



*County of Bernalillo*  
*State of New Mexico*

*Planning & Development Services*

*111 Union Square SE, Suite 100*

*Albuquerque, New Mexico 87102*

*Office: (505) 314-0350*

[www.bernco.gov/zoning-building-and-planning](http://www.bernco.gov/zoning-building-and-planning)

**NOTIFICATION OF DECISION**

January 10, 2017

Western Albuquerque Land Holdings, LLC  
c/o Garrett Development Corporation  
6900 E. Camelback Rd. Suite 607  
Scottsdale, AZ 85251

SUBJECT: FILE NO: SPR2016-0001

LEGAL DESCRIPTION: Consensus Planning and the Rodey Law Firm, agents for Western Albuquerque Land Holdings LLC, are proposing a Planned Communities Santolina Level B Master Plan for more specific development within the Santolina Master Plan. The Santolina Level B plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Blvd. on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 6, 11, & 12, T9N, R1E and sections 6, & 7, T9N, R2E, sections 25, 26, 31, 32, 33, 34, 35, & 36, T10N, R1E, section 31, T9N, R2E, T9N, R2E and section 31, T10N, R2E N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico and containing and approximately 4,243 acres, zoned PC (Planned Communities Zone).  
(CONTINUED FROM THE NOVEMBER 2, 2016 HEARING)

**ACTION: RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS  
APPROVAL OF THE PLANNED COMMUNITIES SANTOLINA LEVEL  
B.I MASTER PLAN**

To Whom It May Concern:

At the January 4, 2017 public hearing, the County Planning Commission voted to recommend approval of the request for Planned Communities Santolina Level B.I Master Plan for more specific development within the Santolina Master Plan. The Santolina Level B plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Blvd. on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 6, 11, & 12, T9N, R1E and sections 6, & 7, T9N, R2E, sections 25, 26, 31, 32, 33, 34, 35, & 36, T10N, R1E, section 31, T9N, R2E, T9N, R2E and section 31, T10N, R2E N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico and containing and approximately 4,243 acres, zoned PC (Planned Communities Zone).

**COMMISSIONERS**

*Debbie O'Malley, District 1*

*Steven Michael Quesada, District 2*

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*Lonnie C. Talbert, District 4*

*Wayne A. Johnson, District 5*

**ELECTED OFFICIALS**

Tanya R. Giddings, Assessor

Linda Stover, Clerk

Willow Misty Parks, Probate Judge

Manuel Gonzales III, Sheriff

Nancy M. Bearce, Treasurer

**COUNTY MANAGER**

Julie M. Baca

The decision was based on the following Findings and is subject to the following Conditions.

Findings:

1. This request is for approval of a Planned Communities Santolina Level B.I Master Plan for more specific development within the Santolina Level A Master Plan. The Santolina Level B.I plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Blvd. on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 6, 11, & 12, T9N, R1E and sections 6, & 7, T9N, R2E, sections 25, 26, 31, 32, 33, 34, 35, & 36, T10N, R1E, section 31, T9N, R2E, T9N, R2E and section 31, T10N, R2E N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico and containing approximately 4,243 acres, zoned PC (Planned Communities Zone). The Level B.I plan area within the Level A Plan area is shown on the attached Exhibit A.
2. The Santolina Level A Master Plan, together with Planned Communities Zoning, was adopted by the Board of County Commissioners on June 16, 2015 for the entire 13,851 acre property (approximately) with 24 findings and 22 conditions of approval. The Level A Development Agreement between Bernalillo County and Western Albuquerque Land Holdings was approved on June 24, 2015.
3. The request is specifically for the plan titled Santolina B.I Planned Communities Master Plan.
4. The lower ranking Santolina Level B.I Plan, which is the first of several Level B Plans for Santolina, is consistent with the Santolina Level A Master Plan and the approved Level A Development agreement.
5. Policy guidance for review and approval of the Santolina Level B.I Plan is from the Albuquerque/Bernalillo County Comprehensive Plan Reserve Area Goal and Policies and the Planned Communities Criteria for Level B submittals and from the Santolina Level A Master Plan and the Santolina Level B Development Agreement.
6. The Santolina Level B.I Plan furthers a number of applicable Comprehensive Plan Goals and Policies, including those of the Reserve Area, Activity Centers, Transportation and Transit, Housing and Economic Development. In particular, the plan is consistent with Reserve Area policies that call for substantial self-sufficiency and economic sensitivity and development that is at no net cost to Bernalillo County.
7. The Santolina Level B.I Plan with the attached conditions of approval demonstrates substantial consistency with the Planned Communities Criteria in the areas of Land Use, Transportation, Environment and Open Space, and Government and Public Service.
8. The Level B.I Plan furthers the goals specified in the Level A Plan of creating a mixed-use community with opportunities for employment, housing, and open space and recreational activities. The Level B.I Plan makes a provision for a variety of land uses as depicted within Exhibit 2 of the Plan.
9. The Level B.I plan provides for a residential density in accordance with the policies of the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan that limits residential density to a maximum of three dwelling units per gross acre.
10. The Level B.I Plan projects a total of 9,444 dwelling units and 11,900 jobs at full buildout of the Plan Area. The plan also includes mechanisms that seek to ensure that the overall gross density is maintained and the jobs-to-housing balance of 1.25 jobs per household is achieved over the course of

