFICIAL NOTICE

E.P.C. APPEAL

RECEIVED

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

P.O. Box 1293, Albuquerque, New Mexico 87103

ERA III Sector
Plans

JUN 29 1981

WESTLAND DEVELOPMENT CO., INC.

DATE: June 22, 1981

NOTIFICATION OF DECISION

File: SD-81-1
Location: The Sector
Development Plan for the land
described in the Summary Plat of
El Rancho Atrisco, Phase III

On June 18, 1981, the Environmental Planning Commission approved the above mentioned sector development plan as presented subject to the following Findings:

1. Acreage in the Multi-Use Flood Management System and the Ladera Golf Course shall not be counted towards meeting the Open Space requirements of this sector development plan.
- SEE REVERSE FOR ADDITIONAL FINDINGS.

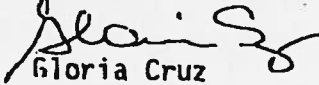
If you wish to appeal this decision, you must do so by 7-6-81 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,


Gloria Cruz
SecretaryLetter of
Advice

cc: Fred Denney and Associates, 2400 Comanche N.E.; 87107

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by
Council

2. The following priority is established for open space requirements in this sector plan and any future submittals of the Westland Development Company: a. the escarpment, b. land above the escarpment, c. additional right-of-way on drainage systems.
3. A revised Sector Development Plan shall be submitted to:
- Show the 25 acre property at the southeast corner of Unser Boulevard and Ladera Road zoned SU-1 (Special Use for Neighborhood Commercial and Offices Uses), with not more than 50% of this property to be developed commercially
 - Include a bikeway network
 - The amount of park land in the sector plan shall be increased to ten acres.
 - Provision for public right-of-way access to the 3-acre park site north of Ladera Road shall be provided.
 - State that final sign-off on the Sector Development Plan shall be contingent upon approval of drainage plans for this area by the City Engineer and AMAFCA. Possible positive drainage back into the existing Ladera System shall be investigated.
 - Show the 93 acre property on the north side of the Plan zoned SU-1 (Special Use for Light Industrial)
 - State that only 20 percent of the residential units and the C-1 designated property shall be developed prior to start of construction of the Unser/I-40 interchange
 - Indicate that the developer will construct Ladera Drive west of Ouray Road and provide temporary paving for unpaved portions of Ouray Road prior to occupancy of any units.
 - Show Ladera Drive within a 100' right-of-way and 72nd, 76th, 80th, Hanover and Juniper Streets with a 86' right-of-way

Revised
by Council

Deleted by Council

REPEALED

A P P R O V A L S

Planning Director:

Eugene Mares 12-8-81
SD-81-1

REPEALED (R-17-213)

DENNEY & ASSOCIATES, INC.

CONSULTING ENGINEERS
1100 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 264-0698

February 27, 1981

Mr. Vern Hagen, Planning Director
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: El Rancho Atrisco
Phase III
Sector Plan
DGA Job No. 526.12

Dear Mr. Hagen:

On behalf of our client, Westland Development Company, Inc., we are pleased to submit this Sector Development Plan for review and action as prescribed in the City's draft Sector Plan Development Manual.

As described in the several map exhibits submitted herewith, this Sector Plan covers an area of 297 acres located north of I-40 and east of Unser Boulevard. The plan proposes a mixture of land uses, ranging from residential to special use - light industrial.

To the best of our belief, the plan conforms with all previously approved major planning studies. There is a minor variation from the approved area plan in that the alignment of Ladera Drive has been slightly modified. We believe this change actually represents an improvement to that plan.

We've had several meetings with members of your staff, and those of several other city departments, and other agencies affected. While no detailed review has been performed by any agency, these preliminary meetings have produced no obvious or major problems with the plan.

We will appreciate your initiating the review process. We believe that the implementation of this plan will produce substantial benefit to the city and its citizens.

Very truly yours,

Fred Denney
Fred Denney

FD/am
Enclosures

EL RANCHO ATRISCO PHASE III

SECTOR DEVELOPMENT PLAN

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ACKNOWLEDGEMENTS

In preparing this Sector Development Plan, we have met with or made use of material previously prepared by several different departments, agencies, companies, or individuals. The assistance provided by these groups is greatly acknowledged.

City Planning Staff

City Department of Water Resources Staff

City Engineering Staff

City Parks & Recreation Staff

City Transportation Department Staff

Albuquerque Metropolitan Arroyo Flood Control Authority

United States Soil Conservation Service

State Highway Department

Middle Rio Grande Council of Governments

University of New Mexico

Albuquerque Public Schools

Public Service Company of New Mexico

Gas Company of New Mexico

Mountain Bell Telephone

Albuquerque Cable Television

Westland Development Company, Inc.

The Buchanan Group, Ltd.

Bohannon - Houston, Inc.

Trinity Enterprises, Inc.

EL RANCHO ATRISCO PHASE III

SECTOR DEVELOPMENT PLAN

I.

