

# TOWER / UNSER SECTOR DEVELOPMENT PLAN



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
SEPTEMBER, 1989

CITY OF ALBUQUERQUE

Ken Schultz, Mayor  
Clarence V. Lithgow, Chief Administrative Officer

CITY COUNCIL

Steve D. Gallegos, President  
Patrick J. Baca, Vice-President  
Vincent E. Griego  
Herb Hughes  
Pete Dinelli  
Hess Yntema  
Nadyne C. Bicknell  
Richard Chapman  
Michael C. Wiener

ENVIRONMENTAL PLANNING COMMISSION

Joe Boehning, Chairman  
Pauline Gubbels, Vice-Chairman  
Annette Anaya  
Victor Chavez  
Judy Chreist  
John Davis  
Max Findell  
Michael Lebeck  
Barbara Seward

CITY STAFF

Fred Mondragon, Deputy Chief Administrative Officer, Planning/Development  
Terence L. Nighbert, Director, Planning Department  
Rex King, City Planner, Planning Division  
Richard Dineen, Chief, Current Planning Section

PROJECT STAFF

Susan Connors, Senior Planner, Project Coordinator, Planning Department  
Raymond Chief, Graphics  
Barbara Romero, Graphics  
Perry Key, Graphics Illustrator

CITIZEN'S ADVISORY COMMITTEE

Fred Arfman  
Al Baca  
Florencio Baca  
Ignacio E. Baca, Jr.  
Tito Baca  
David W. Blanc  
Ron Bohannan  
John Herrera  
John Little  
Pat Milligan  
Joe Montoya, Sr.  
Joe Montoya, Jr.  
Charlie Romero  
Frank Wilson

# TOWER/UNSER SECTOR DEVELOPMENT PLAN

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
SEPTEMBER, 1989

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD

I HEREBY CERTIFY THAT THIS DOCUMENT (SD-87-1/DRB-87-65) IS IN ACCORDANCE WITH THE APPROVAL BY THE CITY COUNCIL ON AUGUST 7, 1989 (COUNCIL BILL R-365).

Richard Dineen  
CITY PLANNER, PLANNING DIVISION

10.17.89  
DATE

Fred J. Aguirre  
CITY ENGINEER, ENGINEERING DIVISION

10-17-89  
DATE

David W. Harman  
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

10/17/89  
DATE

William Moore  
WATER UTILITIES DEPARTMENT

10-17-89  
DATE

Julia M. Stone  
PARKS AND RECREATION DEPARTMENT

10/17/89  
DATE

CITY of ALBUQUERQUE  
TWELFTH COUNCIL

COUNCIL BILL NO. R-183

ENACTMENT NO.

48-1997

SPONSORED BY: ADELE HUNDLEY

1 RESOLUTION  
2 AMENDING THE TOWER/UNSER SECTOR DEVELOPMENT PLAN AND ZONE  
3 MAP TO CHANGE THE ZONING OF LOT 17 AND TRACTS 13, 14, 15, AND 16  
4 OF UNIT 2, TOWN OF ATRISCO GRANT FROM SU-1/PDA TO RD/ 9/DU/AC.

5 WHEREAS, the City adopted the Tower/Unser Sector Development Plan  
6 in August 1989 through Council Resolution R-365, Enactment 129-1989; and

7 WHEREAS, the Plan established the current pattern of land use for an  
8 area containing approximately 1,652 acres; and

9 WHEREAS, the Planning Department has evaluated and recommended  
10 that the Sector Development Plan be amended to reflect a change in zoning  
11 for the subject site; and

12 WHEREAS, on January 16, 1997, the Environmental Planning  
13 Commission, in its advisory role on land use and planning matters,  
14 recommended approval of an amendment to the Tower/Unser Sector  
15 Development Plan, to the City Council with findings that include: establishing  
16 RD/ 9 du/ac zoning for the subject site would allow development of single  
17 family dwelling units; and a zoning designation of RD/ 9 du/ac for the subject  
18 site would provide opportunity and incentive to initiate development in the  
19 central portion of the plan area; and

20 WHEREAS, annexation of the property is a sufficient changed  
21 condition; and

22 WHEREAS, RD/ 9 du/ac zoning would allow the development of smaller  
23 lots and/or townhomes with the potential to be more affordable and more  
24 advantageous to the community; and

25 WHEREAS, the subject property is surrounded by the plan boundaries;  
26 and

Underscored Material - New  
[Bracketed Material] - Deletion

1 WHEREAS, on January 16, 1997, the Environmental Planning  
2 Commission, in its advisory role on land use and planning matters,  
3 recommended approval of a zone map amendment to RD/ 9 du/ac for the  
4 subject site, to City Council based on findings including that the zone change  
5 for the subject site is in compliance with Resolution 270-1980, the City's  
6 policies for zone map amendment requests, and with the provisions of the  
7 Albuquerque/Bernalillo County Comprehensive Plan; and the applicant has  
8 indicated a minimum density of 6 units per acre will be established; and

9 WHEREAS, the City Council has the authority to not only adopt but amend  
10 such a sector development plan.

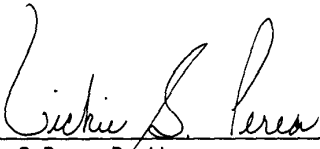
11 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
12 ALBUQUERQUE:

13 Section 1. Figure 13, page 62 of the Tower/Unser Sector Development Plan is  
14 hereby amended to show Lot 17, Tracts 13, 14, 15, and 16, Unit 2, Town of Atrisco  
15 Grant, as zoned RD/ 9 du/ac.

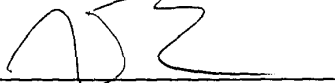
16 Section 2. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A. 1994 and  
17 the zone map on page 62 of the Tower/Unser Sector Development Plan are hereby  
18 amended, establishing RD/ 9 du/ac zoning for the area described in Section 1 above.


19  
1 PASSED AND ADOPTED THIS 5th DAY OF May, 1997

2 BY A VOTE OF: 9 FOR 0 AGAINST.

3  
4  
5  
6  
7   
8 Vickie S. Perea, President  
City Council

9  
10 APPROVED THIS 10th DAY OF June, 1997

11   
12 Martin J. Chavez, Mayor  
City of Albuquerque

13  
14  
15  
16  
17 ATTEST:  
  
18 Cecilia Bontellanes  
City Clerk

erial - New  
[] - Deletion

Underscored Material - New  
[Bracketed Material] - Deletion

19

CITY of ALBUQUERQUE  
EIGHTH COUNCIL

COUNCIL BILL NO. R-365

ENACTMENT NO. 129-1989

SPONSORED BY: Steve D. Gallegos

Underscored Material - New  
Bracketed Material - Deletion

1 RESOLUTION

2 ADOPTING THE TOWER/UNSER SECTOR DEVELOPMENT PLAN AS A RANK 3

3 SECTOR DEVELOPMENT PLAN, AND AMENDING THE ZONE MAP AS TO BASIC

4 ZONES, ALL AS SPECIFIED IN THE TOWER/UNSER SECTOR DEVELOPMENT

5 PLAN.

6 WHEREAS, the Council, the Governing Body of the City of

7 Albuquerque, has the authority to adopt plans for physical

8 development within the planning and platting jurisdiction of

9 the City as authorized by New Mexico Statutes and by the City

10 Charter as allowed under home rule provisions of the

11 Constitution of the State of New Mexico; and

12 WHEREAS, the Council recognizes the need for sector

13 development plans to guide the city, county, other agencies,

14 property owners and other individuals to ensure orderly

15 development and effective utilization of resources; and

16 WHEREAS, the Lower/Unser Sector Development Plan has been

17 prepared with the assistance of neighborhood groups, property

18 owners and the official planning bodies having jurisdiction

19 over the plan area in accordance with the interests and needs

20 of the area residents and property owners as expressed through

21 public meetings; and

22 WHEREAS, the Planning Division has prepared a sector

23 development plan to guide future development of the plan area

24 by addressing requirements for public services, land use, and

25 zoning; and

26 WHEREAS, on February 23, 1989, the Environmental Planning

Underscored Material - New  
[Bracketed Material] - Deletion

1 Commission recommended that the zone map be amended consistent  
2 with the Tower/Unser Sector Development Plan, with findings  
3 which included that the plan required further editing; editing  
4 as to categories for rezoning has been accomplished by the plan  
5 hereby adopted; and

6 WHEREAS, the Environmental Planning Commission, in its  
7 advisory role on all matters related to planning, zoning and  
8 environmental protection approved and recommended the adoption  
9 of the Tower/Unser Sector Development Plan at a public hearing  
10 on February 23, 1989, finding the plan consistent with the  
11 provisions of the Albuquerque/Bernalillo County Comprehensive  
12 Plan, and other adopted City plans and policies; and

13 WHEREAS, in the portions of this plan now outside the  
14 municipal limits the proposed land use regulations will go into  
15 effect only upon annexation, which annexation will constitute a  
16 change of conditions sufficient to justify the altered land use  
17 controls which are specified; and

18 WHEREAS, this plan is a thoughtful, comprehensive response  
19 to the development issues of the plan area, and the plan and  
20 the nature of the new zoning justify a revision of zoning  
21 requirements even without changed neighborhood conditions.

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

24 Section 1. The Tower/Unser Sector Development Plan,  
25 attached hereto is hereby adopted as a Rank 3 Sector  
26 Development Plan. All development and improvement activities  
27 within the plan area shall be guided by this plan.

28 Section 2. The zone map of the Zoning Code, Article 7-14  
29 R.O. 1974, is hereby amended as specified by the attached  
30 Tower/Unser Sector Development Plan, specifically as shown in  
31 Figures 12 and 13 as to basic zones and Figure 14 as to the D0  
32 Design Overlay Zone.

33 Section 3. The proposed Transportation Improvements as



Underscored Material - New  
[Bracketed Material] - Deletion

1 detailed on page 26 and shown on Figure 9 of the attached plan  
2 are hereby adopted.

3 Section 4. The policy recommendations in Appendix C of the  
4 attached plan are hereby recommended for consideration by all  
5 City Departments for timely inclusion in the Capital  
6 Implementation Program and, when appropriate in Special  
7 Assessment Districts.


8 PASSED AND ADOPTED THIS 7th DAY OF AUGUST, 1989.  
9 BY A VOTE OF 8 FOR AND 0 AGAINST.

10 AND 1 ABSTAIN.  
11 Yes: 8  
11 Abstain: Baca

13  
14   
15 Steve D. Gallegos, President  
15 City Council

16  
17  
18 APPROVED THIS 31st DAY OF August, 1989.

19  
20  
21   
22 Ken Schultz, Mayor  
23 City of Albuquerque

24 ATTEST:  
25   
26 Sharon Bandy  
26 City Clerk

27  
28  
29  
30  
31  
32  
33 7485-1

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	i
I. INTRODUCTION	
PLAN DESCRIPTION .....	1
THE PLANNING PROCESS .....	5
POLICY FRAMEWORK .....	6
II. BACKGROUND	
PLATTING AND OWNERSHIP .....	9
ANNEXATION .....	9
SOILS .....	15
ZONING AND LAND USE .....	15
SOCIO-ECONOMIC CONDITIONS .....	21
III. UTILITY SYSTEMS	
INTRODUCTION .....	29
DRAINAGE .....	29
WATER SYSTEM .....	33
SEWER SYSTEM .....	37
TRANSPORTATION SYSTEM .....	37
TRANSPORTATION IMPROVEMENTS .....	39
TELEPHONE SERVICES .....	43
NATURAL GAS .....	43
ELECTRICITY .....	44
IV. MUNICIPAL SERVICES AND FACILITIES	
INTRODUCTION .....	47
TRANSIT .....	47
SCHOOLS .....	51
PARKS AND RECREATION .....	51
RECREATIONAL TRAILS .....	53
BIKEWAYS .....	53
POLICE/FIRE SERVICE .....	53
V. RECOMMENDED ZONING	
INTRODUCTION .....	55
A. RESIDENTIAL .....	57
B. MIXED USE DEVELOPMENTS .....	58
C. OFFICE .....	59
D. COMMERCIAL .....	59
E. INDUSTRIAL .....	60
VI. SPECIAL ZONING DESIGNATION	
A. SU-1 PDA .....	65
B. RD/9 DU/NET ACRE .....	65
C. RD/14 and 20 DU/NET ACRE .....	65
D. SU-2/YOW .....	66
E. SPECIAL REQUIREMENT FOR C-1 ZONING-UNSER BLVD.....	67
F. DESIGN OVERLAY ZONE REQUIREMENTS-COORS ROAD.....	67

## TABLE OF CONTENTS

(CONTINUED)

APPENDIX A		
	PROPERTY OWNERSHIP LIST .....	71
APPENDIX B		
	LRMSP CLASSIFICATION CRITERIA .....	77
APPENDIX C		
	SYNOPSIS OF POLICY RECOMMENDATIONS .....	81

## TABLE OF FIGURES

<u>NO.</u>	<u>TITLE</u>	<u>PAGE</u>
1.	VICINITY MAP .....	3
2.	OWNERSHIP .....	11
3.	MUNICIPAL LIMITS .....	13
4.	SOILS .....	17
5.	EXISTING LAND USE .....	23
6.	EXISTING ZONING .....	25
7.	DRAINAGE CHANNELS .....	31
8.	WATER LINES & SEWER LINES .....	35
9.	FUTURE MAJOR STREETS SYSTEM .....	41
10.	ELECTRIC, TELEPHONE, GAS LINES .....	45
11.	MUNICIPAL SERVICES & FACILITIES .....	49
11.A.	BIKEWAYS MASTER PLAN.....	54
12.	RECOMMENDED ZONING .....	61
13.	RECOMMENDED ZONING .....	63
14.	DESIGN OVERLAY ZONE .....	69

## TABLE OF TABLES

<u>NO.</u>	<u>TITLE</u>	<u>PAGE</u>
1.	EXISTING LAND USE .....	20
2.	EXISTING ZONING .....	21

## EXECUTIVE SUMMARY

### BACKGROUND:

The Tower/Unser Sector Development Plan was initiated in order to address a relatively undeveloped area at the edge of the City, under multiple land ownership, and split between City and County jurisdictions. These factors have inhibited cohesive and orderly development from occurring. At the same time that this plan area has remained in limbo with regards to its development future, the areas to the north, south, and east have been developing.

The boundaries of the Tower/Unser Sector Development Plan are generally Sunset Garden Road on the north, Sage Road on the south, the Powerline Channel serves as the western boundary, and the eastern boundary encompasses several lots east of the new Coors Road.

Although the interest to develop the land between Central Avenue and Westgate Heights has become apparent in the last few years, the individual efforts that have occurred have not been on a scale large enough to provide the real impetus needed to coordinate all aspects of this difficult area. It is difficult in terms of the multiple jurisdictions, the out-dated platting arrangement, the numerous property owners, and the tremendous infrastructure needs for the area. With the cooperation of many of the property owners and interested developers, the City has been able to plan for the long-range infrastructure needs of the area. Some of this hard and frustrating work is now in place with the construction of a major sewer line and two of the major drainage channels. Much of the rest is completed through the planning stages.

This area warranted a sector development plan so that all the separate development issues could be coordinated both within the plan and among the adjacent developing areas. This plan then accomplishes the primary goal of providing the mechanism under which orderly development can occur. The City in no way tries to promote areas for rapid growth. This area, however, has reached a critical stage where development potential is strong and interest for development is high. Quality, planned development is the preferred option over a haphazard, incompatible land use mix.

The process creating the Tower/Unser Sector Development Plan included City of Albuquerque professional staff, private sector professionals, and citizens whose input helped to address the required infrastructure, the character of the area, and the desired community context for the plan area.

The City of Albuquerque professional staff addressed the plan area in regards to pertinent adopted plans and policies, programmed improvements, ongoing and anticipated planning efforts, and other major issues which might affect the development of the plan area.

The Citizen's Advisory Committee was composed of property owners, real estate and development professionals, and interested neighborhood people. This Committee was particularly active and supportive in the development of this plan. The development concepts listed below are those identified by the Citizen's Advisory Committee as priorities for the plan area.

1. Annexation of all lands within the sector plan boundary is necessary to facilitate the expansion of utility systems and promote orderly growth.
2. Because of the ownership patterns in the plan area, initial development of larger parcels under one ownership will be the best method to stimulate growth in the area.
3. The plan area should have a mixture of land uses at a neighborhood scale, and high-density residential development should be limited.
4. The larger study area should represent a full range of community facilities. The larger study area, in terms of community scale facilities, extends north of Central Avenue to the Atrisco Business Park area and south to the urban center adopted in the Rio Bravo Sector Development Plan.
5. The natural and man-made physical barriers should be considered in developing the land use scheme.
6. The existing platting in the plan area was established in 1944. The platting does represent a method to equally divided land for the owners and heirs of the Atrisco Land Grant and extends for miles to the west. It does not realistically represent current platting standards for most types of development in the City of Albuquerque. It is assumed that the majority of developments in the plan area will occur after replatting.

Public information meetings were held several times during the development of this plan. Mailed notification of these meetings were sent to all property owners.

The boundaries for the Tower/Unser Sector Development Plan were approved by the EPC at a public hearing on February 12, 1987. The boundaries in the approved plan exclude one lot from the previously approved boundaries. This lot, Tract 365, Unit 3, Town of Atrisco Grant, is located outside the city limits, zoned County M-1, and is developed with a fireworks manufacturing business. There is no mechanism in the city to allow this use; and if annexed, the business would not be allowed to remain. This lot is at the edge of the plan boundaries; and since there is discussion in the plan to annex all properties within the plan that are outside the city limits, this lot has been excluded from the plan boundaries altogether to eliminate conflicts that could be created.