development. The Plan also includes an overall Sequencing (Phasing) Plan to illustrate the projected development of jobs and households.

11. The Level B.I Plan (Chapter 3) makes a provision for Zoning Districts in accordance with the Land Use Plan that include permissive, prohibited, and conditional uses, height, area, off-street parking, and landscape and buffer regulations in accordance with the Planned Communities (PC) Zone of the Bernalillo County Zoning Ordinance. It also includes Level B.I Design Standards that will apply to future development within the Plan area.
12. The Santolina Level B.I Plan and associated technical appendices have been reviewed and revised to address the requirements of Bernalillo County departments and other commenting agencies.
13. The applicant/agent submitted three transportation reports with the Level B.I Master Plan. These documents have been updated to reflect staff comments.
  - a. Level A Transportation Plan (Revised) updating traffic analysis using 2040 MTP, describing the multi-modal network for 2040 and at build-out, and including typical roadway sections.
  - b. Transportation Plan modeling traffic conditions on collectors and arterials for 2025 and 2040.
  - c. On-Site and Off-Site Locations of Interest showing intersections impacted by the development in 2025 and 2040 and cost of mitigation.
14. With this Level B.I Master Plan submittal, the technical report entitled “Drainage (Stormwater) Master Plan and Terrain Management Plan” has been updated to provide site specific pre-development hydrology for use in future Level C submittals.
15. The Level B.I plan includes a provision for schools within the plan area to be part of the Albuquerque Public School system. Discussions between APS and the developer have taken place. Final configuration of school programs including size of school, grade configuration, and curriculum models will be determined by APS.
16. In order to map the Santolina B.I Planned Communities Zoning Districts, legally platted parcels are required.
17. At a public hearing on May 22, 2012, the BCC approved SPR-20120002, thereby re-establishing the Planned Communities Criteria (the “PCC”), which is to be used as a guide for master plan proposals within the unincorporated areas of Bernalillo County. The Board further approved an Addendum to the Planned Communities Criteria that provides:

The Planned Communities Criteria was initially adopted in 1990. Since that time demographics within Bernalillo County have changed significantly. In addition, changes have occurred within several governmental review agencies. These changes include the establishment of the Albuquerque/Bernalillo County Water Utility Authority, traffic modeling improvements, and changes governing annexation of lands within the unincorporated area by the City of Albuquerque. These changes in government structure shall be recognized throughout the review process for any master plan submittal within Bernalillo County.
18. ABCWUA Policies 7-1-9(a)(1)(b) and 7-1-15(a)(3), and ABCWUA staff determinations indicate that (1) the level of detail consistent with a Level B planning effort is consistent with the level of detail needed for ABCWUA technical review, (2) a CPC recommendation for approval of a Level B plan is sufficient to allow ABCWUA to initiate its review process, and (3) BCC approval of at least the land use portion of a Level B plan is needed for ABCWUA to take its Development Agreement to the ABCWUA board for approval.
19. Because the ABCWUA and Bernalillo County approval processes are separate processes, but each of

the separate processes is contingent on a preceding activity or approval by the other, Condition 8 of the Level A approval can best be met by a two-part BCC Level B approval process. Following a CPC recommendation for approval, the first part is achieved by the applicant working with the ABCWUA to develop and provide drafts of an ABCWUA-acceptable development agreement, an ABCWUA-acceptable Level B Facilities Plan, and an ABCWUA –issued draft water availability or serviceability statement. These would be presented as part of the initial request to the BCC for a Level B approval. If acceptable to the BCC, a BCC approval limited to only land-use and zoning designations could be granted by the BCC. If granted, the second part of the BCC Level B approval processes would be initiated, wherein the draft documents with/from the ABCWUA are finalized through the ABCWUA-processes. Once approved by the ABCWUA, the fully executed documents would be taken before the BCC for a final and completed Level B Master Plan approval.