DESCRIPTION OF PLANNING AREA

This Sector Plan Area is bounded on the west by the future Unser Boulevard Alignment, on the north by a flood control channel, on the east by the existing 72nd Street Right-of-way, and on the south by the existing Hanover Street Right-of-way. The area and all surrounding property is presently undeveloped, the only improvements being the Ladera Drainage Management System, which is a series of detention ponds and channels which bisect the tract in a southwest-northeast direction.

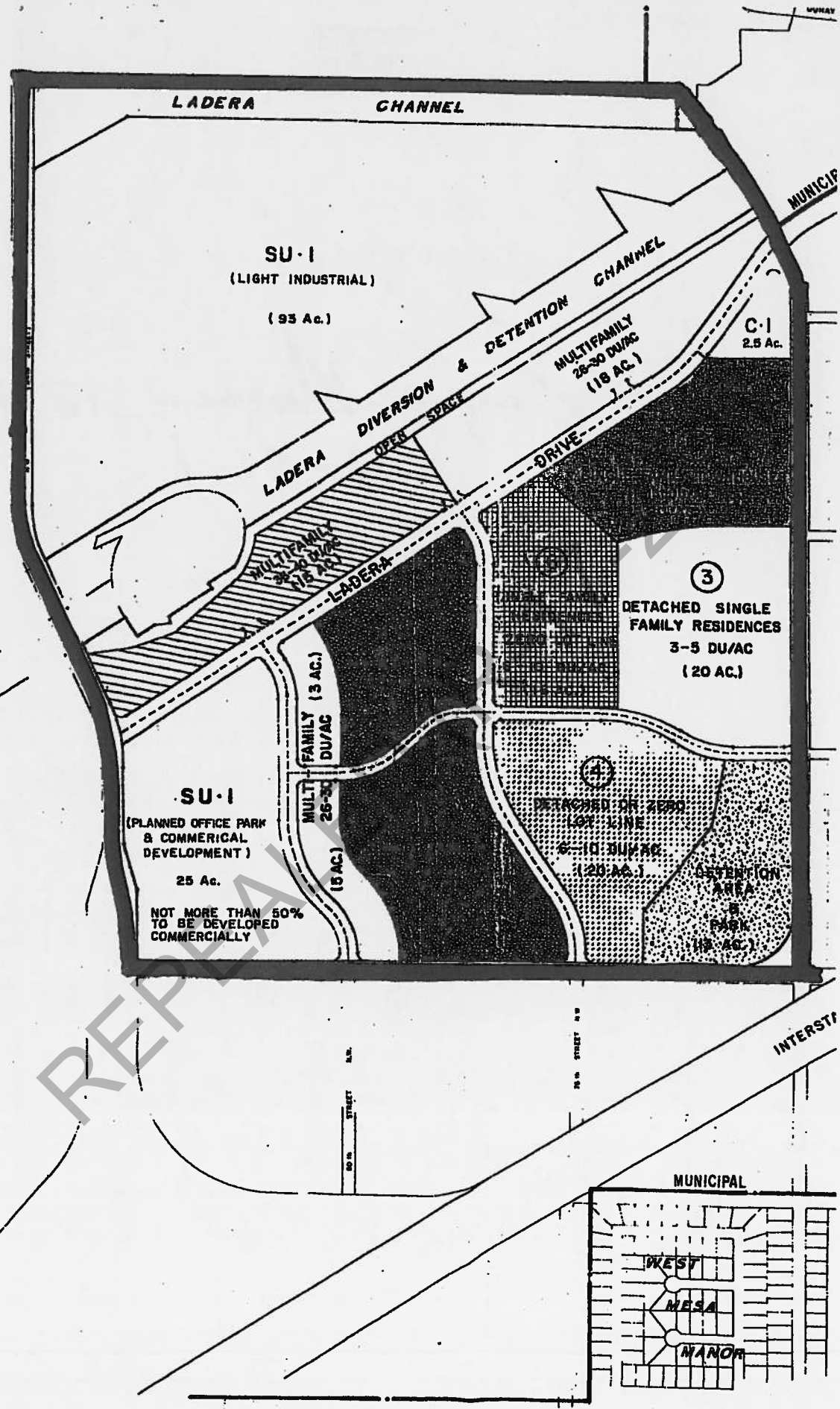
The area appears to be level, although it slopes uniformly to the southeast at a gradient of 2%. It is of the typical semi-arid southwest grassland vegetative type with the predominant vegetation species being black gramma grass. Vegetation is extremely sparse, with only an estimated 15% to 20% of the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

The primary factors now existing which have affected the planning area are as follows:

1. Objectives of Land Owner.
2. Presence of I-40 to the south.

3. Proposed I-40 - Unser Boulevard Interchange. (Programmed)
4. Fixed and approved Unser Boulevard alignment.
5. Existing flood management system in place.
6. Three major power line easements in the northern tract.
7. An approved regional shopping center planned for development along Unser south of I-40.
8. Presence of or planned public facilities. (Streets and Utilities.)

LANDS OF WESTLAND DEVELOPMENT COMPANY INC



EL RANCHO ATRISCO. PHASE III
SECTOR DEVELOPMENT PLAN

II.