## DOCUMENT SUMMARY:

The plan document is divided into six Sections.

Section I describes the boundaries of the plan, the planning process, and the policy framework within which this plan was prepared.

Section II provides the information concerning ownership, platting, physical characteristics, and the existing land use and zoning data. It also describes the socio-economic characteristics that are relevant to the plan and provides a description of the regional context of the plan area.

Section III describes the existing and proposed utility systems within the plan area. Major projects are identified and future needs are indicated as appropriate.

Section IV discusses the municipal services and facilities which are within and adjacent to the plan area. These include, schools, parks, transit, and police and fire services. All existing facilities are listed and future needs are indicated where possible.

Section V provides the recommendations and justification for City zoning categories for all properties within the plan boundaries. The recommended zoning is shown on Figures 12 and 13.

Section VI regulates the uses and special requirements for those zoning categories that have additional requirements not otherwise controlled by the Comprehensive City Zoning Code.

Appendices are attached at the end of the document. Appendix A is the property owners index which corresponds to the numbers found on Figure 2; Appendix B is the Resolution of the UTPB defining the functional classification of streets found on the Long Range Major Street Plan; and Appendix C is the Synopsis of Policy Recommendations made in the plan.

## APPLICABLE PLANS AND POLICIES:

The Tower/Unser Sector Development Plan is identified as a rank three plan. In conformance with its higher ranking plans, the Tower/Unser Sector Development Plan serves as an official guide for new development, redevelopment, and conservation of the area within its boundaries.

Three major plans impact the Tower/Unser Sector Development Plan. They are the Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Area Plan, and the Long Range Major Street Plan.

The newly-adopted (August, 1988) Albuquerque/Bernalillo County Comprehensive Plan contains goals and policies, all of which establish a general development strategy for all land within Bernalillo County, however, Goal #5 for Land Use (below) and its subordinate policies are all particularly relevant to this plan.

Goal 5. The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The Comprehensive Plan designates the plan area as a mixture of Established Urban and Developing Urban. Higher densities and more intense land uses can be expected in the Established Urban area with low-density housing and neighborhood uses in the Developing Urban area. The Tower/Unser Sector Development Plan area is primarily in the Developing Urban area of the Comprehensive Plan. A narrow strip along 98th Street is in the Established Urban area.

The Southwest Area Plan covers an area of 115 square miles which generally encompasses the southwest quadrant of the metropolitan area. The plan establishes a framework for growth and development in the area. The Tower/Unser Sector Development Plan is within its boundaries.

The adopted Southwest Area Plan (SWAP) is the governing Rank II plan for the Tower/Unser Sector Development Plan area. SWAP affects this plan in several specific details as listed below.

1. The net density of residential development shall not exceed 9 du/net acre under the requirements of Residential Area 5. The zoning recommended in this plan is consistent with the allowed densities in the Southwest Area Plan.
2. Higher densities adjacent to arterial roads north of Rio Bravo Boulevard may be appropriate if these densities are compatible with surrounding existing land uses, City water and sewer services are provided, and air quality is not adversely impacted.
3. The northern portion of the plan area is appropriate for densities up to 30 du/acre.
4. Neighborhood commercial centers (C-1 uses) will be clustered around major intersections.
5. New light industrial uses are permitted along Central Avenue, where appropriate.

The adopted Long Range Major Street Plan (LRMSP) identifies all existing and currently proposed arterial and collector streets in the Albuquerque urban area. The major street system in the plan area is discussed in Section III, and the land use and zoning recommendations are coordinated with the transportation system.

The primary influence of other plans on this plan is from the West Route 66 Sector Development Plan, the Rio Bravo Sector Development Plan, and the Atrisco Business Park Master Plan.

The adoption of the West Route 66 Sector Development Plan established a commercial/light industrial corridor that provides zoning for major employment opportunities and high-density residential development immediately adjacent to the Tower/Unser Sector Development Plan area.

South of Westgate Heights the Rio Bravo Sector Development Plan was initiated by the private property owners and was approved by City Council on November 21, 1988. The boundaries of this plan encompass the proposed urban center southeast of Westgate Heights and the plan proposes land uses consistent with the urban center designation.

The Atrisco Business Park Master Plan, adopted in 1980, established uses northwest of Coors Road and Central Avenue consistent with the urban center designation in that location. These uses include an 80-acre regional shopping center site, light industry, motels, offices, commercial, and high-density residential development. The zoning for these uses was adopted with the plan's approval.

The importance of these surrounding plans to the Tower/Unser Sector Development Plan area is that the land uses approved or proposed in these areas are of a regional nature and will provide non-residential regional-scale land uses that should not be duplicated in this approximately three square mile area.

#### AREA CHARACTERISTICS AND ZONING HISTORY:

The Tower/Unser Sector Development Plan area contains approximately 1,652 acres of land and generally lies between Sunset Garden Road and Sage Road on the north and south, and between Coors Road and the Powerline Channel on the east and west. The majority of the area is vacant land (88 percent of the total) and 61 percent of the total plan area is outside the City limits. The potential for development has been limited due to the presently existing County A-1 zoning. Generally, the land surrounding the plan area is in the City of Albuquerque and is developed or developing.

There are scattered residential, commercial, and manufacturing developments within the plan area, however, 98th Street forms the spine for the most intensely developed area. The primary reason for this is that 98th Street provided access to Westgate Heights, was built in conjunction with that subdivision, and was annexed to the City over 20 years ago. Other annexations and developments have expanded from that adjacency to existing city limits. The existing development along 98th Street and adjacent to it is primarily residential with a small amount of commercial development on the west side of 98th Street, near Sage Road. Further to the west, Sunrise Terrace subdivision, at 106th Street and Tower Road, is a developing subdivision within the city limits.



Six percent of the plan area is developed with residential housing units. These units include single-family units, townhouse units and mobile homes. Residential development has occurred primarily in the City because of the availability of utilities. There is a small concentration of single-family homes developed outside the city limits along Stinson Road. These are single-family homes on large lots with on-site water and sewer systems.

Mobile homes also contribute to the residential units in the plan area. There is one mobile home park on the west side of 98th Street between Tower and Sage Roads. In addition, there are scattered individual mobile homes located east of 98th Street on land outside the city limits. Some of these properties are zoned MH in the County, others are allowed as conditional uses in the County A-1 zone, and still others were approved under Special Use Permits in the County.

There is one small shopping area, developed with limited neighborhood services on the west side of 98th Street, just north of Sage Road. This is the only commercial use developed under existing commercial zoning in the plan area.

In the eastern portion of the plan there is a mixture of industrial and residential uses. Several County Special Use permits have been approved in the vicinity of Bridge Boulevard and Stinson Street. These permits are for industrial-type uses, such as an adobe manufacturer.

The Tower/Unser Sector Development Plan area has characteristics of a new community area. It is primarily in the Developing Urban Area of the Comprehensive Plan, it is at the edge of the developed area of the City, and it is zoned for very low-density development. Much of the zoning in the Tower/Unser Sector Development Plan area is original zoning in the County dating to the adoption of the Bernalillo County Zoning Code in 1973. This land, however, remains generally undeveloped.

Annexation and establishment of zoning for City parcels has occurred over the last 20 years starting with the annexation that occurred with the approval of the Snow Vista Master Plan. This annexation included properties adjacent to 98th Street and the Westgate Heights subdivision.

The existing zoning in the plan area is primarily RD, R-1 and RT for those properties in the City limits and A-1 for those properties outside the city limits.

#### UTILITY SYSTEMS:

Most of the major projects which affect the utility systems, including drainage, water, sewer, and transportation, have been planned and programmed within the plan area. Section III of the plan describes the major projects for each of these systems and indicates further efforts which need to be pursued. On Figure 9 some additional recommendations are made for alignments of study corridors already on the Long Range Major Street Plan.

## ZONING RECOMMENDATIONS:

The intent of the land use scheme is to create a community at a neighborhood scale with various options for housing, shopping, and services. Since land uses associated with neighborhood scale development are well-defined by established zoning categories, and are well-controlled by established ordinances and policies, these zoning categories are used as much as possible.

In addition to maintaining a neighborhood scale, the zoning recommendations in this plan are based on the following considerations.

1. The Comprehensive Plan's designation of this area as primarily Developing Urban.
2. The adopted Southwest Area Plan's land use designation for Residential Area 5 which provides for a moderate-density neighborhood area.
3. The larger surrounding area which has been planned through existing or on-going sector development plans. This larger community area provides for regional-scale services and the zoning provides for employment opportunities that need not be duplicated in an adjacent area, but requires the development of housing to support those activities.
4. The proposed transportation system for the major streets in the plan area is defined; therefore, the land use designations respond to the major street system.
5. The existing zoning, particularly that in the City, has begun to establish a residential land use pattern in the plan area. This existing pattern of development is the impetus for expansion of a larger neighborhood area with supporting neighborhood services.

The following assumptions were made in the development of the plan's zoning recommendations.

1. Annexation of all properties outside the city limits will occur. The City is willing to pursue annexation of those properties which lie outside the city limits because the plan area is surrounded by City property on three sides, water and sewer lines are constructed or programmed to serve the area, and the major street system is defined.
2. Replatting of many properties is likely to occur. The major residential developments which have occurred in the plan area, within the city limits, are in subdivisions platted under the R-1 and RT standards.
3. Vacation of portions of streets is likely to occur and is encouraged where appropriate. The rectangular arrangement of blocks within the plan area can be modified by platting; and with replatting, portions of existing rights-of-way could be vacated.

The recommended zoning is shown on Figures 12 and 13 in the plan. Zoning which allows residential uses ranging from single-family homes to multi-family units up to 20 dwelling units per acre accounts for the majority of the zoning recommendations in the plan.

The residential zoning is supported by neighborhood commercial and office zoning located at major intersections where traffic volumes will be high and access to the properties can easily be accommodated.

Industrial zoning is recommended on the east side of Coors Road adjacent to existing industrial zoning. Industrial land uses in this location are consistent with existing development and create a cohesive block of land for these uses.

Two SU-2 zones are recommended in this plan, and are used to solve two unique land use situations not otherwise regulated by the Comprehensive City Zoning Code. One SU-2 zone is used to accommodate the existing County Special Use Permits that were approved for the life of those uses. The other is used as a buffer zone surrounding a proposed 30-acre City facility in the northwest corner of the plan.

MAJOR POLICY RECOMMENDATIONS: (APPENDIX C IN THE PLAN DOCUMENT)

1. Annexation of all land within the plan area that is outside the municipal limits. This may require that the City petition for annexation to the State Municipal Boundaries Commission.
2. City zone categories in response to the larger region. (See Figures 12 and 13.)
3. Establishment of a Special Assessment District (SAD) to implement infrastructure requirements not already programmed in the CIP.
4. Recommendation on specific alignments of 118th Street and Eucariz Avenue which are now study corridors on the Long Range Major Street Plan. (See Figure 9.)
5. Vacation of suggested rights-of-way, as shown on Figure 9, and the recommendation to vacate portions of minor streets as applicable in replatting of properties.
6. Acquisition of two 5 to 8 acre park sites within the plan area and programming for construction of Sunrise Terrace Park located at 102nd Street and San Ygnacio Avenue, as shown on Figure 11.
7. Reconsideration of a trail system on the Amole del Norte Drainage Channel to connect to other trails which intersect it from the east and west.
8. Service to water pressure zone 3W needs to be considered since development is already occurring in this zone. Annexation of this land will put more pressure on the City to have a schedule under consideration.

SECTION I

INTRODUCTION

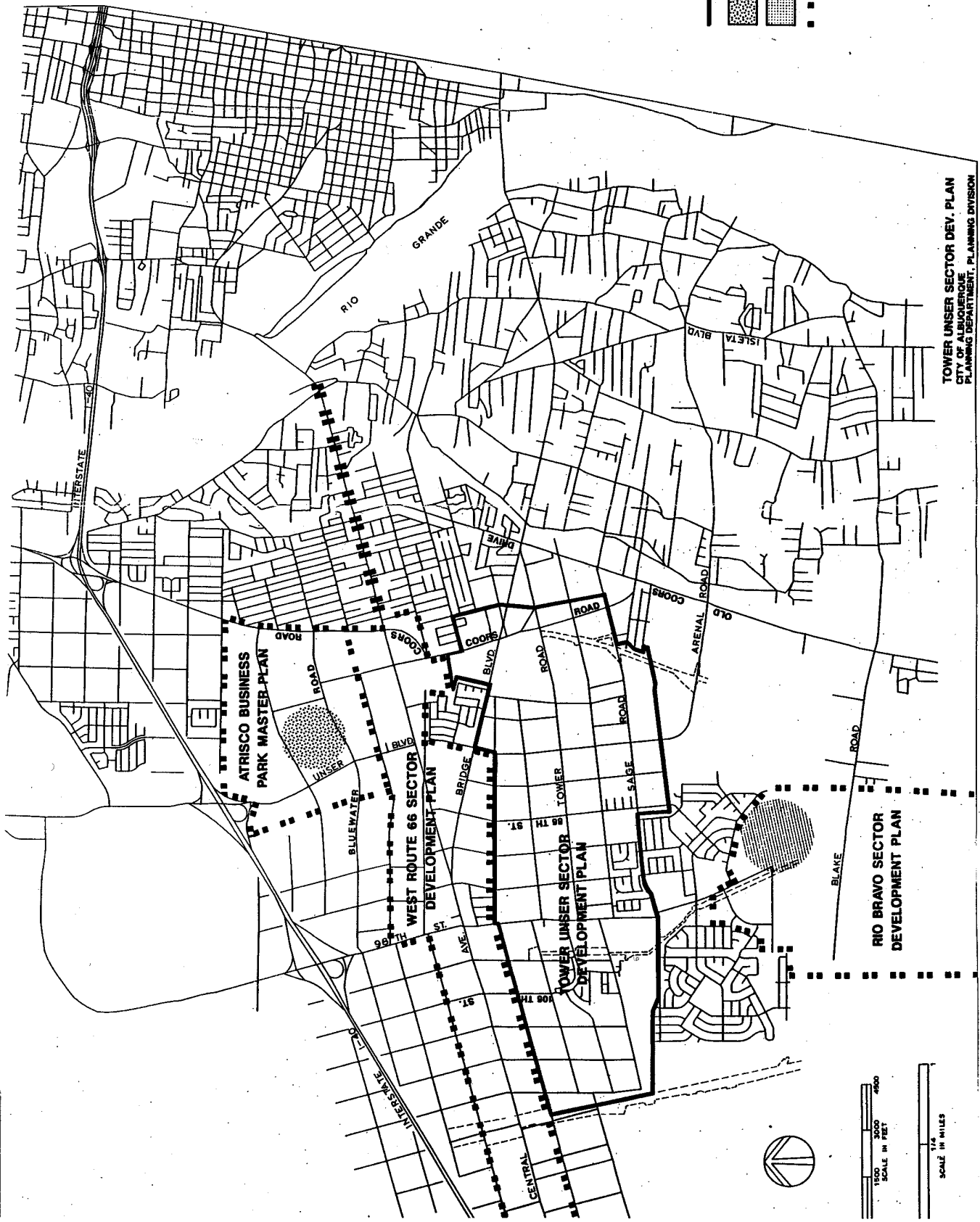
## PLAN DESCRIPTION

The Tower/Unser Sector Development Plan was initiated in order to address a relatively undeveloped area at the edge of the City, under multiple land ownership, and split between City and County jurisdictions. These factors have inhibited cohesive and orderly development from occurring. While this plan area has remained in limbo with regards to its development future, the areas to the north, south, and east have been developing.

Sunset Garden Road serves as the northern boundary of the Tower/Unser Sector Development Plan. The southern boundary is generally Sage Road. The Powerline Channel serves as the western boundary, and the eastern boundary encompasses several lots just east of the new North/South Coors Connection, now called, and referenced in the remainder of this plan as, Coors Road. The Tower/Unser Sector Development Plan lies, generally, between two other sector development plans. The northern boundary of this plan is contiguous with the southern boundary of the West Route 66 Sector Development Plan. Adopted by the City Council in October, 1987, it established a commercial/light industrial corridor along West Central Avenue to provide community services and employment opportunities for the larger community. South of Westgate Heights the Rio Bravo Sector Development Plan, initiated by the property owners, was approved by City Council in November, 1988. The Rio Bravo Sector Development Plan was approved with land uses consistent with the urban center designation southeast of Westgate Heights. The Tower/Unser Sector Development Plan creates the link to help unify the larger area and the on-going planning efforts that are underway on the west side of the metropolitan area. A vicinity map is shown on Figure 1.

Although interest in developing the land between Central Avenue and Westgate Heights has become apparent in the last few years, individual efforts were not on a scale large enough to provide the impetus needed to coordinate all aspects of this difficult area. Difficulties exist because of multiple jurisdictions, out-dated platting arrangement, numerous property owners, and the tremendous infrastructure needs for the area. In cooperation with many of the property owners and interested developers, the City has been able to plan for the long-range infrastructure needs of the area. Some of this work is begun with the construction of a major sewer line and two of the major drainage channels. Much of the rest is completed through the planning stages.

This area warranted a sector development plan so separate development issues could be coordinated both within the plan and among the adjacent developing areas. This plan then accomplishes the primary goal of providing the mechanism under which orderly development can occur. The City in no way promotes areas for rapid growth. This area, however, has reached a critical stage where development potential is strong and interest for development is high. Quality, planned development is the preferred option over a haphazard, incompatible land use mix.



