

RELATED PLANS & POLICIES

In December 1980, the City Council, and in May 1981, the Board of County Commissioners, adopted the Northwest Mesa Area Plan as a means of carrying out the Albuquerque/Bernalillo County Comprehensive Plan. In the area plan, elected officials recognized the constraints and opportunities of the Coors Corridor area by prescribing certain studies and activities. The area plan's implementation section, "Carrying Out the Plan," established the direct basis for the Coors Corridor Plan:

"The Coors Corridor will be a limited access parkway* and a major traffic carrier for the Northwest Mesa. A detailed study of the Coors Corridor from Central Avenue to Corrales Road is proposed. The purpose of the study would be to develop guidelines for:

1. The design of Coors Road as a limited access parkway.*

*Parkway means park-like landscaped arterial.

background

2. The development on Coors Road in the Corridor area including intensities of use and height. This development is regulated through the design review process which may include an overlay zone.
3. An implementation strategy which could include a Design Review Board.

This study may not concern itself as much about the exact land uses and densities as about how they relate to each other and how they will look... The design guidelines should be implemented through the design review process which may include a Design Review Board advisory to the Environmental Planning Commission and the County Planning Commission."

This Coors Corridor Plan responds to the citizens and public officials who have requested guidelines and procedures to preserve the unique features and to encourage the appropriate development of the Coors Corridor.

Following are overviews of several of the most important regulatory documents pertaining to traffic movement/access and roadway design; environmental concerns and related improvements; land use and intensity of development; visual impressions and design guidelines. The list is not intended to be exhaustive, and the user is cautioned that these regulations are subject to change at any time. The property owner, developer and/or designer must maintain a constant familiarity with these and other pertinent regulations as they evolve.

Albuquerque/Bernalillo County Comprehensive Plan (1975)

This plan is a Rank 1 plan and a composite of separately developed and adopted plans which express several policies related to the Coors Corridor. Three of these adopted plans are: The Policies Plan, Metropolitan Areas and Urban Centers Plan, and Plan for Major Open Space.

Northwest Mesa Area Plan (1980-81)

This document is a Rank 2 plan presenting more detailed information to guide implementation of the Rank 1 Comprehensive Plan as it pertains to the Northwest Mesa area. The Northwest Mesa Area Plan specifically prescribes a Coors Corridor study.

City Edges Study (1975)

The City Edges Study proposed a new future for the Rio Grande: nature preservation and recreation to be co-equal with flood control, irrigation, and drainage. It proposed that the river be managed and operated for these new purposes.

Comprehensive City Zoning Code (1974 and amendments)

This document contains zoning categories for City land uses and other important regulations relating to building height, setback, requirements for parking, landscape area and open space, and special exception procedures.

Bernalillo County Comprehensive Zoning Ordinance (1973 and amendments)

The County Zoning Ordinance is similar in nature to the City Zoning Code and contains zoning categories for County land uses and other important regulations relating to building height, setback, parking requirements and special use permits.

Paradise Hills Special Zoning District (1982 and amendments)

The Paradise Hills Ordinance is also similar to the City's and the County's in that it provides zoning categories for land uses and other important regulations relating to building height, setback, parking requirements, supplementary height and area regulations, and nonconforming uses.

Future Street Lines Ordinance
Article 8-8 R.O. 1974

This ordinance provides for establishment of future street lines by the City Council. It details setbacks along such designated future street lines.

Long Range Major Street Plan

This document is essentially an overlay map of the Albuquerque urban area depicting the long range plan for major street systems as adopted by the Middle Rio Grande Council of Governments' Urban Transportation Planning Policy Board. It is the guiding document in the selection of major street location and character. Since it is periodically updated, only current copies should be used.

Transportation Corridor Studies

Corridor studies have been made in several areas, and there may be studies in progress. Such studies may influence design of proposed

major streets not yet included in the Long Range Major Street Plan. The Transportation Department should be consulted for detailed information.

Approved Sector Development Plans

Sector development plans typically cover large areas of land and normally include preliminary street configurations for the area involved. When approved, such sector development plans govern other development plans within the sector. Sector development plans are available for review in the Planning Division office.

City Subdivision Ordinance Article
7-11 R. O. 1974

This ordinance applies to all properties within the five mile platting and planning jurisdiction of the City and provides a review authority to ensure that all development conforms to the Albuquerque/Bernalillo County Comprehensive Plan.

County Subdivision Ordinance No.241

The County ordinance differs from the City's in its allowance for individual rather than community water systems and sewage disposal systems, making soil conditions and water-table depth particularly limiting factors to development outside the City where there are no community water/sewer systems.

Storm Drainage, Flood and Erosion
Control Ordinance Article 7-9 R. O.
1974

This ordinance establishes policies, procedures, and requirements governing the design, preservation, dedication, alteration, installation, maintenance and financing of storm runoff facilities. Its general purpose is to promote the public health, safety and general welfare in regard to flood control, storm drainage, and erosion control.

Northwest Mesa Arterial Network Evaluation

This report addresses the transportation and mobility needs of the Northwest Mesa of the Albuquerque urban area, an area roughly bounded by I-40 on the south, the Rio Grande on the east, and the Sandoval County line on the north. Albuquerque City Council Resolution 181-1980 (August) requested the Middle Rio Grande Council of Governments to make traffic projections for the Northwest Mesa, assess the viability of an arterial system proposed by the Albuquerque Municipal Development Department, and Transportation Department as identified in the Northwest Mesa Area Plan, and to propose changes to the Long Range Major Street Plan as deemed necessary to accommodate Northwest Mesa traffic projections.