TRANSPORTATION ELEMENT

The northwest arterial system network developed by the Middle Rio Grande Council of Governments and the City of Albuquerque's Department of Transportation, envisions developing of the area covered by the Sector Plan in essentially the manner being proposed here.

In addition to the existing I-40, Unser Boulevard, and Ladera Drive are principal components of that arterial system. (See C.O.G. Figures 1 and 3 which follow.) Thus the alignment and presence of these two streets dictate to some degree the type of development indicated and will in turn be impacted by the proposed development. This Sector Development Plan conforms entirely with the approved West Mesa Network, and in fact will serve to hasten the implementation of that plan.

The collector streets connecting to Ladera Drive and Unser have been sized based on anticipated traffic types and volumes. It will be noted that a loop road has been provided in the proposed Industrial - Commercial Complex to the north. This should have no significant adverse affect on Unser since only two intersections are provided at spacing of more than 1000 feet.

It seems apparent that when both Unser and Ladera are fully developed, the intersection of those two streets will require signalization. Intersections of other streets connecting to Ladera may, in the future, require signalization, although none is anticipated in the initial phases of development.

Initial access to the property for Phase I development is planned to be from Ouray and Ladera. Ladera Drive will be improved by the developer on a typical arterial street phase basis. It is suggested that Ouray Road be placed in a Paving District. The developer has already contacted many of the owners who seem to be in general agreement with that method of acquiring the improvement. In addition, placing Ladera Drive north of the area covered by this Sector Plan in an Improvement District may be in order in the relatively near future.

The Middle Rio Grande Council of Governments has projected ultimate traffic on Ladera in the vicinity of this development at 17,848 cars per day, with most of that being to and from I-40. Unser, north of the intersection with Ladera, is projected to handle 7,064 cars per day and 24,076 cars per day south of Ladera. Thus traffic projections indicate that when the Unser Interchange is built, now programmed for 1982, more drivers will be using Ladera north bound than will be using Unser. While the Council of Government's projections are based

P
4064
UNSR
LADERA
24076

on development of the Sector Plan Area, it may be of interest that the maximum computed traffic volumes to be generated within the proposed residential area is 9,124 roundtrips per day, and double that number of traffic movements.

Proposed right-of-way widths for arterials and collectors within the Sector Plan Area are as follows:

Unser Boulevard	156 feet
Ladera Drive	106 feet
72nd, 76th, 80th, Hanover & Juniper	86 feet
North Industrial Area Loop	86 feet
All other collectors	60 feet

The developer is 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 of mass transit develops, this seems to be an unavoidable impact of growth.

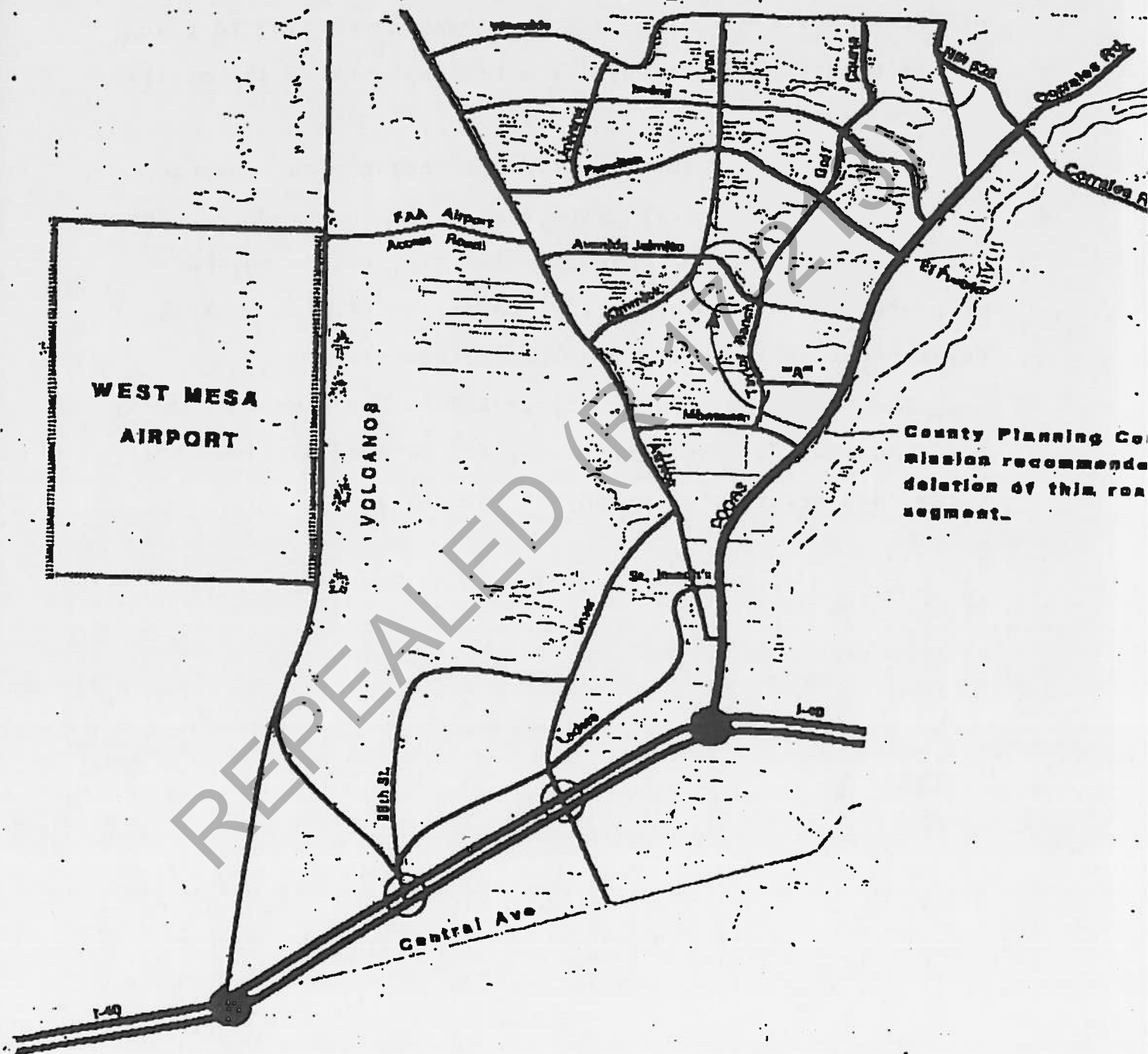
In addition to providing for the handling of traffic in, around, and through the Sector Plan Area, some provisions are made for bus traffic in that the R-2 and R-3 parking areas on Ladera can very well be adapted for a combination Bus Stop-Parking Area for bus riders, and one or more bus stops can be provided in the commercial area to the west. As the platting