- plan boundary
- ▤ Atrisco Business Park Center
- ▥ Rio Bravo Urban Center
- ⋯ sector plan boundary

TOWER UNSER SECTOR DEV. PLAN  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT, PLANNING DIVISION

FIGURE 1  
 VICINITY MAP

1500 3000 4500  
 SCALE IN FEET

1/4  
 SCALE IN MILES

## THE PLANNING PROCESS

The process creating the Tower/Unser Sector Development Plan included City of Albuquerque professional staff, private sector professionals, and citizens whose input helped to address the required infrastructure, the character of the area, and the desired community context for the plan area.

The planning process began with the formation of a technical team comprised of staff members from the City of Albuquerque, the public utilities, and other public agencies. The technical team addressed pertinent adopted plans and policies, programmed improvements, ongoing and anticipated planning efforts, and other major issues which might affect the development of the plan area.

Several public information meetings were held throughout the planning process with mailed notification to all property owners, residents, and neighborhood associations. These meetings introduced the plan to the property owners; solicited their views on issues, opportunities, and problems in the plan area; and requested input on the zoning recommendations in the plan. After the first public information meeting, 15 people, including property owners, real estate and development professionals, and interested neighborhood people volunteered to serve on the Citizen's Advisory Committee. This Committee was particularly active and supportive in the development of this plan, working diligently to identify the issues that needed to be addressed.

Development was discussed primarily in terms of the ability to assemble land and provide basic services to the property. It was a consensus that annexation was a key element required for development of this area. Without annexation the extension of infrastructure would be very slow and cohesive development could not occur. The development concepts listed below were the Citizen's Advisory Committee priorities for the plan area.

1. Annexation of all lands within the sector plan boundary is necessary to facilitate the expansion of utility systems and promote orderly growth.
2. Because of the ownership patterns in the plan area, initial development of larger parcels under one ownership will be the best method to stimulate growth in the area.
3. The plan area should have a mixture of land uses at a neighborhood scale, and high-density residential development should be limited.
4. The larger study area should represent a full range of community facilities. The larger study area, in terms of community scale facilities, extends north of Central Avenue to the Atrisco Business Park area and south to the urban center adopted in the Rio Bravo Sector Development Plan.

5. The natural and man-made physical barriers should be considered in developing the land use scheme.
6. The existing platting in the plan area was established in 1944. The platting does represent a method to equally divided land for the owners and heirs of the Atrisco Land Grant and extends for miles to the west. It does not realistically represent current platting standards for most types of development in the City of Albuquerque. It is assumed that the majority of developments in the plan area will occur after replatting.

### POLICY FRAMEWORK

The City of Albuquerque has adopted three ranks of plans to help guide the conservation and development of the City of Albuquerque and Bernalillo County. The Albuquerque/Bernalillo County Comprehensive Plan is designated as a Rank One plan, the facility and area plans are designated Rank Two plans, and the sector development plans are designated Rank Three plans. Each plan requires that subordinately ranked plans be consistent with the plans of higher rank.

The Tower/Unser Sector Development Plan is identified as a rank three plan. In conformance with its higher ranking plans, the Tower/Unser Sector Development Plan serves as an official guide for new development, redevelopment, and conservation of the area within its boundaries.

Three major plans impact the Tower/Unser Sector Development Plan. They are the Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Area Plan, and the Long Range Major Street Plan.

The newly-adopted (August, 1988) Albuquerque/Bernalillo County Comprehensive Plan contains goals and policies which establish a general development strategy for all land within Bernalillo County. Goal #5 for Land Use (below) and its subordinate policies are particularly relevant to this plan.

- Goal 5. The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The 1975 Comprehensive Plan designated two potential urban centers in close proximity to this plan area. One is located northwest of the North Coors Road/Central Avenue intersection and was supported by the adoption, in 1980, of the Atrisco Business Park Master Plan. The second designated urban center is located southeast of the Westgate Heights Subdivision. The Westgate Urban Center is reinforced by the Southwest Area Plan which proposes that it serve the southwest community in its scale of services. Zoning for this urban center was approved in the Rio Bravo Sector Development Plan. These urban center locations are shown on Figure 1.



The Comprehensive Plan designates the plan area as a mixture of Established Urban and Developing Urban. Higher densities and more intense land uses can be expected in the Established Urban area with low-density housing and neighborhood uses in the Developing Urban area. The majority of the Tower/Unser Sector Development Plan area is Developing Urban. A narrow strip along 98th Street is in the Established Urban area.

The Southwest Area Plan (SWAP) covers an area of 115 square miles which generally encompasses the southwest quadrant of the metropolitan area. The plan establishes a framework for growth and development in the area. SWAP is the governing Rank II plan for the Tower/Unser Sector Development Plan area. It affects this plan in several specific details as listed below.

1. The net density of residential development shall not exceed 9 dwelling units (du) per net acre under the requirements of Residential Area 5. The zoning recommended in this plan is consistent with the allowed densities in the Southwest Area Plan.
2. Higher densities adjacent to arterial roads north of Rio Bravo Boulevard may be appropriate if these densities are compatible with surrounding existing land uses, if City water and sewer services are provided, and if air quality is not adversely impacted.
3. The northern portion of the plan area is appropriate for densities up to 30 du/acre.
4. Neighborhood commercial centers (C-1 uses) will be clustered around major intersections.
5. New light industrial uses are permitted along Central Avenue, where appropriate.

The adopted Long Range Major Street Plan (LRMSP) identifies all existing and currently proposed arterial and collector streets in the Albuquerque urban area. The major street system in the plan area is discussed in Section III, and the land use and zoning recommendations are coordinated with the transportation system.

The primary influence of other plans on this plan is from the West Route 66 Sector Development Plan, the Rio Bravo Sector Development Plan, and the Atrisco Business Park Master Plan.

The adoption of the West Route 66 Sector Development Plan established a commercial/light industrial corridor, providing zoning for major employment opportunities immediately adjacent to the Tower/Unser Sector Development Plan area. In addition, high-density residential development was established for properties adjacent to the north boundary of the Tower/Unser Sector Development Plan.

An area south of Westgate Heights is governed by the Rio Bravo Sector Development Plan, initiated by the private property owners and approved by City Council on November 21, 1988. The boundaries of this plan encompass the proposed urban center southeast of Westgate Heights (see Figure 1). This plan proposes land uses consistent with the urban center designation. These uses include high-density residential housing, community commercial, and light industrial development. This urban center area should provide employment opportunities in the area and commercial services of a regional nature.

The Atrisco Business Park Master Plan, adopted in 1980, established uses northwest of Coors Road and Central Avenue consistent with the urban center designation (see Figure 1). These uses include an 80-acre regional shopping center site, light industry, motels, offices, commercial, and high-density residential development. The zoning for these uses was adopted with the plan's approval.

These plans surrounding the Tower/Unser Sector Development Plan area approve or propose land uses of a regional nature. They will provide non-residential regional-scale land uses that should not be duplicated in this approximately three square mile area. A more in-depth discussion of the region will be found in Section II.

The recommendations for zoning and land use in the Tower/Unser Sector Development Plan area are proposed within the larger planning context provided by the governing and adjacent plans discussed above.

SECTION II

BACKGROUND

## PLATTING AND OWNERSHIP

The land in the Tower/Unser Sector Development Plan area was originally subdivided in 1944 as part of the Town of Atrisco Grant. This original subdivision divides the land on a cardinal-points grid into 25-acre blocks separated by 60-foot public rights-of-way. Each block contains five rectangular parcels of approximately five acres each, measuring approximately 210 feet by 1037 feet.

Two of the principal arterials, Unser Boulevard and 98th Street will further impact platting for those properties adjacent to them because of the requirement for additional right-of-way. Coors Road is a third principal arterial bisecting the plan area. Construction is complete on this roadway, and no further disruption of property lines will occur along it.

Properties east of Coors Road have generally been replatted. The subdivisions near 98th Street and at 106th Street have also been replatted for single-family and townhouse development.

Generally there are separate owners for each five-acre tract although some individuals own multiple tracts. Parcel ownership as of April, 1988 is shown on Figure 2, and the ownership list is provided in Appendix A.

## ANNEXATION

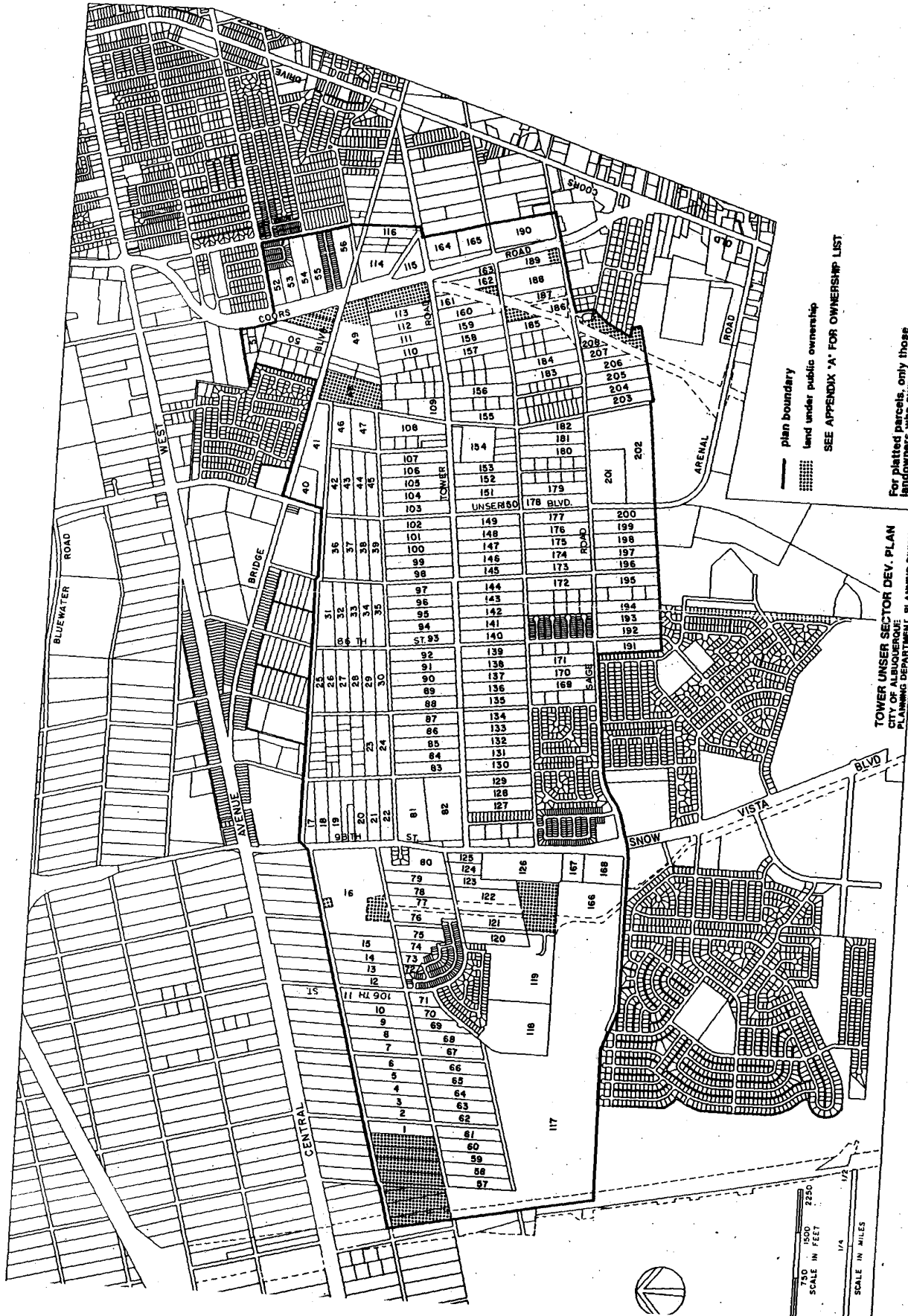
Approximately 50 percent of the plan area, as shown on Figure 3, is outside the Albuquerque city limits. The far western portion of the plan and the eastern two-thirds of the plan represent the major portions outside the city limits.

The first annexation within the plan area occurred in 1960 when land along 98th Street was annexed. This annexation included the Westgate Heights area south of Sage Road. Properties contiguous to existing city property along 98th Street on the east and west were annexed on a case by case basis since that time. Annexation of property to the east of 98th Street has expanded along Sage Road and extends to Unser Boulevard.

Annexation of the entire plan area is essential to facilitate its full development. Annexation is a requirement for the extension of city water and sewer service, and will also facilitate the construction of arterial streets through the plan area.

It is assumed that annexation will ultimately occur. This assumption is based on the annexation of residential developments within and adjacent to the plan area. There was a high level of interest in annexation by property owners and developers during the development of this plan. The City of Albuquerque prefers annexation of plan area properties outside the city limits to ensure orderly development and to adequately schedule major capital projects in the plan area.

**FIGURE 2  
OWNERSHIP**



For platted parcels, only those landowners who own approximately 5 acres or more are identified.



**NOTE:**  
 The words "municipal limits" read on the county side of the City/County line.

--- municipal limits  
 — plan boundary

TOWER UNSER SECTOR DEV. PLAN  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT, PLANNING DIVISION

**FIGURE 3  
 MUNICIPAL LIMITS**

## SOILS

Generalized soils associations, taken from the Bernalillo County Soils Survey (U.S.D.A.) Soils Conservation Service, 1977, for undeveloped portions of the plan area starting from the western boundary line and progressing through the plan to the eastern boundary line are shown on Figure 4. These classifications do not indicate soils which would preclude development, however, if on-site sewage systems are used, there are development limitations in certain segments of the plan area.

The soil groups within the plan area are described below.

1. BCC - Bluepoint Loamy Fine Sand, 1-9% slope.  
BKD - Bluepoint - Kokan Association

The Bluepoint soils have high permeability, slow runoff potential, and the hazard of water erosion is moderate to severe. The hazard of blowing soils is severe. These soils are suitable for development with few limitations for buildings and streets, but these soils are unsuitable for on-site sewage system. They are good sources of roadfill.

2. MWA - Madurez Wink Association.

The Madurez soils are well-drained, with moderate permeability, slow runoff potential, and moderate shrink-swell potential. They are suitable for development with limitations and the hazards of blowing soils are moderate to severe.

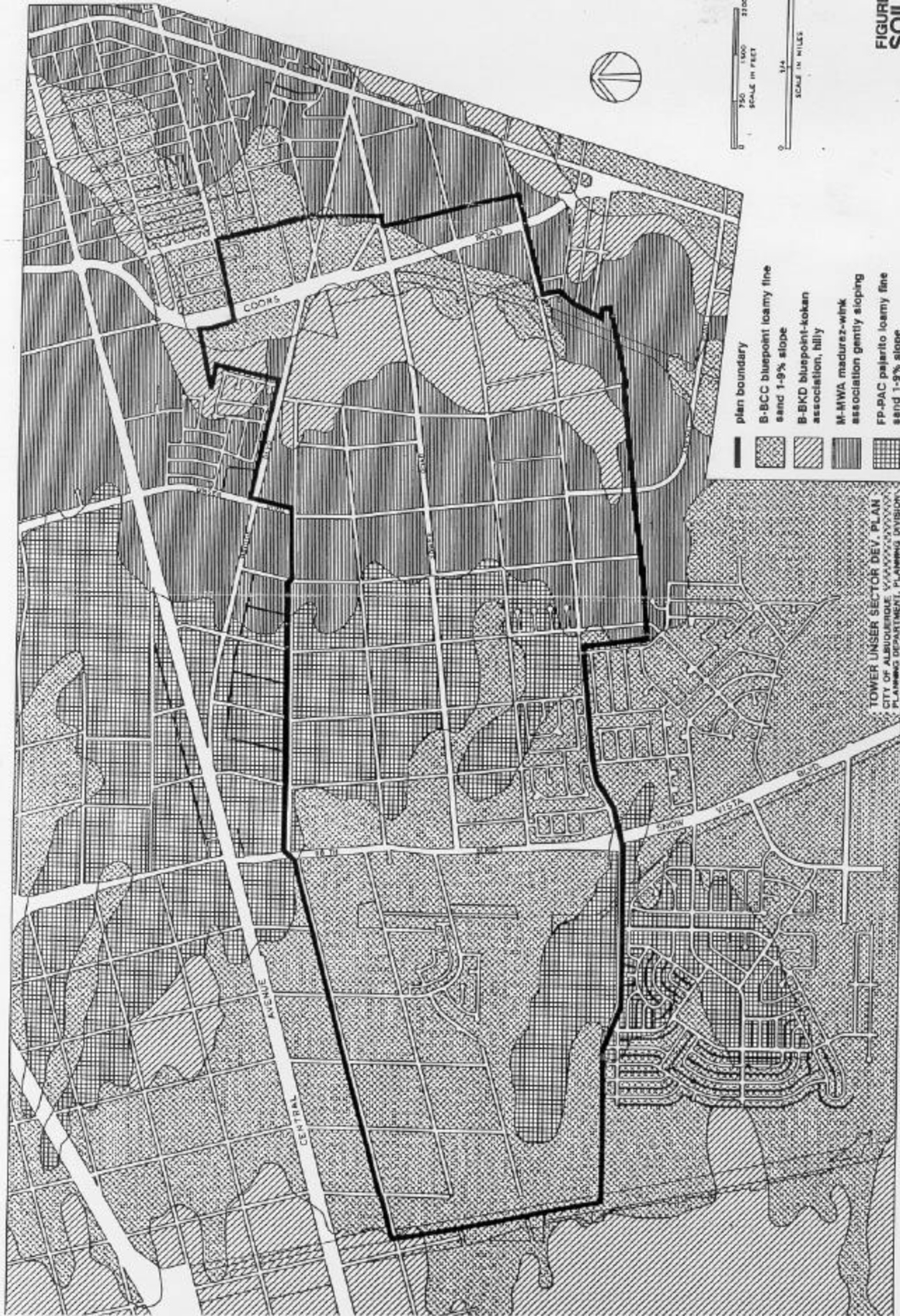
3. PAC - Pajarito Loamy Fine Sand, 1-9% slopes.