20. The applicant has satisfied the Parks and Recreation level of service requirements as applied to the Level B.I Plan Area with the language in Section 2, by providing for the dedication of facilities necessary to meet the level of service for those facilities types, except that the regional park will be dedicated when a Level B Plan incorporating the area of the regional park is submitted for approval, and that an accessible playground facility will be included in a future Level B Master Plan submittal for the Santolina Master Plan area.
21. A Class II Archaeological Study has been submitted in accordance with the Level B Planned Communities Criteria and has been reviewed by the State Office of Historic Preservation (SHPO). The plan includes specific details or findings of the study and a mitigation plan that is specific the Santolina Level B.I Master Plan. The SHPO has reviewed and accepted the Class II study.

Conditions:

1. A Level B.I Development Agreement shall be legally executed between the developer and Bernalillo County in accordance with the Level B Planned Communities submittal criteria within six months of the adoption of the Santolina Level B.I Master Plan. The Level B.I Development Agreement shall be consistent with the terms and provisions of the Santolina Level A Development agreement.
2. The applicant/agent will provide to Public Works a list of 2025 and 2040 transportation projects identifying Level B.I improvements to be built and the share of private, local, and regional public funding for each project within 30 days of BCC approval.
3. Prior to any Preliminary Plat or Level C Santolina Master Plan approval, a Class III archaeological study will be required in accordance with the Santolina Class II Archaeological Study and the mitigation strategy provided in the Santolina Level B.I Master Plan and with applicable Bernalillo County and State of New Mexico Ordinances ordinances.
4. Santolina Level B.I development shall meet the requirements of the Bernalillo County Fire Code. Upon completion of the water system plan and any future development plans, the Bernalillo County Fire Marshall shall be notified in order to make any required modifications related to fire protection.
5. To address the first part of a two step, BCC Level B.I approval process and prior to partial Level B.I approval, by the BCC, outstanding issues related to water and sewer service should be addressed including resolution of Level A conditions and Level B PCC criteria. Accordingly, the applicant should submit to the Planning staff preliminary drafts of the subject ABCWUA-related documents (i.e. Development Agreement, ABCWUA-acceptable Level B Facilities Plan, and Water Availability or Serviceability statement) along with any zoning changes or special use requests needed to accommodate ABCWUA-required infrastructure, prior to a Level B Master Plan final hearing before the BCC.
6. The Level B.I Plan approval shall not be effective until the Level B.I Development Agreement with Bernalillo County and the Level B.I Development Agreement with the Albuquerque/Bernalillo

County Water Authority are finalized and fully executed. Completion of both the Level B.I Development Agreements shall occur within one year of the BCC decision date. In the event that both the Level B.I Development Agreements have not been fully executed by the one-year deadline date, the Bernalillo County Planning and Development Services Director may extend the deadline for up to an additional six months. No further level B or level C applications will be submitted until the development agreement with the ABCWUA is finalized and fully executed. If there is no water development agreement with the ABCWUA after the prescribed time the matter shall return to the BCC for further consideration.

7. Clarification shall be provided as to the title of this Santolina Level B.I Plan to be consistent throughout the plan and other Level B documents.
8. Minor corrections to the plan, such as grammatical and typographical corrections agreed to by County staff may be incorporated in the final, adopted version of the plan.
9. The Santolina Level B.I development shall comply with all applicable Bernalillo County ordinances and standards as more specifically provided in the Level A Development Agreement.

If you wish to appeal this decision, you must do so by 12:00 noon on **January 25, 2017** in the manner described below. A filing fee of \$75.00 is required for properties consisting of one (1) acre or less, and \$100.00 is required for all others.

**APPEALS:** Appeal of any denial or approval of an application by the County Planning Commission may be submitted in writing to the office of Planning and Development Services within 15 days after the date of the notice of decision by the County Planning Commission.

The date of the notice of decision in question shall not be included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day shall be considered as the deadline for filing the appeal.

A building permit or Certificate of Occupancy & Compliance shall not be issued until any appeal is decided, or the time for filing such appeal has expired.

**WRITTEN NOTICE OF APPEAL SHALL BE FILED WITH THE ZONING DIRECTOR ON THE PRESCRIBED FORM ALONG WITH PAYMENT OF THE REQUIRED FILING FEE.**

If you have any questions, please feel free to contact me directly at 314-0387.