process proceeds, the developer has expressed a willingness to grant additional segments of street right-of-way for Bus Stops based on the anticipated needs of the City's Department of Transportation. Also, the developer is willing to grant the necessary right-of-way for a bike network as the platting process proceeds.

It is believed that the transportation plan presented herein complies in every respect with the approved long-range major street plan; and more specifically, to the northwest mesa arterial system network. Indeed, initiation of this development will serve to implement that plan.

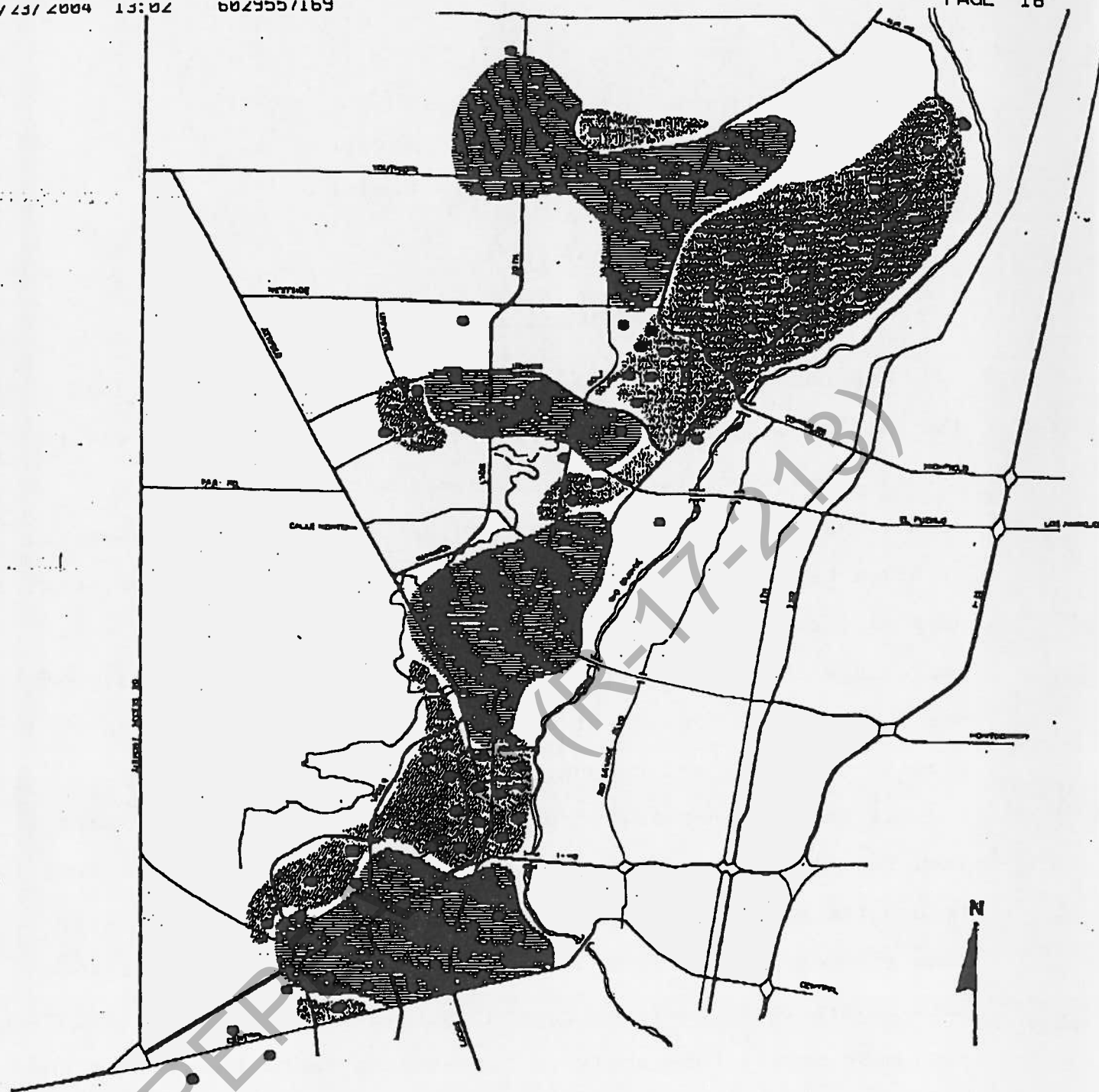
The developer will construct Ladera Drive west of Ouray Road and provide temporary paving for unpaved portions of Ouray Road prior to occupancy of any units.