The Pajarito soils are well-drained with moderately rapid permeability, slow runoff potential, and the hazard of blowing soils is severe. The soils are well-suited to development and have a low shrink-swell capacity.

## ZONING AND LAND USE

The Tower/Unser Sector Development Plan area contains approximately 1,652 acres of land. It lies generally between Sunset Garden Road and Sage Road on the north and south, and between Coors Road and the Powerline Channel on the east and west as shown on Figure 1. Eighty-eight percent of the area is vacant land and 61 percent of the total plan area is outside the City limits. The potential for development is limited by the presently existing County A-1 zoning. Generally, the land surrounding the plan area is in the City of Albuquerque and is developed or developing.

There are scattered residential, commercial, and manufacturing developments within the plan area. 98th Street forms the spine for the most intensely developed area. Primarily this is because 98th Street, which provides access



TOWER UNISER SECTOR DEV. PLAN  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT, PLANNING DIVISION

- plan boundary
- B-BCC bluepoint loamy fine sand 1-9% slope
- B-BKD bluepoint-kokan association, hilly
- M-MWA madurez-wink association gently sloping
- FP-PAC pajarto loamy fine sand 1-9% slope

FIGURE 4  
 SOILS MAP



to Westgate Heights, was built in conjunction with that subdivision, and was annexed to the City over 20 years ago. Other annexations and developments have expanded from there. The existing development along and adjacent to 98th Street is primarily residential with a small amount of commercial development on the west side of 98th Street, near Sage Road. Further to the west, Sunrise Terrace subdivision, at 106th Street and Tower Road, is a developing subdivision within the city limits.

Six percent of the plan area is developed with residential housing. This includes single-family units, townhouse units and mobile homes. Residential development occurred primarily in the City because of the availability of utilities. There is a small concentration of single-family homes developed outside the city limits along Stinson Road. These single-family homes are on large lots with on-site water and sewer systems.

There is one mobile home park on the west side of 98th Street between Tower and Sage Roads. This mobile home park sits partially on land zoned City RA-2. It was originally approved as a conditional use under City A-1 zoning in 1973. In 1976 the City amended the Comprehensive Zoning Code to change all City A-1 zoning to RA-2. Under the new RA-2 designation mobile home parks were no longer included as a conditional use; therefore, this use is presently non-conforming under the RA-2 zoning. The expansion portion of this park was approved as a conditional use under C-2 zoning.

In addition, there are scattered individual mobile homes located east of 98th Street on land outside the city limits. Some of these properties are zoned MH in the County, others are allowed as conditional uses in the County A-1 zone, and still others were approved under Special Use Permits in the County.

There is one small shopping area, developed with limited neighborhood services on the west side of 98th Street, just north of Sage Road. This is the only commercial use developed under existing commercial zoning in the plan area.

In the eastern portion of the plan there is a mixture of industrial and residential uses. Several County Special Use permits have been approved in the vicinity of Bridge Boulevard and Stinson Street. These permits are for industrial-type uses, such as an adobe manufacturer. Along the east side of Stinson Street are large-lot single-family homes which sit at the edge of a bluff, providing panoramic views to the east. At the far eastern edge of the plan (east of Coors Road) are several residential and industrial developments. The existing land use types by acreage and jurisdiction are provided in Table 1.

TABLE 1  
EXISTING LAND USE

<u>LAND USE</u>	<u>ACRES</u>	<u>CITY ACRES</u>	<u>COUNTY ACRES</u>
SINGLE FAMILY DETACHED	75	34	41
SINGLE FAMILY ATTACHED	14	14	0
MOBILE HOME	28	0	28
MOBILE HOME PARK	17	17	0
COMMERCIAL	13	6	7
WHOLESALE	6	0	6
MANUFACTURING	17	0	17
TRANSPORTATION	1	0	1
PUBLIC FACILITIES	16	16	0
VACANT	<u>1,465</u>	<u>556</u>	<u>909</u>
TOTAL	1,652	643	1009

The Tower/Unser Sector Development Plan area has characteristics of a new community area. It is primarily in the Developing Urban Area of the Comprehensive Plan, at the edge of the developed area of the City, and zoned for very low-density development. Much of the zoning in the Tower/Unser Sector Development Plan area is original zoning in the County dating to the adoption of the Bernalillo County Zoning Code in 1973. This land, however, remains generally undeveloped.

Annexation and establishment of zoning for City parcels occurred over the last 20 years, starting with the annexation that occurred in conjunction with the Snow Vista Master Plan. This annexation included properties adjacent to 98th Street and the Westgate Heights subdivisions south of Sage Road.

The existing zoning in the plan area is primarily RD, R-1 and RT for those properties in the City limits and A-1 for those properties outside the city limits. The zoning categories are listed by acreage and jurisdiction in Table 2.

TABLE 2  
EXISTING ZONING

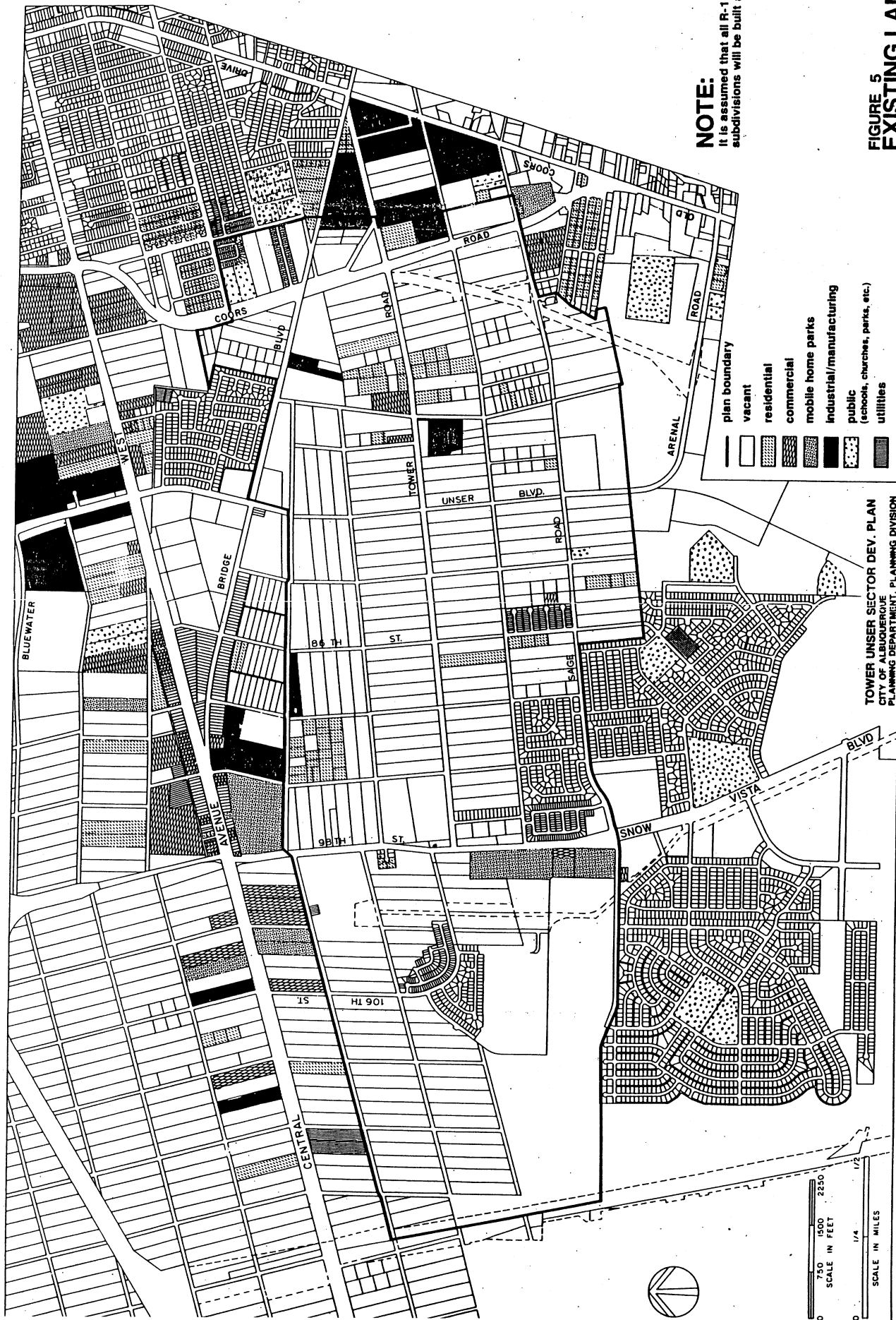
<u>ZONING</u>	<u>ACRES</u>	<u>CITY ACRES</u>	<u>COUNTY ACRES</u>
A-1	950	0	950
RA-2	63	63	0
R-1	139	124	15
RT	16	16	0
RD	284	284	0
R-3	3	3	0
MH	9	0	9
O-1	5	5	0
C-1	5	5	0
C-2	7	7	0
C-3	2	2	0
C-2/C-3	46	46	0
M-1	6	0	6
SU-1/PRD	35	35	0
SU-1/C-1/R-2	25	25	0
SU-1/7300	18	18	0
SU-1/7300/R-1	10	10	0
SU/3600 (UTILITIES)	10	0	10
SU/5300 (STONE MFG.)	15	0	15
SU/4400	4	0	4
TOTALS	1,652	643	1009

Figures 5 and 6 show the existing land use and existing zoning respectively for both the plan area and the adjacent surrounding area.

SOCIO-ECONOMIC CONDITIONS

As in all planning projects, the Tower/Unser Sector Development Plan cannot be considered in isolation from its surrounding area. Since 88 percent of the plan area is vacant and zoned primarily for one dwelling unit per acre, the land uses and zoning surrounding this plan area have provided substantial direction for the recommendations for zoning in this plan.

The areas surrounding this plan area are better defined by plan approval and/or by existing development which requires the Tower/Unser Sector Development Plan area to fit into the surrounding regional area rather than to define that area.



**NOTE:**  
 It is assumed that all R-1 and RT  
 subdivisions will be built as platted.

**FIGURE 5  
 EXISTING LAND USE**

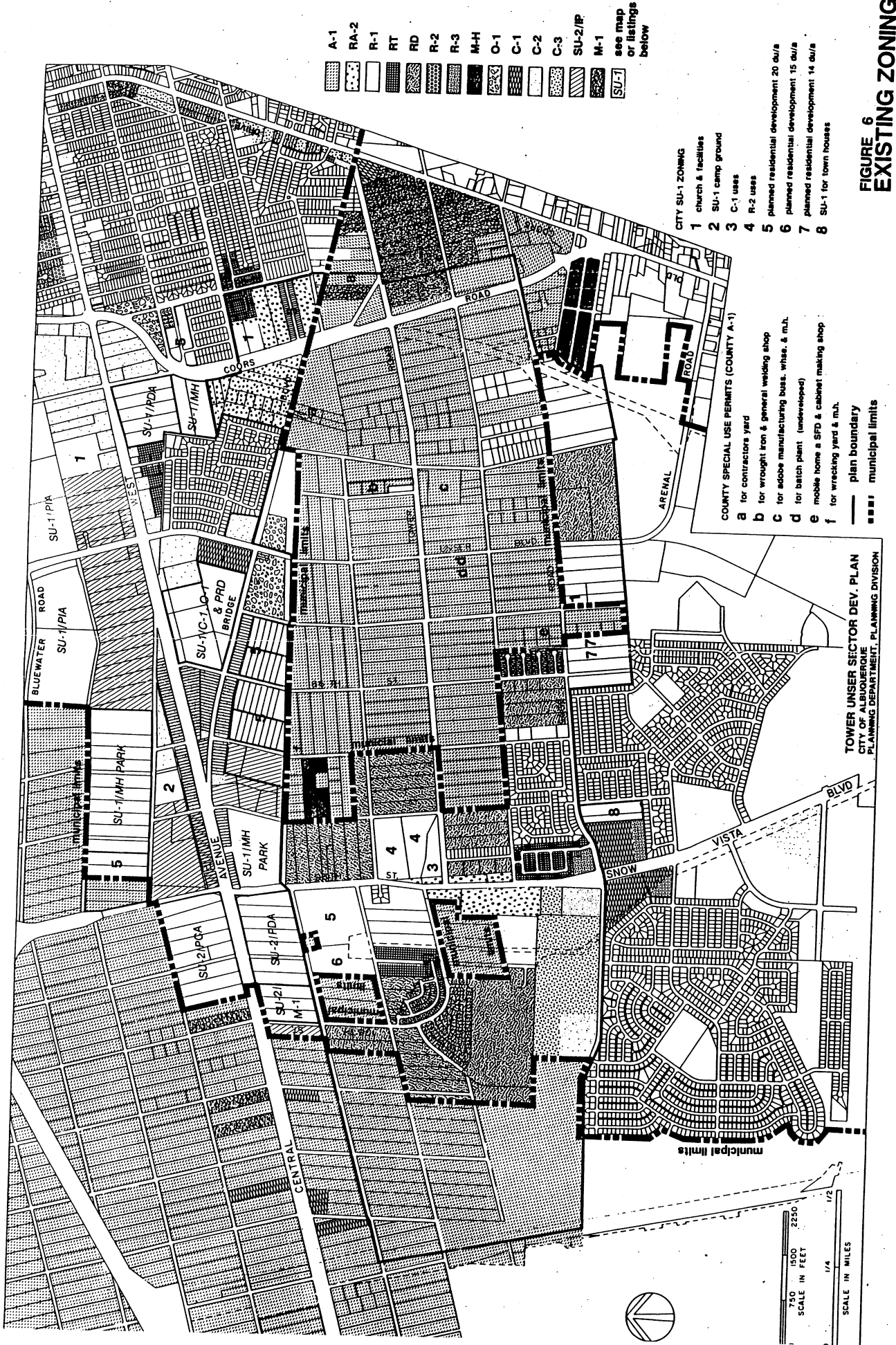
- plan boundary
- vacant
- ▨ residential
- ▩ commercial
- ▧ mobile home parks
- ▦ industrial/manufacturing
- ▤ public (schools, churches, parks, etc.)
- ▥ utilities

**TOWER UNSER SECTOR DEV. PLAN**  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT, PLANNING DIVISION

0 750 1500 2250  
 SCALE IN FEET

0 1/4  
 SCALE IN MILES





- A-1
- RA-2
- R-1
- RT
- RD
- R-2
- R-3
- M-H
- O-1
- C-1
- C-2
- C-3
- SU-2/ID
- M-1
- see map or listings below
- SU-1

- CITY SU-1 ZONING**
- 1 church & facilities
  - 2 SU-1 camp ground
  - 3 C-1 uses
  - 4 R-2 uses
  - 5 planned residential development 20 du/a
  - 6 planned residential development 15 du/a
  - 7 planned residential development 14 du/a
  - 8 SU-1 for town houses

- COUNTY SPECIAL USE PERMITS (COUNTY A-1)**
- a for contractors yard
  - b for wrought iron & general welding shop
  - c for adobe manufacturing bus, whas. & m.h.
  - d for batch plant (undeveloped)
  - e mobile home a SPD & cabinet making shop
  - f for wrecking yard & m.h.

— plan boundary  
 ■■■■ municipal limits

**TOWER UNSER SECTOR DEV. PLAN**  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT, PLANNING DIVISION

750 1500 2250  
 SCALE IN FEET  
 1/4  
 SCALE IN MILES

**FIGURE 6  
 EXISTING ZONING**

Plan area development has lagged behind the surrounding area because of the tremendous infrastructure required for development, a problem made worse because half of the plan area is outside the city limits. The Tower/Unser Sector Development Plan area is the missing link in allowing expanded development, particularly to the south. The roadway system through the plan area is particularly critical since Unser Boulevard will be one of three principal north/south routes with access to I-40. Other infrastructure requirements, such as water and sewer lines, serve specific areas within the boundaries of the plan. The timing of these planned improvements generally affect the developability of surrounding lands.

The existing land uses within the Tower/Unser Sector Development Plan area gives little or no clue to a direction for development within its boundaries. As a piece of the larger regional context, this plan completes the logical development pattern.

Three major non-residential areas lie within a one mile radius of the plan boundaries. The Atrisco Business Park Master Plan area is located north of Central Avenue between Coors Road and Unser Boulevard on the east and west, and between Avalon Road and Fortuna Road on the south and north. This plan area contains approximately 660 acres of developable land. Of this acreage, no more than 25 percent or 165 acres, is zoned for residential uses. That leaves approximately 500 acres of land to be developed in commercial or industrial uses within this master plan area.

The West Route 66 Sector Development Plan established a commercial/industrial land use corridor between Coors Road and 106th Street (Segment 2 of the plan). This Segment of Central Avenue represents an additional 442 acres of non-residential zoning immediately south of the Atrisco Business Park Master Plan and immediately north of the Tower/Unser Sector Development Plan.