Sincerely,



Catherine VerEecke  
Planning Manager

CV/fs

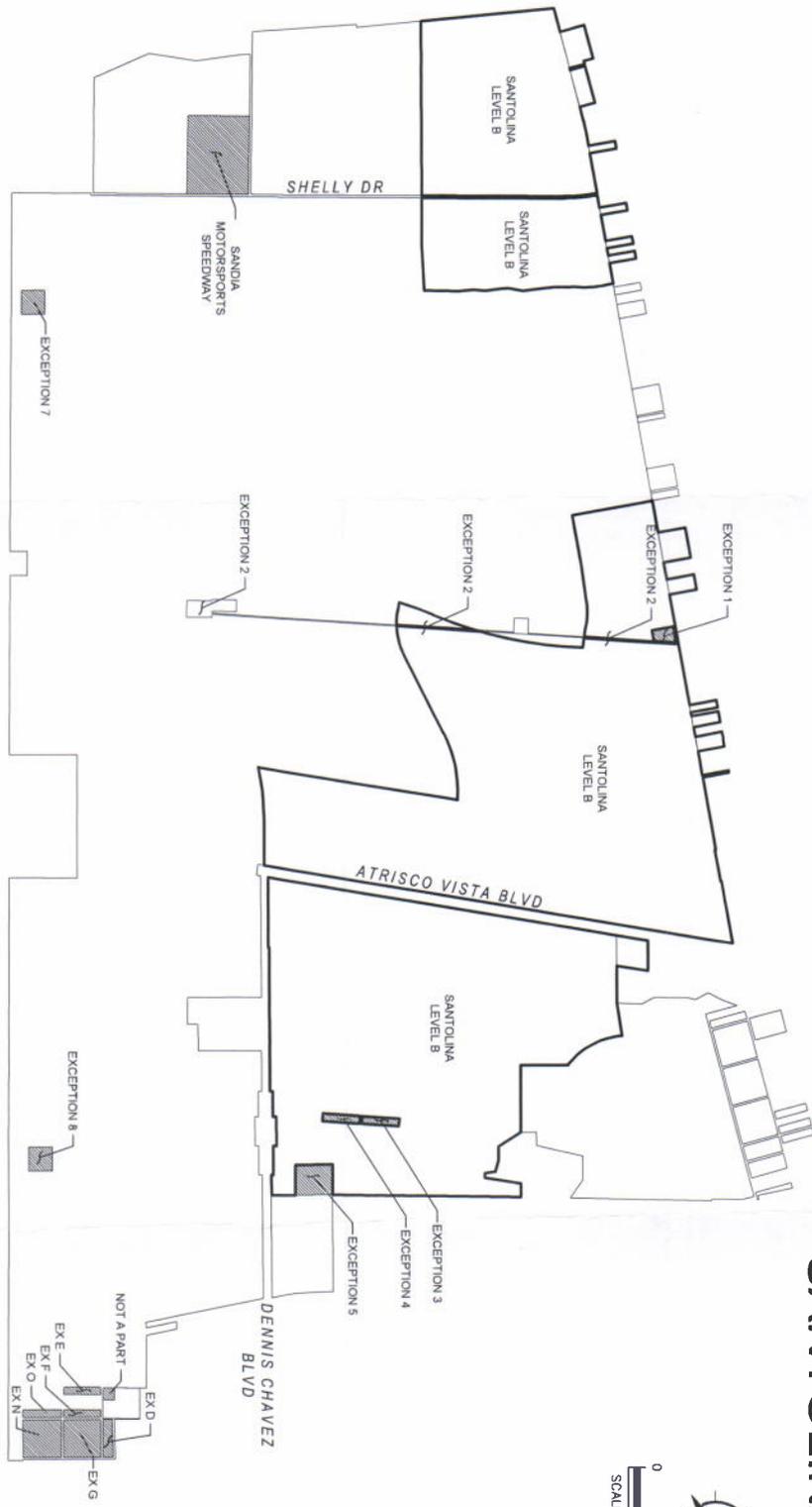
cc: File

Kevin Grovet, Public Works  
Raeleen Marie Bierner, Public Works  
Consensus Planning, 302 8<sup>th</sup> St NW, Albuquerque, NM 87102  
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Margaret Lopez, 1315 Gold Ave. SW, Albuquerque, NM 87102  
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Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105

Jay Phelan, 545 Shirk Lane SW, Albuquerque, NM 87107  
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Jerome Padilla, P. O. Box 7823, Albuquerque, NM 87194  
Diana Vargas, 2121 Central Ave NW Albuquerque, NM 87104

# EXHIBIT A

## OVERVIEW OF SANTOLINA LEVEL B



- NOTES:
1. This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot.
  2. Distances shown are ground distances (US FT)

**Bohannan** **Huston**

Countdown 1 7500 Jefferson St. NE  
 Albuquerque, NM 87109 (505) 823-1000

P:\2016047\SURVEY\GRIFFIN\Santolina Level B.dwg  
 Mon, 4-Jan-2016 - 8:05 am, Plotted by AAMAC