PROPOSED ARTERIAL NETWORK



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

FIGURE 1



NORTHWEST MESA

PROJECTED POPULATION DISTRIBUTION AND INTENSITY OF DEVELOPMENT
(Forecast Level of Development 105,000 Population North of I-40)

LEGEND

- ===== FREEWAY
- ===== PRINCIPAL ARTERIAL
- ===== MINOR ARTERIAL
- ◇ INTERCHANGE

■ MORE THAN 75% OF FULL RESIDENT POPULATION

■ 50% TO 75% OF FULL RESIDENT POPULATION

■ APPROXIMATELY 1000 RESIDENTS



Multiple Bay Growth Council of Concentration of Urban Studies
124 Park Avenue, Suite 1000 - New York, New York 10017-7600

FIGURE 3

EL RANCHO ATRISCO PHASE III
SECTOR DEVELOPMENT PLAN

III.

LAND USE ELEMENT

The Land Owner, Westland Development Company, Inc., upon the initiation of this planning process directed that it was to be developed essentially in accordance with the previously approved Area Plan. That plan provides for a significant amount of mixed density residential area. Production of this residential area is the principal initial objective of Westland. Its more long-range objective is to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs. ← PM

It is now 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 percentage reflecting land cost is also rising rapidly. The lot manufacturing

02/15/2004 10:02 001331103 PAGE 10

cost is primarily the cost of developing utilities, streets, and grading. Therefore, the only generally accepted method of reducing site development cost is to reduce the size of lots and allow common wall or zero lot line construction. The City of Albuquerque Planning Staff has recognized this need and as a result of the staff's effort, ordinances have been revised and adopted which makes it possible to accomplish the objective. Careful design and mixes of densities can create a pleasing effect even though overall density is increased.

Generally accepted current land planning strategy seems directed in general to placing higher density development and other large traffic generating facilities close to the major streets, diminishing density of development and traffic generation as the distance to major arterials increases. As is typical, land near major street intersections must be considered for future commercial or business types of use. Also with the development of a relatively large residential area, some neighborhood commercial uses will be needed. The major strategy developed early in this study consists of providing for a future commercial area south of Ladera and east of Unser. Grading through a multi-family area to a relatively large mixed density single-family community. North of Ladera, between that street and the Ladera Flood Management System, multi-family use with minimum access points to Ladera seems in order. This would seem to greatly diminish the problem of high traffic volumes generated in relatively large multi-family units.

Development of the area north of the flood management system is governed almost entirely by the presence of several high voltage power line easements which restrict the use of that land significantly. The presence of these easements seems to limit the use of that land to types of light industrial and commercial development requiring relatively large ground surface areas compared to the amount of building area required. Therefore, it is proposed that this area when annexed, be zoned SU-1 for a planned light industrial and business development.

The problem with requesting either a SU-1 or an Industrial Park Zone for this area lies in the fact that each of those zone designations requires a site development plan. We believe it to be essentially impossible to generate a meaningful site development plan at this point in time. It seems more likely that prospective users over a period of time in the future will surface and at that time individual site development plans, together with such subdivision activity as appropriate, can be submitted. Either Industrial Park or SU-1 Zoning is acceptable to the developer. A special provision for serial presentation of individual site development plans seems to be in order if that can be accomplished under current ordinances and policies.