The Rio Bravo Sector Development Plan area, south of Westgate Heights, encompasses 1289 acres of land. The majority of this plan area will contain residential land uses, however, an additional 236 acres of non-residential land uses are also included in this plan. These 236 acres include an urban center designation that will provide a community focal point. The larger community includes the Tower/Unser Sector Development Plan area.

These three plans total 1173 non-residential acres within a three-mile area. An overall percentage breakdown of land uses in the City is 55 percent residential, 30 percent commercial and industrial, and 15 percent recreational, public, and other. Given this very general division of land overall, the amount of residential acreage that can be supported by the existing non-residential land uses in the plans mentioned above is approximately 2200 acres. Low to medium density residential zoning is the missing portion of the larger area. The central location of the Tower/Unser Sector Development Plan among these surrounding plans lends itself as a primary residential area in close proximity to established major non-residential land uses.

Neighborhood services will exist at key intersections, and office uses will be located along principal arterials in conjunction with commercial uses or as a buffer between uses. The recommended land use mix creates a strong sense of neighborhood, but also complements other planning efforts in the general vicinity of the plan.

SECTION III

UTILITY SYSTEMS



## INTRODUCTION

The existing and recommended utility systems will be discussed individually in this section of the plan and include drainage, water, sewer, transportation, telephone, gas, and electric services.

Drainage, water, sewer, and transportation systems are under the jurisdiction of the City of Albuquerque for property within the city limits. These four systems are basic to the ability of land in any area to be developed. The Tower/Unser Sector Development Plan area is an undeveloped area. Only within the last few years have these major systems been planned, programmed and, in some cases, constructed. Because of the multiple ownership in the area, the most likely tool for completely implementing these systems will be through a Special Assessment District (SAD).

Extension of telephone, gas, and electric lines requires compliance with the policies of the individual private utility companies.

## DRAINAGE

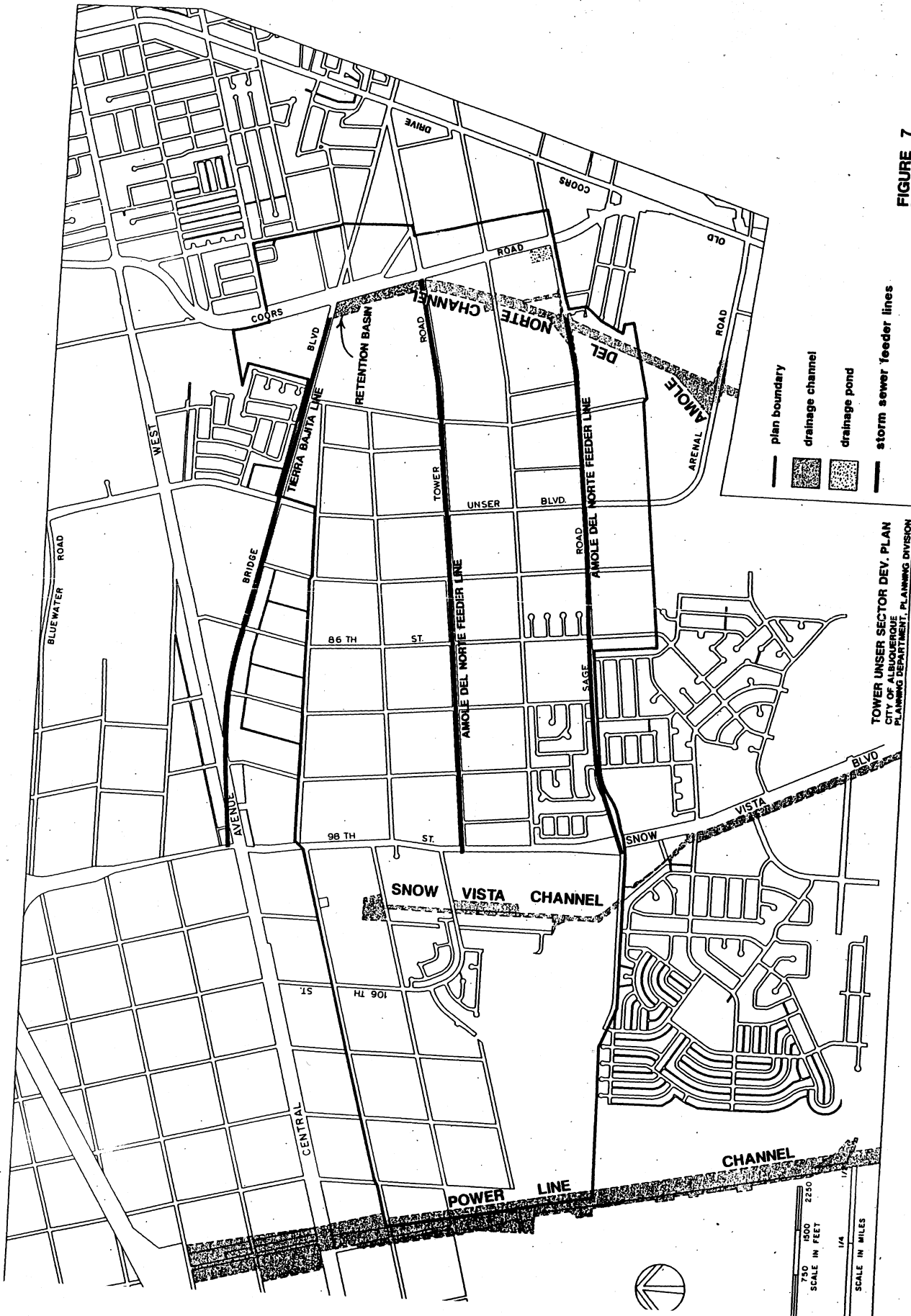
Three major drainage outfall facilities, as shown on Figure 7, will serve the Tower/Unser Sector Development Plan area. Within the plan area, the Powerline Channel and the Snow Vista Channel are completed. The final phase of the Amole del Norte Channel is scheduled for construction in January of 1990.

As land is developed to the west of the Amole Del Norte Channel, additional storm sewer feeder lines will be necessary. Major feeder systems are identified for Bridge Boulevard (Tierra Bajita Line), Tower Road, Sage Road, and Arenal Road. Funding for feeder lines has not been determined. Inlets for these systems will be provided in the initial Amole Del Norte Phase II channel construction. Individual developments must comply with City and County Ordinances, not exceed downstream capacity, and it will be necessary to provide proper conveyance to the outfall systems.

The AMAFCA Powerline Channel runs north/south and forms the western boundary of the Tower/Unser Sector Development Plan. This is the primary outfall channel for an area to the west of its alignment; therefore, it reduces the flows to the east within the plan area. (This is the Westgate Channel/Dam System.)

The Snow Vista Channel is a north/south channel located just west of 98th Street. This channel is concrete lined and drains an area generally between the Powerline Channel and the Snow Vista Channel. Construction of the Snow Vista Channel was completed in 1987.

The Amole del Norte Channel is a north/south channel located west of Coors Road. The southern reaches of this channel, outside the plan area, are constructed and the remainder is programmed to be constructed January to June of 1990. The Amole del Norte Channel is the major outfall channel for the area west of its alignment, up to the Snow Vista Channel.



**FIGURE 7  
DRAINAGE CHANNELS**

TOWER UNSER SECTOR DEV. PLAN  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, PLANNING DIVISION

750 1500 2250  
SCALE IN FEET  
1/4  
SCALE IN MILES

## WATER SYSTEM

Starting at the eastern boundary of the plan area and progressing west to the western boundary, the plan area is located within five City of Albuquerque water pressure zones as shown on Figure 8.

- 1) Zone OW - Elevation 4885-4975
- 2) Zone 1W - Elevation 4975-5063
- 3) Zone 2WR - Elevation 5063-5140
- 4) Zone 2W - Elevation 5140-5255
- 5) Zone 3W - Elevation 5255-5370

The City of Albuquerque, through its Public Works Department, provides water service from the east end of the plan area to approximately 106th Street. As a prerequisite to City of Albuquerque water service for the properties within the County portion of the plan area, annexation to the City is required. Annexation to the City would include a commitment to service the area by the City of Albuquerque within a reasonable time frame. To open service to a new pressure zone requires major capital expenditures including pipes, storage tanks, wells, and pump stations. Through the City of Albuquerque Line Extension Policy, a developer(s) could front end water service expansion and be reimbursed over time by the City.

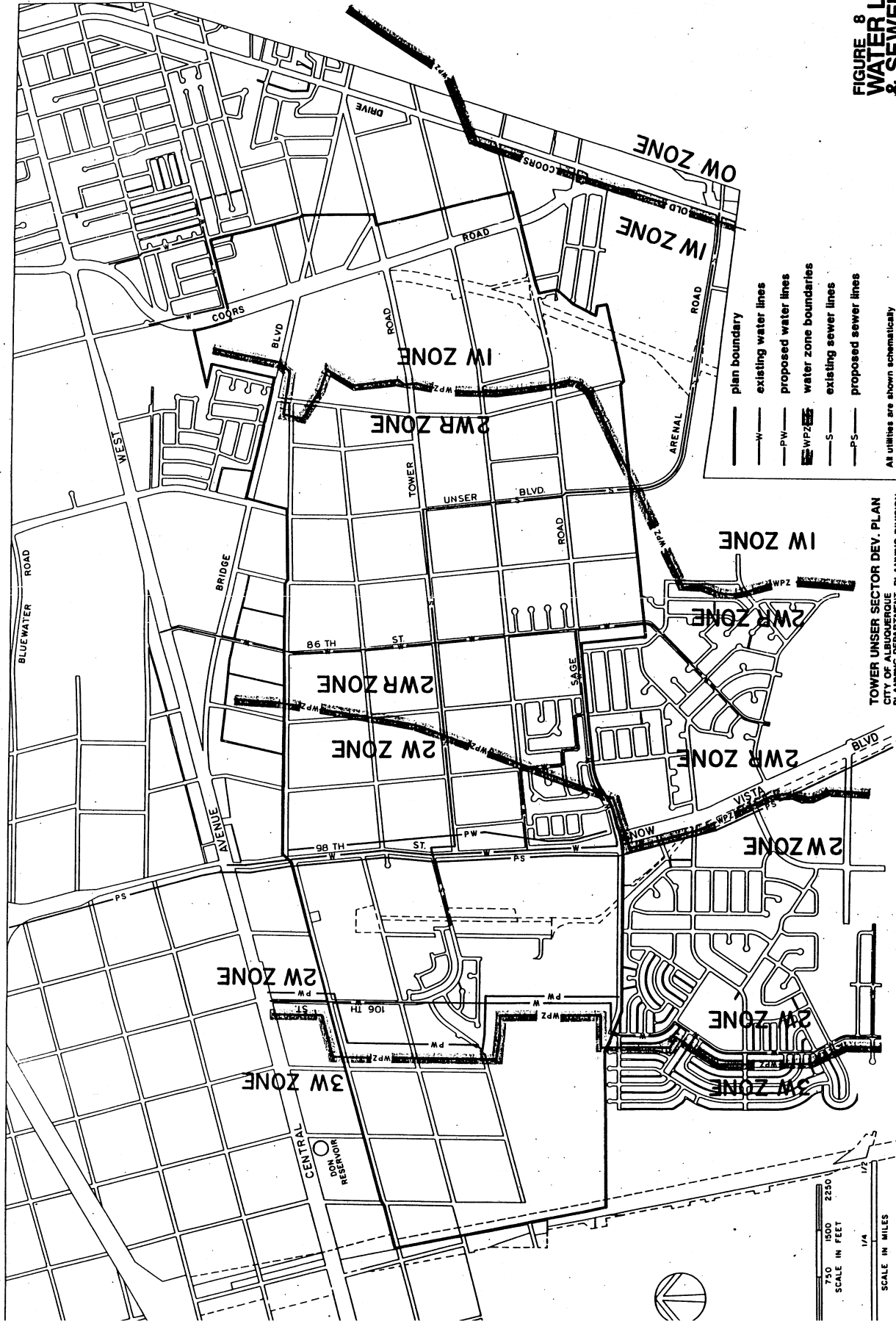
The overall water system in the plan area, as it exists today, is inadequate for large scale development, particularly east of 98th Street. Zones 1W and 3W presently cannot be served.

The City Public Works Department is conducting a study of zone 1W to determine the feasibility of serving this area by facilities in the two adjacent zones, thus eliminating zone 1W. This study is expected for completion by January, 1989, but there is no timetable for serving this area. The outcome of this study will not precipitate additional CIP projects. Line extensions will be the responsibility of the developer.

Water Pressure Zone 3W, which includes the plan area west of 106th Street, is not operational. In order to open this zone there would have to be major investment in capital infrastructure which is not presently scheduled in the CIP program.

West of 98th Street there is a 16-inch existing water line in 106th Street which provides service between 98th Street and approximately 106th Street in the plan area. A 20-inch water line is programmed for 106th Street. The southern reaches of this line near Sage (Gibson) are under construction. This line will add supplemental capacity to the area, but is not required for additional development, provided water needs are not beyond the existing capacity. This line is scheduled to be constructed by 1990.

**FIGURE 8  
WATER LINES  
& SEWER LINES**



- plan boundary
- W — existing water lines
- - - P - - - proposed water lines
- WPZ — water zone boundaries
- S — existing sewer lines
- - - PS - - - proposed sewer lines

All utilities are shown schematically rather than in their true geographic position.

TOWER UNSER SECTOR DEV. PLAN  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, PLANNING DIVISION

750 1500 2250  
SCALE IN FEET  
1/4  
SCALE IN MILES

A 30-inch water line has been constructed in 98th Street from Central Avenue to Sage Road. Construction was completed earlier this year. This major line is required for the expansion of development from 98th Street east to the Amole del Norte Channel.

The 20-inch water line in 106th Street and the 30-inch water line in 98th Street are the only two major transmission lines which are required to be built in the plan area as part of the CIP program in the area of the plan that can currently be served. Distribution lines will be required to individual developments and will be the responsibility of the developer. CIP funding will be required to provide service to Zone 3W.

### SEWER SYSTEM

Existing and proposed sewer lines are shown on Figure 8.

The main sewer transmission line serving the Tower/Unser Sector Development Plan area is located in Tower Road running east from 98th Street then runs south in Unser Boulevard. Construction of this line was completed in 1987. Feeder lines into this sewer line are required for individual developments and are the responsibility of the developer.

There will be a 36-inch major transmission sewer line located in 98th Street, however, this line will primarily serve development north of Central Avenue and is not a requirement to serve the plan area. This project is included as a programmed CIP improvement within the next six years.

### TRANSPORTATION SYSTEM

As Westgate Heights developed, two major roads were built to serve this subdivision. They were 98th Street from Central Avenue south into the subdivision, and Sage Road between Old Coors Road and 98th Street. Both these roadways were built with substandard paving. These streets remain as the only paved access roads through the plan area and into the Westgate Heights subdivisions. Dirt tracks and some bladed dirt roads represent the remainder of access through the plan area. They generally follow alignments of proposed paved streets and are used as access to the scattered development outside the city limits.

The Long Range Major Street Plan (LRMSP) for the Albuquerque Urban Area designates major streets according to their anticipated traffic service function. Three types of street are identified on this plan. They are Principal Arterials, Minor Arterials, and Collectors. Classification criteria for these roadways is provided in Appendix B. The LRMSP is established for the metropolitan region, therefore, jurisdictional boundaries are not a factor in determining alignments.

The Urban Transportation Planning Policy Board (UTPPB) passed Resolution UTPPB R-87-3 on January 23, 1987, which established a southwest street network as part of the Long Range Major Street Plan. The major streets and location study corridors within or bounding the plan area, along with special conditions and required rights-of-way are listed below.

### Principal Arterials

1. Coors Road, limited access, 156 feet of right of way. With the existing interchange at Coors and I-40 this street is expected to be a major north/south route on the west side. The new portion of Coors Road, south of Central Avenue, was opened to traffic in May, 1988.
2. Tower Road from Bridge west to Coors Road, 156 feet of right-of-way.
3. Unser Boulevard, limited access, 156 feet of right-of-way. Right-of-way acquisition has begun on the portion of this roadway south of Central Avenue through the plan area.
4. 98th Street, 124 feet of right-of-way. Additional right-of-way is required to achieve 124 feet.

### Minor Arterials

1. Bridge Boulevard from Tower Road west to Coors Road, 86 feet of right-of-way. Bridge Boulevard will be realigned to form a "T" intersection with Tower Road west of Old Coors Drive. East of this intersection Bridge Boulevard has been reconstructed as a Principal Arterial.
2. Sage Road, 86 feet of right-of-way.
3. Tower Road from Coors Road west to 98th Street, 100 feet of right-of-way.

### Collectors

1. Bridge Boulevard from Coors Road to 86th Street, 68 feet right-of-way. Bridge Boulevard will form a "T" intersection with 90th Street and the extension of Bridge between 90th Street and Central Avenue will be vacated. Vacation of this right-of-way was an adopted policy in the West Route 66 Sector Development Plan.
2. Tanager Drive, 68 feet of right-of-way. This roadway will connect 106th Street to Sage Road.
3. Tower Road from 98th Street to 106th Street, 68 feet of right-of-way. Tower Road then curves to the north and becomes 106th Street.
4. 86th Street from Central Avenue to Sage Road, 68 feet of right-of-way plus an additional 12 feet for a bikeway lane.
5. 106th Street from Tower Road to Central, 68 feet of right-of-way.

### Location Study Corridors

1. Eucariz Location Study Corridor will locate a collector to connect 118th Street to Tanager Drive.
2. Sage/Gibson Location Study Corridor will extend Sage west to intersect with 118th Street. It is proposed that Sage will be continued as a minor arterial.
3. 118th Street Location Study Corridor from Central Avenue to the Pajarito. The most likely alignment for this proposed minor arterial will be parallel to the east side of the Powerline Channel and easements.

### TRANSPORTATION IMPROVEMENTS

The Transportation Improvements Program (TIP) lists projects in an Annual Element (1988-1989) and in a Five-Year Element (1988-1993). The following projects are part of the street system within the plan area and are programmed improvements. Some are completed projects. The status of each is indicated.

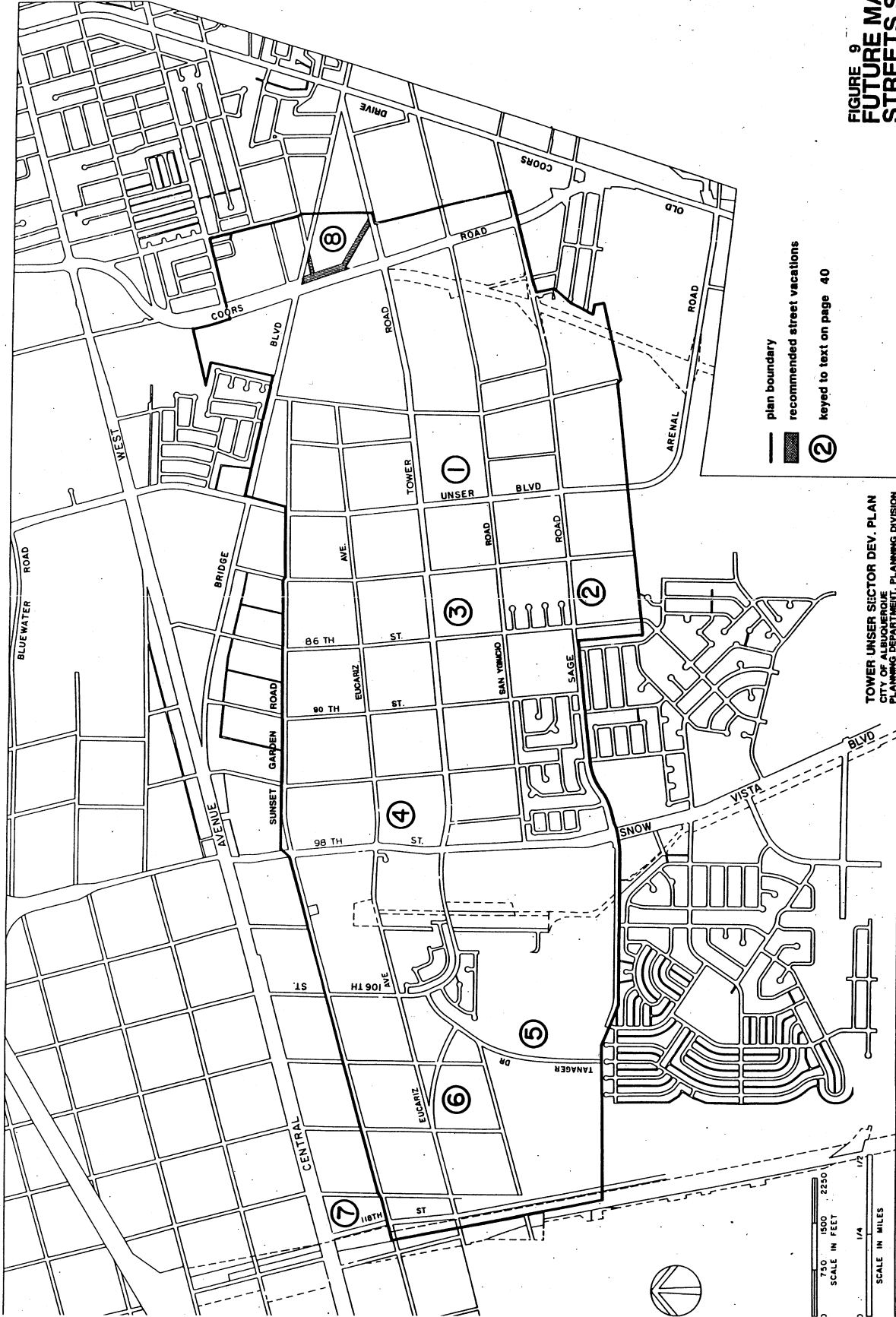
1. Coors Road, Central to Arenal with Bikeway. Construction is complete. Lead agency is the City of Albuquerque.
2. 98th Street from Blake to Central. Within 1988 the preliminary engineering was begun. Under the Five-Year Element projections are for preliminary engineering to be completed and construction will be underway for a four-lane divided roadway. Lead agency is the City of Albuquerque.
3. Sage/Gibson Road crossing at the Snow Vista Channel, construction is complete.
4. Sage Road crossing at the Amole del Norte Channel, preliminary engineering is underway and was completed in 1988. Under the Five-Year Element construction of the crossing will be complete. Lead agency is the City of Albuquerque.
5. Tower Road crossing at the Amole del Norte Channel, preliminary engineering is underway and will be completed in 1988. Under the Five-Year Element construction of the crossing structure will be completed.
6. Tower Road crossing at the Snow Vista Channel, construction is completed.
7. 98th Street Bikeway from Central south to Gibson is currently inactive. Under the Five-Year Element signing will be complete.

Figure 9 shows several planned, but unscheduled and unfunded, transportation improvements. The improvements listed below do not represent new roadways or projects that have not been proposed, but represent projects that should be scheduled and prioritized for funding. These improvements are described below and are adopted as a part of this plan. These projects have been incorporated as a part of the land use plan.

1. Unser Boulevard will be constructed as a limited-access principal arterial with 156 feet of right-of-way. The alignment will generally follow the existing platted 60-foot right-of-way.
2. Sage Road will be widened to an 86-foot right-of-way along its present alignment and serve as a major east/west route through the plan area.
3. Tower Road will serve as the other major east/west route through the plan area. It will be constructed with 100 feet of right-of-way
4. 98th Street will be widened to 124 feet, and the intersections at Sunset Gardens, Eucariz, and Tower Roads will be realigned to eliminate the existing offset alignments. Zoning has been recommended for adjacent parcels based on preliminary engineering documents for the realignment of these intersections.
5. Tanager Drive will be constructed with 68 feet of right-of-way. It will be a north/south roadway which connects 106th Street to Sage Road.
6. Eucariz Road will be constructed with 68 feet of right-of-way and will be aligned west of 106th Street to connect Tanager Road to 118th Street. Figure 9 proposes an alignment based on recommended land use.
7. 118th Street with 86 feet of right-of-way is shown along the east edge of the Powerline Channel and powerline easements. The city facility in the northwest corner of the plan area will set aside right-of-way for this alignment. This alignment is proposed in response to recommendations for land use and zoning in this plan.
8. The rights-of-way shown for vacation are not needed since the completion of Coors Road, and the properties adjacent to them will still have access. Easements for utilities will be maintained if required.

The grid street system that exists is not the most efficient street pattern. With replatting of properties, a different street pattern could better serve the area and is encouraged.





**FIGURE 9  
FUTURE MAJOR  
STREETS SYSTEM**

— plan boundary  
 ■ recommended street vacations  
 ② keyed to text on page 40

TOWER UNSER SECTOR DEV. PLAN  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT, PLANNING DIVISION

750 1500 2250  
 SCALE IN FEET

1/4  
 SCALE IN MILES



Vacation of some streets in the plan area may be appropriate and is encouraged in connection with replatting of property. It cannot be determined at this time which streets, if any, will not be necessary for development. It is possible, however, to consider vacation of portions of those streets listed below without interfering with the long-range major street plan for the area.

North/South Streets:

1. Stinson Street
2. 79th Street
3. 82nd Street
4. 94th Street
5. 102nd Street
6. 110th Street
7. 114th Street

East/West Streets:

1. Eucariz Avenue
2. San Ygnacio

TELEPHONE SERVICE

Mountain Bell serves the plan area. Telephone service in the portion of the plan area from the western boundary (Powerline Channel) to 98th Street is limited to buried cable which serves a mobile home park and commercial development from approximately Tower Road to Sage Road on the west side of 98th Street and the Sunrise Terrace Subdivision. The residential development from approximately Sage Road north to San Ygnacio, east to 90th Street is also served by buried cable. There exists a small portion of buried cable on the north boundary between 94th and 90th Street. Aerial cable and aerial wire parallel each other from approximately 98th Street east along Tower Road to Stinson Road. In general the plan area is not served extensively by existing phone service. Telephone lines are shown on Figure 10.

NATURAL GAS

The Gas Company of New Mexico currently serves the Sunrise Terrace, Westview, Sunset West, and Skyview subdivisions. The existing gas facilities that bound the plan area include:

- 8-inch HP gas main on Central Avenue
- 8-inch HP gas main on 98th Street
- 6-inch VHP gas main on South Coors

Any extension of the Gas Company's main line will be in accordance with the New Mexico Public Service Commission Rule #16. Figure 10 shows the gas lines in and bounding the plan area.

## ELECTRICITY

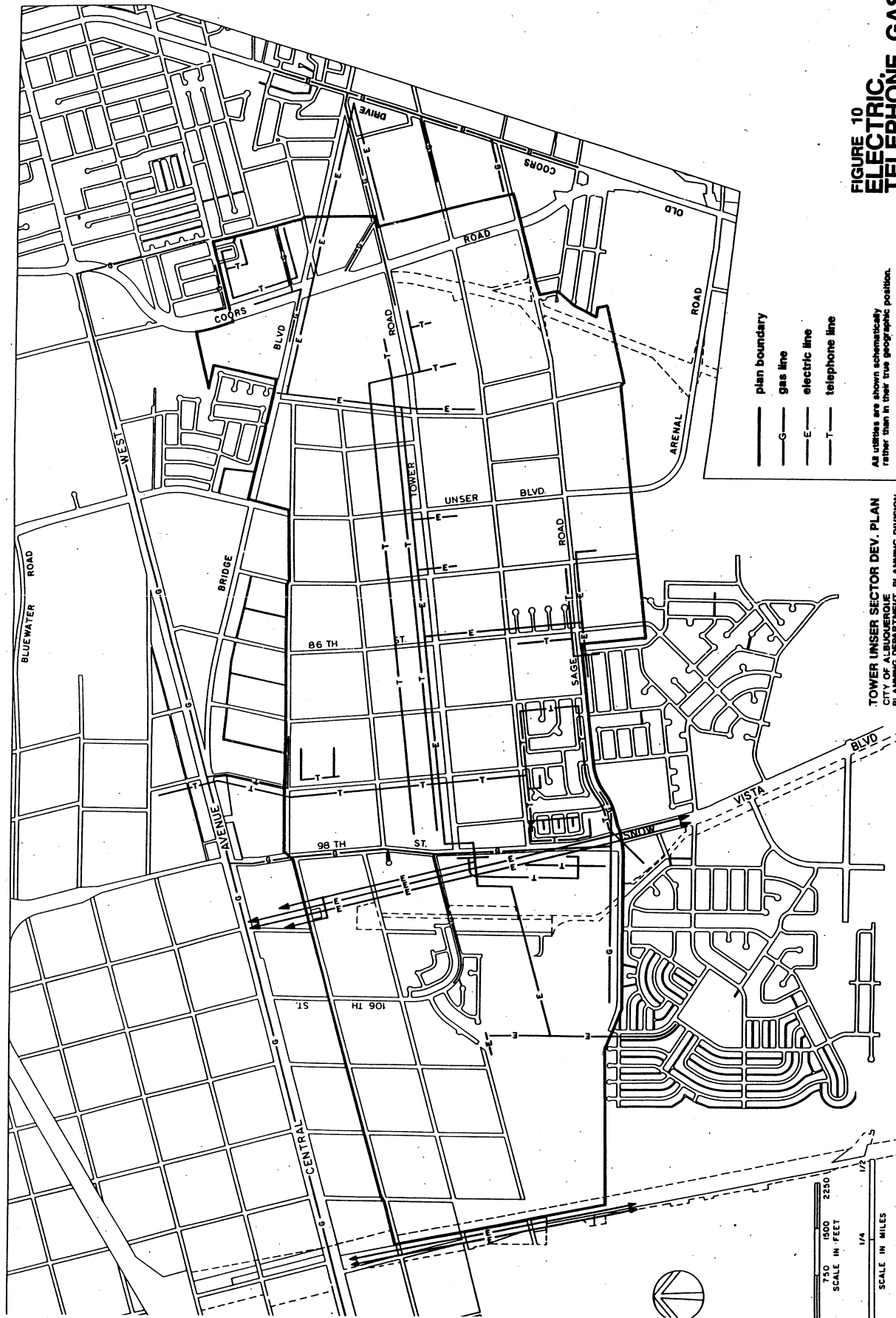
The current Electric Service Transmission and Subtransmission Facilities Plan indicates no construction of transmission facilities in the study area. The current Facilities Plan is in draft form and all revisions, in the form of amendments to the plan, will be presented to the Environmental Planning Commission, Albuquerque City Council, County Planning Commission, and the Bernalillo County Commission for final approval. The existing facilities for electrical services in the plan area include a PNM (12.5kV ) distribution substation, which is west of 98th Street on the northern boundary of the plan area. The Public Service Company of New Mexico has a 12.47 kV primary distribution line transversing east-west from approximately Bridge and Airport Roads, west to Stinson, south to Tower Road, west to 98th Street, and southwest to Gibson and Cerrillos Roads. In addition, there are minor 12.47 kV extensions generating from Tower Road south on Unser, 82nd, and 90th Streets. All electric transmission lines are aerial cables, and there are no future plans to bury these cables.

To acquire service, from PNM for any residential or commercial structure within the plan area requires an application analysis by the PNM Customer Services Department.

PNM has the following transmission lines which cross the plan area.

1. 345 kV Transmission Line running north and south (Gibson Road to Sunset Gardens Road) along the western boundary of the plan area.
2. Two 115 kV Transmission Lines running north and south from Sage Road paralleling 98th Street to Sunset Gardens Road.

Plains Electric has one 115 kV Transmission Line which parallels PNM's 345 kV Transmission Line along the western boundary of the plan area. Figure 10 shows the electric lines within the plan boundaries.



- plan boundary
- G — gas line
- E — electric line
- T — telephone line

All utilities are shown schematically rather than in their true geographic position.

TOWER UNSER SECTOR DEV. PLAN  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, PLANNING DIVISION

750 1500 2250  
SCALE IN FEET

1/4 1/2  
SCALE IN MILES

**FIGURE 10**  
**ELECTRIC, TELEPHONE, GAS LINES**

---

SECTION IV

MUNICIPAL SERVICES  
AND FACILITIES

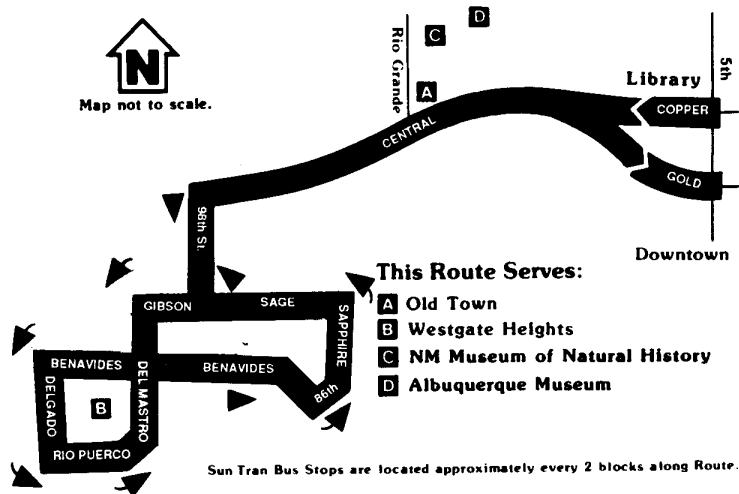
## INTRODUCTION

Municipal services and facilities within the plan area, and adjacent to it, are discussed below. Where possible general locations of future facilities are indicated. The locations of existing and proposed municipal facilities are shown on Figure 11.

## TRANSIT

The plan area is served by one City of Albuquerque bus route (No. 51 West Central-Westgate). The service route travelled is shown below. It serves the area from Central Avenue south along 98th Street, which is the only north/south paved access route into the developed area of Westgate Heights. Expansion of the present service is not anticipated in the near future; however, routes are constantly monitored and changes are programmed, when needed, as development occurs.