Addressing the proposed single-family development area, it is proposed that the entire area be Zoned R-T. Six parcels are defined on the Land Use Map with proposed distribution of densities and types of construction as follows:

PARCEL NUMBER	GROSS ACREAGE	PROPOSED TYPE	PROPOSED DENSITY RANGE DU/AC	NUMBER OF UNITS	
				MINIMUM SCENARIO	MAXIMUM SCENARIO
1	20	Common Wall Townhouse	11-15	220	300
2	17	Common Wall Townhouse	11-15	187	255
3	20	Single Family Detached	3-5	60	100
4	20	Single Family Detached or Zero Lot Line	6-10	120	220
5	20	Common Wall Townhouse	11-15	220	300
6	16	Zero Lot Line	6-10	96	160
TOTALS	<u>113</u>		<u>8.0-11.8</u>	<u>903</u>	<u>1335</u>

It is believed that the R-T 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.

It will be noted that 26 acres of R-2 and 15 acres of R-3 are also proposed to be located close to the major street system. Proposed densities are 26 to 30 units for the R-2 and 36 to 40 units for the R-3. This will provide the following:

ZONE	GROSS ACREAGE	TYPE	PROPOSED DENSITY	NUMBER OF UNITS	
				MINIMUM SCENARIO	MAXIMUM SCENARIO
R-2	26	Apartment	26-30	676	780
R-3	15	Apartment	36-40	540	600
TOTALS	<u>41</u>		<u>29.6-33.7</u>	<u>1216</u>	<u>1380</u>

From the foregoing, it can be seen that ultimate development of the residential area may produce from 2119 to 2715 total living units on a gross total area of 167 acres of land for an overall density of 13 to 16 units per acre. This seems to be appropriate.

The number of units proposed which may contain from 5000 to 7500 residents together with anticipated thru traffic volumes on Ladera Drive and Unser Boulevard indicate that there will ensue a need for both neighborhood and community commercial areas. One small (2.5 acres) tract of C-1 Neighborhood Commercial has been provided on the northeast corner of the platted area. These will serve not only this project but will also provide facilities for other nearby areas which undoubtedly will be developing in the future. The presence of Ladera Drive as a major throughfare will provide access to the neighborhood shopping areas from a large area to the east and north.

A 25 acre SU-1 Planned Office Park and Commercial Development Area has been provided along Unser south of Ladera Drive. While development of this commercial area is not expected or planned for the near future, we believe that this proposed development together with the construction of the major street facilities dictates this use. Of course, it will be effected (per) by the timing of the development of the proposed regional shopping center south of Interstate 40. Early development of that regional center would probably postpone the development of this

community facility for a time. On the other hand, if development of the regional center is delayed, then traffic generation in this vicinity may indicate earlier development.

Overall, it is believed that this Sector Plan addresses the needs of the land, owner, and those of the public, without imposing any inordinate restrictions or constraint on the planning or development of adjacent areas to the east and south owned by others. Westland Development Company, Inc. owns the land to the west and north which is covered by the previously approved Area Plan. Therefore, this plan is directly related to future development in those areas.

We believe the Land Use Plan to be well conceived and consistent with previous plans and in the public interest. Its adoption is therefore recommended.

EL RANCHO ATRISCO PHASE III
SECTOR DEVELOPMENT PLAN

IV.

DRAINAGE ELEMENT

The proposed Industrial Area north of the Ladera Channel can be drained directly to the channel which is designed to accommodate that runoff. No ponding will be required.

The portion of the development that lies south of the Ladera Diversion and Detention Facility, and to the north, and including Ladera Drive will be routed to the Ladera Channel. It was requested by the Environmental Planning Commission to investigate the possibility of routing as much runoff from the entire site into the Ladera Facility. We found that only this area could be routed into the Ladera Facility without subjecting the developer to extensive and costly grading.

The area located south of Ladera Drive and north of the southern property line will be routed to a detention pond that will be constructed on the southeastern portion of the site. The pond will be positively discharged by way of a 24-inch storm pipe sewer to a 30-inch pipe located in the I-40 right-of-way.

A complete comprehensive drainage plan covering the Sector Plan Area was submitted to City Engineering in October of 1981. This report is complete with calculations and tabulations of flows and volumes necessary for a detailed technical review.

EL RANCHO ATRISCO PHASE III.
SECTOR DEVELOPMENT PLAN.

V.

UTILITY ELEMENT

All utility companies and agencies to be affected or which will serve this area have been contacted. All have responded that they are able and willing to provide utility services as required in accordance with their several approved policies governing construction costs and construction cost advances.

Letters from the Gas Company of New Mexico and Public Service Company of New Mexico are attached. Mountain Bell responded verbally but not in writing at the time of this publication.

The City of Albuquerque Water Resources Department staff members have met with members of our staff on several occasions to discuss methods of providing water and sewer services.

An existing 18" Master Plan Water Line traverses the area along the south side of the Ladera Channel. The Sector Plan Area lies in two pressure zones. A pressure reducing station exists on the 18" Master Plan Line at the pressure zone boundary. Service to Pressure Zone One West to the east will be from the 18" line connected at one or more points below the pressure reducing station. Service to Pressure Zone Two West to the west side of the area will also be from the 18" line through

one or more connections upstream from the pressure reducing station.

A 48" diameter trunk sewer is presently in place on 64th Street. This is a major sanitary sewer outfall line. The City plans a Master Plan Collector Line along the north side of I-40 which would serve not only this area but a significant additional area to the west. Extension from that collector line will serve all of the Sector Plan Area. Water Resources staff members have indicated a willingness to construct the collector line when development justifies. However, in the event that funds are not available at the time the service is needed, it may be necessary for this developer to advance funds to construct the collector line, being reimbursed by the City at a later date. This developer is prepared to do that if necessary.

All internal water and sewer collector and distribution lines and appurtenances will be constructed by the developer at its own expense. Cash advances for construction of gas and power facilities are anticipated as a now standard practice in the Albuquerque Area. Telephone service will be provided as needed without cost to the developer.

Cable Television will be installed in the area by Albuquerque Cable T.V. This also is done at no cost to the developer.

All utility information is contained on Sheets 7 and 8 of the Sector Plan Drawings.

GAS COMPANY OF NEW MEXICO

February 18, 1981

RECEIVED
FEB 23 1981
FRED DENNEY & ASSOCIATES, INC.

Mr. J. D. Metzgar
Fred Denney & Associates
2400 Comanche NE
Albuquerque, New Mexico 87107

Subject: Sector Plan for El Rancho Atrisco Phase III

Dear Mr. Metzgar:

This is in answer to your inquiry concerning availability of natural gas service to the above noted development.

The Gas Company of New Mexico does have service available to El Rancho Atrisco Phase II.

Any extension of mains to serve this development would be handled in accordance with the New Mexico Public Service Commission Rules, Section Number 16. Cost estimates would be provided after the developer submits a written request for service and provides a subdivision plat and a complete set of development plans, including soil sample testing, if available.

If any additional information is required, please let me know.

Sincerely,



Gareth E. Howard
Distribution Office Supervisor

GEH/fm

cc: E. K. Jenkins
Pat Martinez





PUBLIC SERVICE COMPANY OF NEW MEXICO

ALVARADO SQUARE ALBUQUERQUE, NEW MEXICO 87158

February 12, 1981

Mr. Fred Denney
Fred Denney & Associates
2400 Comanche N.E.
Albuquerque, NM 87107

Dear Mr. Denney:

Subject: Sector Plan for El Rancho Atrisco Phase III

Thank you for your inquiry concerning availability of electrical service.

PNM has electrical distribution facilities in close proximity to your project site and will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Service Commission.

In order to provide service, we will need information such as: a subdivision plat, final approved grading plan, and electrical load information. A site plan will also be required for apartments and townhouses. Commercial projects will require a complete set of plans.

Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right of way, and take care of many other details which are necessary before construction can begin.

Please contact me should you require additional information.

Sincerely,

Michael D. Silva
URD Coordinator

MDS:cr

cc: A. Candelaria, Westland Development Co.
H. Hubbell, PNM
A. Lujan, PNM

RECEIVED

FEB 13 1981

FRED DENNEY & ASSOCIATES, INC.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 1981

Mr. Ron Taylor
Fred Denney & Assoc.
2400 Comanche Rd. N.E.
Albuquerque, New Mexico 87107

RE: EL RANCHO ATRISCO PHASE III (H-10)

Dear Mr. Taylor:

The Engineering Division of the WRD has done preliminary review of the El Rancho Atrisco Phase III sector plan. Attached is a copy of the plan site showing pertinent existing and future water and sewer facilities locations. The water and sewer lines shown are master plan lines only, and do not include other necessary on-site line extensions.

There has not been sufficient time to do the detailed availability analysis necessary as requested in your 2/23/81 letter. Although it would not be appropriate to commit water and sewer service to the entire development at this time, be advised that Water Resources will determine the status of availability to development in this sector plan, upon request, on the individual tract basis. At that time more specific requirements and details can be addressed.

Within the boundaries of this sector, a site will be required for one future City water well. This well is not programmed in the WRD's current six-year Capital Improvements Program, but ultimately will be located approximately as shown on the sketch.

If you need more detail than provided by the sketch, please contact me.

Sincerely,

For: Paul Brasher, Engineer
Water Resources Department

PB:hc

xc: P.D. Noland
M.E. Mendoza
f/Project
f/Readers

EL RANCHO ATRISCO PHASE III
SECTOR DEVELOPMENT PLAN

VI.

PARKS AND OPEN SPACE ELEMENT

A maximum of 1335 single-family and 1380 multi-family units are being proposed within the Sector Plan Area. Single-family lots will range in size from 2250 square feet to 5000 square feet. An average floor area ratio of 0.35 will apply. This 65% of the on-site premises will be useable open space. For the 1325 single-family units this will produce an average of 1500 square feet of useable open space on-site or a total of 45.62 acres.

In the R-2 Zone the ordinance provides a maximum of 600 square feet per dwelling unit be provided on-site. At the density proposed of 26 to 30 units per acre, and being mindful of parking and landscaping requirements, this can be accommodated. Also in the R-3 Zone a maximum of 300 square feet per unit is required. Again at a maximum density of 40 units per acre this can be accommodated.