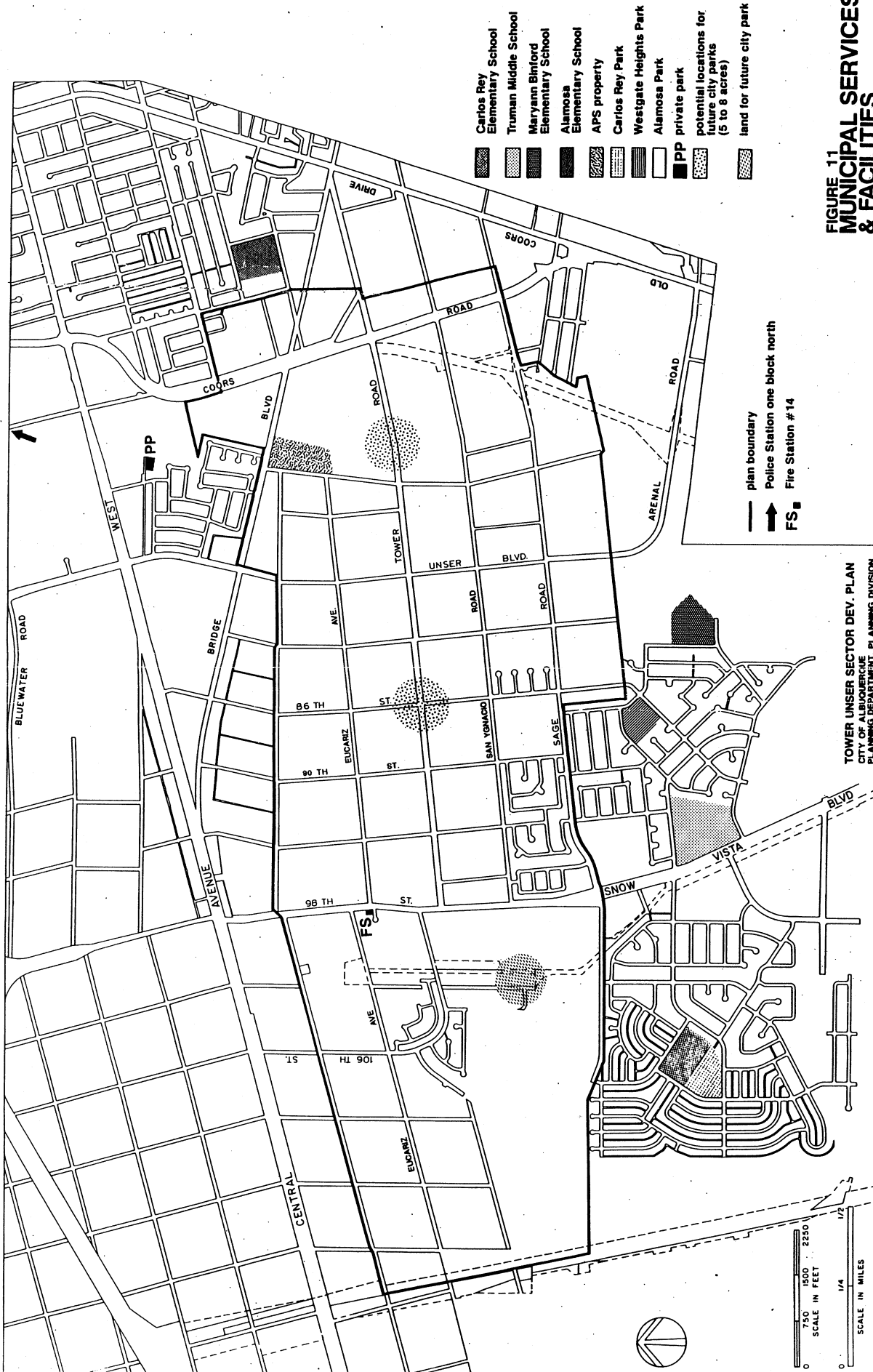
Programmed improvements for the transit system in the plan area include a bus stop signage program which will clearly mark all Sun Tran stops in the plan area.



# WEST CENTRAL-WESTGATE

## ROUTE 51

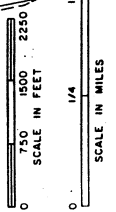
**FIGURE 11  
MUNICIPAL SERVICES  
& FACILITIES**



- Carlos Rey Elementary School
- Truman Middle School
- Maryann Binford Elementary School
- Alamosa Elementary School
- APS property
- Carlos Rey Park
- Westgate Heights Park
- Alamosa Park
- PP private park
- potential locations for future city parks (5 to 8 acres)
- land for future city park

- plan boundary
- Police Station one block north
- Fire Station #14
- FS

TOWER UNSER SECTOR DEV. PLAN  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, PLANNING DIVISION



## SCHOOLS

There are no existing schools located within the plan area boundaries, however, the plan area lies within the Albuquerque Public Schools System. The schools listed below are shown on Figure 11.

Schools which serve the plan area are:

1. West Mesa High School (6701 Fortuna Road, NW).
2. Truman Middle School (9400 Benavidez Road, SW).
3. Alamosa Elementary (6500 Sunset Gardens, SW).
1. Carlos Rey Elementary (1215 Cerrillos Road, SW).
3. Mary Ann Binford Elementary (1400 Cortez Road, SW).

An elementary school will be required within the plan area boundaries as the area develops. Albuquerque Public Schools owns land located at the southeast corner of Bridge Boulevard and Stinson Street. This site has the capacity to accommodate an elementary school and is expected to be developed for that use. Only Truman Middle School serves the area so an additional middle school may be required. APS would need to acquire a site for a new middle school. West Mesa High School serves this area, and no new high schools are anticipated in the area at this time.

## PARKS AND RECREATION

The Parks and Recreation Department tries to provide basic service to every residential neighborhood. This is in the form of a neighborhood park of at least five acres which would contain a children's playground, picnic tables, landscaping and a practice grassed play field for soccer. Frequently the park also contains a basketball court.

Facilities such as pools, community centers, athletic fields and tennis courts are provided at a regional or community scale to serve several (5-10) neighborhoods. The Tower/Unser Sector Development Plan area would be served by the new community center at Truman Middle School and a future outdoor pool also planned there.

There are existing athletic fields at West Mesa Park and the County's Atrisco and Tom Tenorio Parks. Also additional soccer game fields are being considered at Atrisco Village Park in Westgate Heights. There are tennis courts within a mile of the plan area at Carlos Rey and Alamosa Parks.



The City of Albuquerque Parks and Recreation Department has ownership of only one park site (Sunrise Terrace) within the plan area boundaries. Sunrise Terrace Park is located at San Ygnacio and 102nd St. S.W. The intent for this park site is to grow in size as other units of Sunrise Terrace Subdivision are platted. There is no designated time frame for the construction of this park. The City Parks and Recreation Department owns no other land in the plan area, nor are there other scheduled recreational improvements in the plan area.

The following is a listing of existing parks adjacent to the plan area and any planned improvements to them.

1. Carlos Rey Park: 7.71 acres, located at Delgado and Benavidez S.W., adjacent to Carlos Rey School. This is a fully developed park with no scheduled improvements necessary.
2. Westgate Community Center: Located at 1400 Snow Vista Blvd., S.W. An approximately 5,000 square foot building is scheduled to be completed in the fall of 1988 on the grounds (far southwest corner) of Truman Middle School. The intent is to also build an outdoor swimming pool on this site in the next 6 to 10 years.
3. Westgate Heights Park: 6.84 acres located at Sonya and Sapphire, S.W., is currently leased to the Westgate Little League. The intent is to relocate the little league to a new park within the Rio Bravo Sector Development Plan area, then develop Westgate Heights Park as a neighborhood park within the next 4 to 6 years.
4. Atrisco Village Park: 10 acres located at Rio Puerco and Delgado, S.W. This park is partially developed. Depending on neighborhood input, additional facilities including parking lots, landscaping, play equipment, soccer fields, and picnic areas are planned within the next four to five years.

The City Parks and Recreation Department, under future needs would want to acquire two park sites within the plan area, with a minimum of five acres each. One site should be between 98th Street and Unser Boulevard and the other park site would be between Unser Boulevard and Coors Road. If the Albuquerque Public Schools develops the existing school site within the plan area, Parks and Recreation would consider a location adjacent to the school site as optimal for a new park.

Two future park sites are shown on Figure 11. They are located to be approximately one-half mile from each other and from other parks in the vicinity, and are located to be accessible without crossing a Principal Arterial. These locations are very generalized. The important point to note is that two park sites are needed. In addition, the Hubbel Land Trust proposed a 2.5 acre private park adjacent to the Skyview West neighborhood. Parks and Recreation is considering *accepting this park site as a possible public park in the future.*

## RECREATIONAL TRAILS

There are three major drainage channels which bisect the plan area north to south. Trail facilities are proposed along these channels. The Amole del Norte Channel, which is a major open space link, should incorporate a trail along it to tie together the bike trails along Rio Bravo Boulevard and Bridge Boulevard both of which intersect the channel from the east; and to provide a link to the major open space trail along the Amole Arroyo which intersects the channel from the west.

## BIKEWAYS

The following bikeways are adopted on the Bikeways Master Plan for streets within the plan area and are shown on Figure 11A:

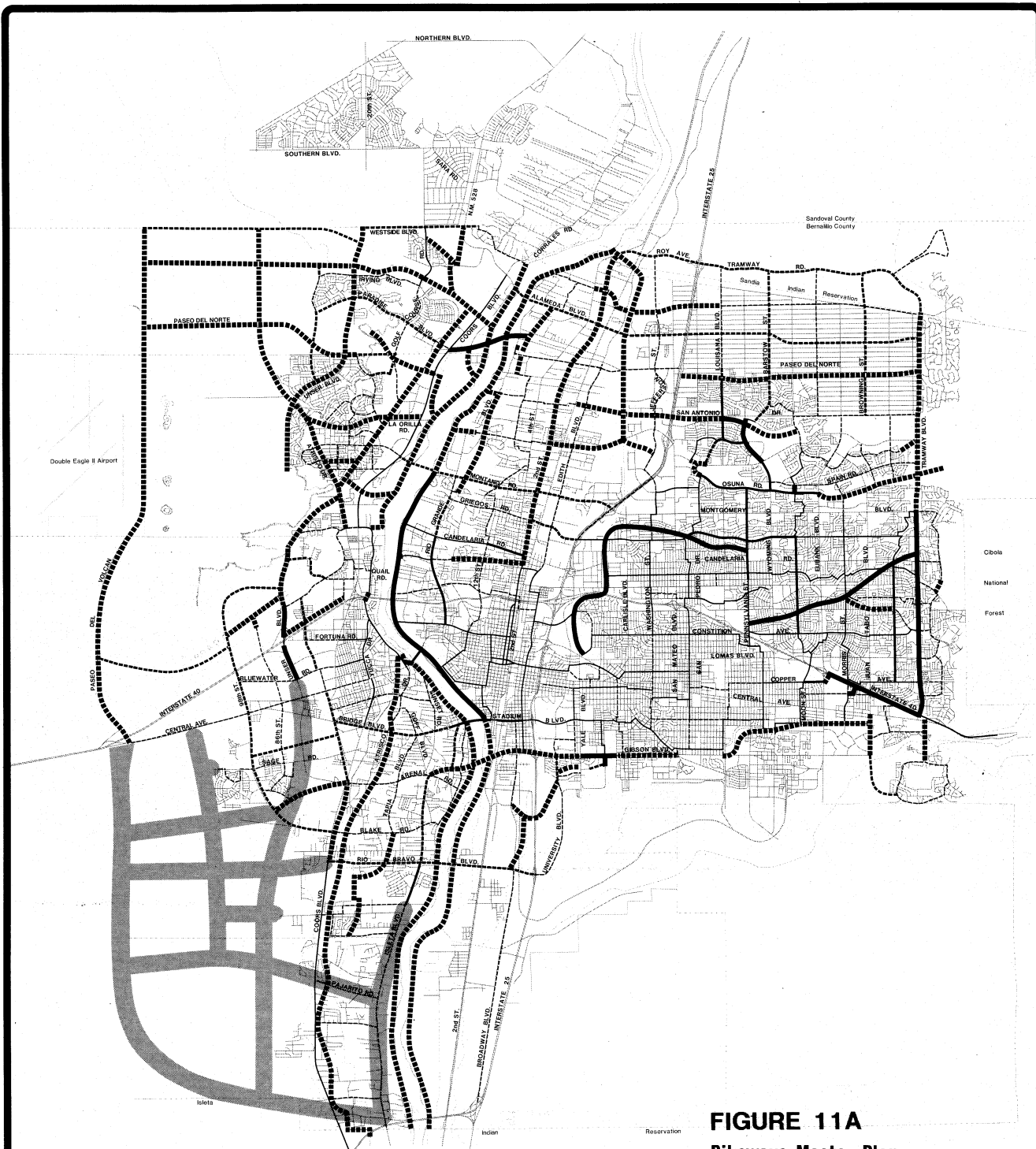
1. Bike Trails: There are no bike trails adopted within the plan area.
2. Bike Lanes: Bike lanes will be located on Coors Road, 98th Street, and Tower Road.
3. Bike Routes: Bike routes will be located on 86th Street and on Sage Road.

Many bikeway study corridors exist in the plan area and adjacent to it. Additional bikeway facilities can be anticipated to provide good connections through the plan area. The connection to the north is particularly important since major trail facilities will be located north of Interstate 40.

## POLICE/FIRE SERVICE

The Albuquerque Police Department's Valley Sub Station is located north of the plan area (604 Los Volcanos Road, SW) and provides police service for the municipal portion of the plan area. The Bernalillo County Sheriff's Department, dispatched from 2600 South Broadway, provides police service for the county portion of the plan area.

Fire protection is provided to the entire plan area from City of Albuquerque fire station No.14 (517 98th Street NW). This fire station will be relocated to the city facility to be located at the northwest corner of the plan area. The existing fire station will be demolished to allow for the intersection realignment at 98th Street and Eucariz Road and to provide for the additional right-of-way required along 98th Street.



**FIGURE 11A**  
**Bikeways Master Plan**  
 Albuquerque Urban Area

TYPE \ STATUS	STATUS		Corridor
	Existing	Proposed	
Trail	—————	—————	
Lane	—————	—————	—————
Route	—————	—————	

Reviewed and recommended by the Transportation Coordinating Committee and adopted by the Urban Transportation Planning Policy Board of the Middle Rio Grande Council of Governments 26 August, 1988.

**Middle Rio Grande Council of Governments of New Mexico**  
 620 Lomas N.W., Albuquerque, N.M. 87102 (505) 247-1750

*Nadyne C. Bicknell*  
 Nadyne C. Bicknell  
 Chairman, MRGCOG/UTPPB

---

SECTION V

RECOMMENDED ZONING

## INTRODUCTION

As stated earlier in this plan, the intent of the land use scheme is to create a community at a neighborhood scale with various options for housing, shopping, and services. Since land uses associated with neighborhood scale development are well-defined by established zoning categories, those provisions are used as much as possible to meet the objectives of this plan.

In addition to maintaining a neighborhood scale, the zoning recommendations in this plan are based on the following considerations.

1. The Comprehensive Plan's designation of this area as primarily Developing Urban. Because this is largely a plan for part of the Developing Urban Area, where zoning is being set by this sector development plan, the zoning for most of the residential as well as for a few related areas are mapped in the "RD Residential and Related Uses Zone, Developing Area."
2. The adopted Southwest Area Plan's land use designation for Residential Area 5 which provides for a moderate-density neighborhood area.
3. The larger surrounding area which has been planned through existing sector development plans. This larger community area provides for regional-scale services and the zoning provides for employment opportunities that need not be duplicated in an adjacent area, but requires the development of housing to support those activities.
4. The proposed transportation system for the major streets in the plan area is defined; therefore, the land use designations respond to the major street system.
5. The existing zoning, particularly that in the City, has begun to establish a residential land use pattern in the plan area. This existing pattern of development is the impetus for forming a land use pattern which creates a larger neighborhood area with supporting neighborhood services.

The following assumptions were made in the development of the plan's zoning recommendations.

1. Annexation of all properties outside the city limits will occur. The City is willing to pursue annexation of those properties which lie outside the city limits because the plan area is surrounded by City property on three sides, water and sewer lines are constructed or programmed to serve the area, and the major street system is defined.
2. Replatting of many properties is likely to occur. The major residential developments which have occurred in the plan area, within the city limits, are in subdivisions platted under the R-1 and RT standards.
3. Vacation of portions of streets is likely to occur and is encouraged where appropriate. The rectangular arrangement of blocks within the plan area can be modified by platting, and with replatting, portions of existing rights-of-way could be vacated.

---

The recommended zoning is shown on Figures 12 and 13. Zoning which allows residential uses ranging from single-family homes to multi-family units up to 20 dwelling units per acre accounts for the majority of the zoning recommendations in the plan.

The residential zoning is supported by neighborhood commercial and office zoning located at major intersections where traffic volumes will be high and access to the properties can easily be accommodated.

Industrial zoning is recommended on the east side of Coors Road adjacent to existing industrial zoning. Industrial land uses in this location are consistent with existing development and create a cohesive block of land for these uses. In order to promote an attractive new arterial, site development plan controls are imposed on this industrial land.

The SU-2 zone is used for a special land use situation: it is used as a buffer zone surrounding and including a proposed 30-acre City facility in the northwest corner of the plan. The zone abuts more SU-2 zoning to the north, outside the boundary of this sector plan.

The following pages justify the use of each recommended zone category. Special requirements of the RD, SU-2 and SU-1 zones are provided in Section VI. The base map used for the recommended zoning incorporates the transportation improvements shown on Figure 9. This base map is used so that zone lines will correspond to the future improvements.

## A. RESIDENTIAL ZONE CATEGORIES

### 1. RD/R-1 Zoning

#### Justification

This plan area is proposed as a primarily residential area with R-1-type single-family detached residential zoning as a major zone category. Even though the proportion of more dense housing has been increasing in Albuquerque, single-family houses remain the most extensive form of housing in our city, and is seen as the core of the Tower/Unser neighborhood area. This neighborhood will support and benefit from the higher-intensity land uses that occur to the north and south. No innovative regulation seems to be necessary in this area, and so the RD for R-1 zoning imposes all the standard R-1 provisions.