Park dedication requirements call for 170 square feet of dedicated park per single-family unit and 80 square feet of park dedication per multi-family unit. Assuming absolute maximum density, this would require 7.75 acres of park dedication,

together with appropriate park development fees. A 13 acre tract (detention and park area) is provided and should accommodate any and all future development in the area.

Additional public open space within the Sector Plan Area is being provided by dedication of a bike and pedestrian pathway totaling 12 acres along the south boundary of the Ladera Flood Management Channel. Additionally, the existing two flood management channels, one bisecting the property and the other at the north boundary, provide public open space in a total amount of 39 acres. The nearby Ladera Golf Course, which is a joint use facility with the outlet of the flood management system, is already available as public open space totaling some 220 acres of land.

All of the above is summarized as follows:

On-site open space R-T	47 Acres
On-site open space R-2 & R-3	14 Acres
Dedicated Park	13 Acres
Bike & Pedestrian Pathway	12 Acres
Multi-use Flood Management System	39 Acres
Ladera Golf Course	<u>220 Acres</u>
TOTAL OPEN SPACE	<u>345 Acres</u>

In addition to all of the above, Westland Development Company, Inc. is participating in an active manner with the City in helping to assemble relatively large open spaces on the west side. It seems apparent, that when ultimately developed, this general area of the City will contain significantly more open space than exists in any other development.

The proposed Industrial Area north of the Flood Management Channel will of necessity be developed in a relatively sparse way, with large land requirements when compared to building areas. Proper use of that space would seem to require significant amounts of landscaping and therefore it is believed that it may ultimately contribute significantly to at least an open space feeling.

Environmental Planning Commission's Findings Regarding Open Space:

In approving this Sector Development Plan, the Environmental Planning Commission found that the open space in the Drainage Management System and the new Ladera Golf Course would not be counted as public open space. The Commission determined that when the development reaches the stage when additional commitment is required, that space should be acquired first from the escarpment area, second the land above the escarpment, and finally from the arroyo drainage system to the west.

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EL RANCHO ATRISCO PHASE III

SECTOR DEVELOPMENT PLAN

VII.

COMMUNITY FACILITIES ELEMENT

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.

Several schools are shown on the approved Area Development Plan west and north of this planning area. Albuquerque Public Schools officials have been contacted and have indicated that they have no requirement or plans which would require a school site here.

The City of Albuquerque is still seeking a site for a West Side City Yard. The proposed industrial area to the north can accommodate such a use. As a matter of fact, that is indicative of the ultimate type of use anticipated for that area. This location has been suggested to City Officials as one of a number of alternatives for this facility.

There are no plans for a fire station within the Sector Plan Area. However, if needs should change, such a station could be accommodated on Unser or Ladera 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. The fact that it is unlikely that the

commercial and multi-family areas will develop for a number of years makes it possible to accommodate almost any public facility need which may develop as long as that use is consistent with the single-family development planned soon.

REPEALED (R-17-213)

EL RANCHO ATRISCO PHASE III

SECTOR DEVELOPMENT PLAN

VIII.

DEVELOPMENT SEQUENCE

Immediately upon approval of this Sector Plan, Westland Development Company, Inc. will petition for annexation and zoning for the entire Sector Plan Area.

As soon as the annexation and zoning is approved the company will plat a portion of the single-family area indicated on the Land Use Map as Parcel 1. Successive single-family residential areas will be platted in the sequence on the map, developing the R-T Zone essentially north to south and east to west.

Based on our estimates of this area's potential share of a normal Albuquerque housing market, we believe that production of 150 to 200 units per year may be attained. This would indicate a total build-out of 5 to 7 years, based on average density mixes.

It seems likely that economic conditions (mortgage rates) may be such that in 1982 a start can be made in the multi-family area. This will probably develop more slowly than the single-family area. Therefore, a 10 year build-out seems appropriate.

Development of the commercial and office area is unlikely to start before the 1985 - 1988 time frame. However, once started a five year build-out period seems appropriate for those areas.

We believe the Industrial Area will develop very slowly, probably in relatively large parcels (5 acres or more) acquiring a user every one or two years. We hope to start its development in 1982, but do not anticipate complete build-up before 1995.

Using averages for everything, we have summarized the anticipated build-out sequence in tabular form below. This statistical approach produces a useful planning tool.

<u>YEAR</u>	<u>ANTICIPATED NO. OF SINGLE- FAMILY UNITS</u>	<u>ANTICIPATED APARTMENTS</u>	<u>ACRES COMMERCIAL AND OFFICE</u>	<u>ACRES INDUSTRIAL</u>
1981	50	---	---	---
1982	100	120	---	13
1983	150	150	---	---
1984	200	150	---	5
1985	200	150	3	---
1986	200	150	3	10
1987	100	100	10	---
1988	100	100	5	15
1989	---	100	5	---
1990	---	100	---	20
1991	---	100	---	---
1992	---	100	---	10
1993	---	---	---	---
1994	---	---	---	10
1995	---	---	---	10
TOTALS	<u>1100</u>	<u>1320</u>	<u>26</u>	<u>93</u>