### 2. RT Zoning

#### Justification

RT zoning is recommended on several parcels along 98th Street and north of Bridge Boulevard within the Established Urban Area of the Comprehensive Plan and where the R-1 zoning requires buffering from more intense uses. Existing RT zoning remains unchanged.

### 3. RD/9 Dwellings per Net Acre Zoning (See Section VI)

#### Justification

RD/9 du/acre zoning is used on land parcels in the Developing Urban area which are appropriate for densities up to the allowed 9 du/net acre adopted in the Southwest Area Plan.

This zone category is recommended to accommodate the existing approved County Special Use Permits. Most of these Special Use Permits are industrial-type uses in locations where residential zoning is appropriate. When annexation occurs, some of these uses would become non-conforming uses of land and be required to move within one year under the existing Comprehensive Zoning Code regulations. Since many of these businesses have been in their locations for many years, the SU-2 zone allows the City to provide relief from this potential requirement. All properties with approved County Special Use Permits will be allowed ten (10) years to operate from the date of annexation.

### 4. RD/14 Dwellings per Net Acre Zoning

#### Justification

This property was annexed and SU-1 for a Planned Residential Development (14 dwelling units per acre) zoning was established in

1986. The annexation and established zoning was approved by both the Environmental Planning Commission and the City Council. There have not been significant changes in the area since this zoning was established, therefore, the zoning remains unchanged in substance.

5. RD/20 Dwellings per Net Acre Zoning

Justification

This zoning category is used as a buffer zone and where high-density residential zoning is existing. It is located near major streets for adequate access.

6. SU-1 for a Mobile Home Park

Justification

These lands are adjacent to and under the same ownership as the property immediately to the north. In the West Route 66 Sector Development Plan the land to the north was zoned SU-1 for a Mobile Home Park. The properties to the south, within the Tower/Unser Sector Development Plan, are to be a part of this same mobile home park development under one ownership. This project will be under site development plan review, and better amenities can be provided on a larger site.

B. MIXED USE DEVELOPMENTS

1. SU-1 for R-2 and C-1 uses

Justification

This zoning was approved on this parcel of land at the northeast corner of 98th Street and Tower Road in 1986. The annexation and establishment of the existing zoning is recent and no major changes have occurred in the area to warrant a change of zone.

2. SU-1 for a Planned Residential Development (15 du/acre) for at least 10 acres and permissive C-1 uses to include a restaurant with a full-service liquor license.

Justification

This property is located at the southwest corner of Unser Boulevard and Sage Road. It is under one ownership and at the intersection of two major streets. This corner has the potential to develop sooner than some and would provide a needed incentive for additional development.

3. SU-1 for a PDA Planned Development Area to include commercial, office and residential uses (up to 15 du/acre). (See Section VI)



Justification

This zoning is recommended for a property at 86th Street and Tower Road which is under one ownership and in a location where access from major streets is available. This zoning provides a mixture of limited commercial and office acreage combined with a planned residential area up to 15 du/acre to provide an opportunity and incentive to initiate development in the central portion of the plan area.

C. OFFICE ZONING

1. O-1 Zoning

Justification

O-1 zoning is used primarily along the principal arterials and in conjunction with commercial zoning to create nodes of non-residential uses. These nodes will provide the focus for neighborhood services as development occurs. Since O-1 zoning provides the opportunity for neighborhood services beyond business office uses (such as medical offices), a neighborhood center is the appropriate place for them. In addition, access is provided without disrupting residential areas.

D. COMMERCIAL ZONING

1. C-1 Zoning (SEE SECTION VI.E FOR SPECIAL REQUIREMENTS OF C-1 ZONING ALONG UNSER BOULEVARD).

Justification

C-1 zoning is used along major streets and at intersections where left-turn access is available. C-1 is the primary commercial zone category used in this plan because of the need for neighborhood-scale, not community-scale, services.

2. C-2 Zoning

Justification

C-2 zoning is shown at several locations in the plan area. They are the northwest corner of 98th Street and Sage Road, the northwest corner of Coors Road and Sage Road, and the southwest and northeast corners of Coors Road and Tower Road. These locations are on principal arterials, and three of the sites are separated from adjacent properties by major drainage channels that provide the needed buffer between land uses. The fourth location, at the northeast corner of Coors Road and Tower Road, is adjacent to

property both to the north and south which is recommended to be zoned M-1. Each parcel is of a size which can provide expanded services beyond the smaller neighborhood commercial centers.

## E. INDUSTRIAL ZONING

### 1. M-1 Zoning

#### Justification

M-1 zoning is recommended east of Coors Road where it exists in the County or where it is an extension of existing M-1 zoning. Coors Road is a 156-foot principal arterial which creates a good physical barrier from uses on the west side of the street.

### 2. SU-2/YOW (City Yards, Office, Warehouse) (See Section VI)

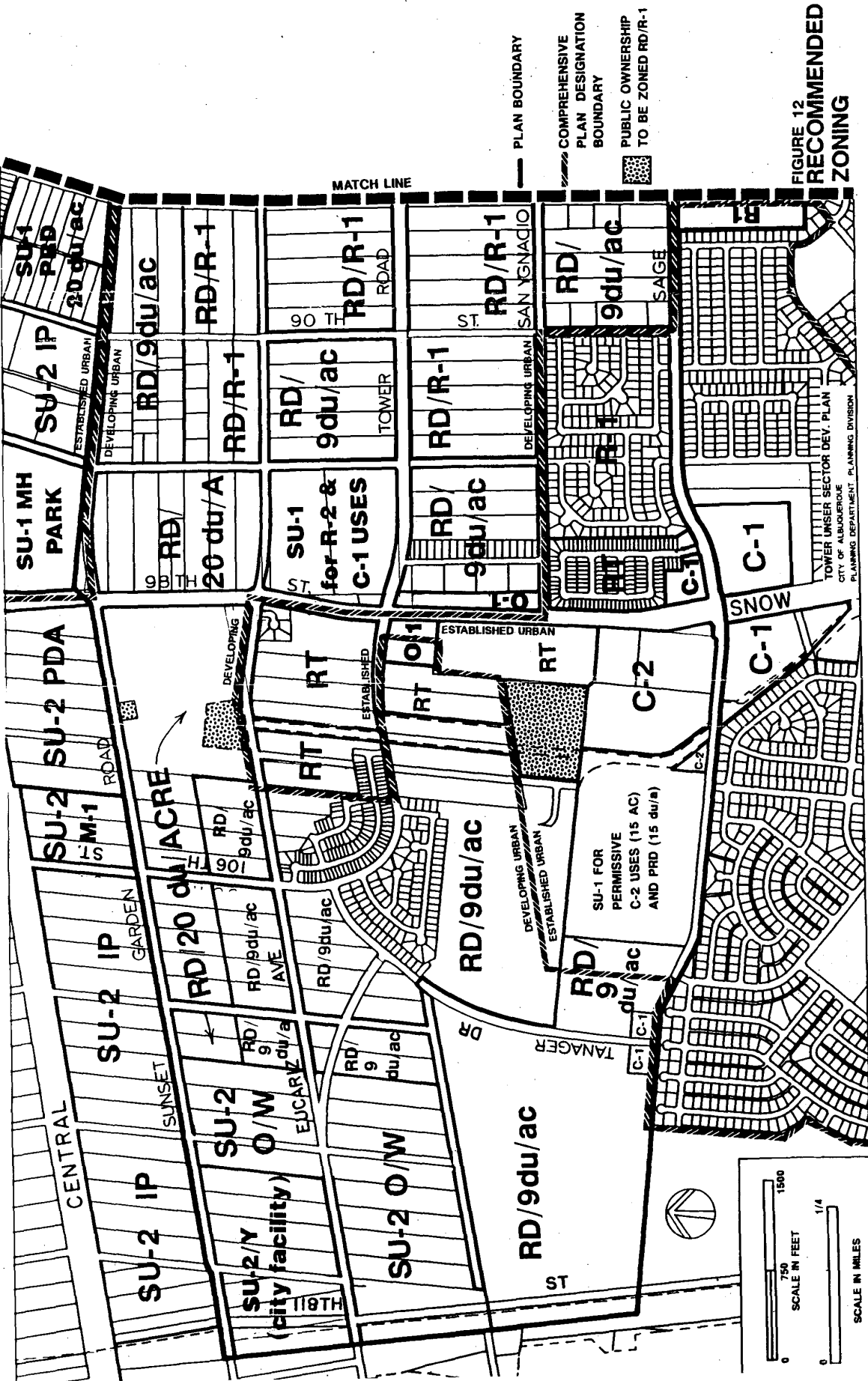
#### Justification

The City of Albuquerque has purchased approximately 40 acres in the northwest corner of the plan area. This land has been owned by the City for over five years, and based on this ownership, the City has passed bond issues to fund the facilities to be built on this site. Several City Departments are sharing this site for westside facilities, which include the Fire Department, the Environmental Health Department, and the Police Department. Some of the uses are industrial in nature, but adequate buffering can be established.

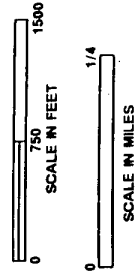
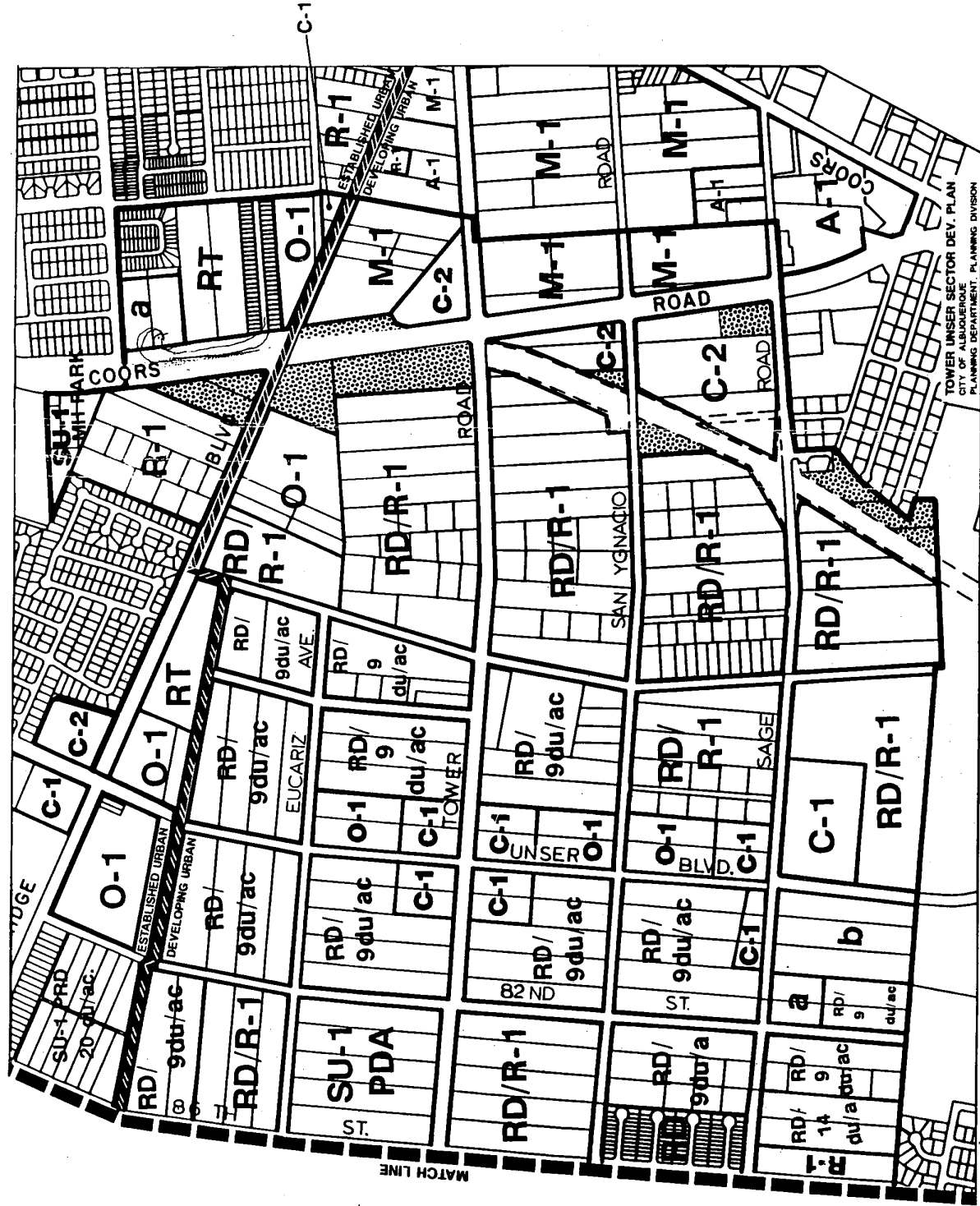
This zone category is recommended to provide a buffer or transition area next to the City land. The City intends to establish a variety of uses on their land that are not wholly compatible to be immediately adjacent to residential zoning, such as a fire training site and an animal control center.

An SU-2 zone was needed for this purpose because there are no existing zone categories that accomplish this specific land-use buffer purpose at the scale needed. This land is also located in an area where commercial uses or offices uses would be restricted due to potential access limitations, and the fact that the property would not have the visibility usually required for traffic-generated uses.

This zone allows office/warehouse uses that are low in scale and will be appropriate in this unique situation.



**FIGURE 12  
RECOMMENDED  
ZONING**



- PLAN BOUNDARY
- - - COMPREHENSIVE PLAN DESIGNATION BOUNDARY
- ▨ PUBLIC OWNERSHIP TO BE ZONED RD/R-1
- a SU-1 for church & related facilities
- b SU-1 for a PRD 15 du/a & permissive C-1 uses to include a restaurant with a full-service liquor license

**FIGURE 13**  
**RECOMMENDED ZONING**

TOWER INSER SECTOR DEV. PLAN  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, PLANNING DIVISION

SECTION VI

SPECIAL ZONING DESIGNATIONS

## REGULATIONS FOR SPECIAL ZONING DESIGNATIONS

### A. SU-1 PDA (Planned Development Area)

#### 1. Permissive Uses:

Uses permissive in the C-1 and O-1 zones and dwellings, all as allowed below:

- a. Commercial (C-1) uses shall be limited to 5 net acres.
- b. Office/Institutional uses (O-1) shall be limited to 10 net acres.
- c. Residential uses up to 15 dwellings per net acre are allowed up to 15 acres. If more than 15 acres of residential uses occur, the allowed density will be 9 du/net acre. RD zone open space requirements shall be met.

### B. RD/9 Dwellings per Net Acre

#### 1. Permissive Uses:

Uses permissive and as regulated by the RT zone with the exceptions as listed in B.3. below.

#### 2. Conditional Uses:

Uses conditional and as regulated by the RT zone with the exceptions as listed in B.3. below.

#### 3. Supplemental Regulations:

- a. The density of any residential development shall not exceed 9du/net acre.
- b. Upon annexation, any business which exists under an approved County Special Use Permit, shall be allowed to remain for a period of ten years from the date of annexation: nine years of conforming use and one year of legal non-conforming use.
- c. Special Open Space Requirements Apply for the RD zone.

### C. RD/14 Dwellings per Net Acre and RD/20 Dwellings per Net Acre

#### 1. Permissive Uses:

- a. Single-family dwellings and apartments.
- b. Other uses permissive in the R-1 zone.

2. Conditional Uses:
  - a. Uses conditional in the R-1 zone.
  - b. Day care center.
3. Site development plans shall be approved by the Planning Director after a public hearing held by city staff.
4. Special Open Space Requirements apply for the RD zone.

D. SU-2/YOW (City Yards, Office, Warehouse)

FOR THE AREA MAPPED O/W (OFFICE/WAREHOUSE):

1. Permissive Uses:
  - a. Uses first listed and permissive in the C-3 zone, and as regulated in the C-3 zone with the exceptions as listed in C.3. below.
  - b. Office, excluding medical and dental offices, and as regulated in the O-1 zone with the exceptions as listed in C.3. below.
2. Conditional Uses
  - a. No conditional uses are allowed
3. Supplemental Regulations
  - a. All uses must be conducted within a completely enclosed building.
  - b. No outside storage is allowed.
  - c. Buildings shall not exceed 26 feet in height.
  - d. Land abutting residentially-zoned property, excluding rights-of-way, shall maintain a landscaped buffer of 25 feet. The ground cover shall consist of at least 70 percent live landscaping materials. This landscaped buffer shall be outside any walls surrounding development and is required to act as a screen between the residential uses and the office/warehouse uses.
  - e. Land abutting residentially-zoned property, excluding rights-of-way, shall have a building setback along that property line of not less than 25 feet.

- f. All properties zoned SU-2 O/W shall be required to submit a landscaping plan, to be approved by the Planning Director.

FOR THE AREA MAPPED Y (CITY YARDS)

1. Permissive Uses:

Uses to serve the City of Albuquerque staff: fire academy, police academy, animal control center, environmental health labs, and staff offices and storage facilities.

2. Supplemental Regulations:

- a. The initial site development plan and major amendments of it shall be approved by the Environmental Planning Commission, similar to SU-1 zoning.
- b. Lesser site development plans and landscaping plans shall be approved by the Planning Director.

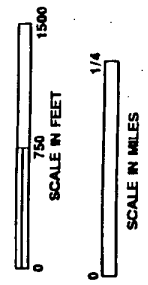
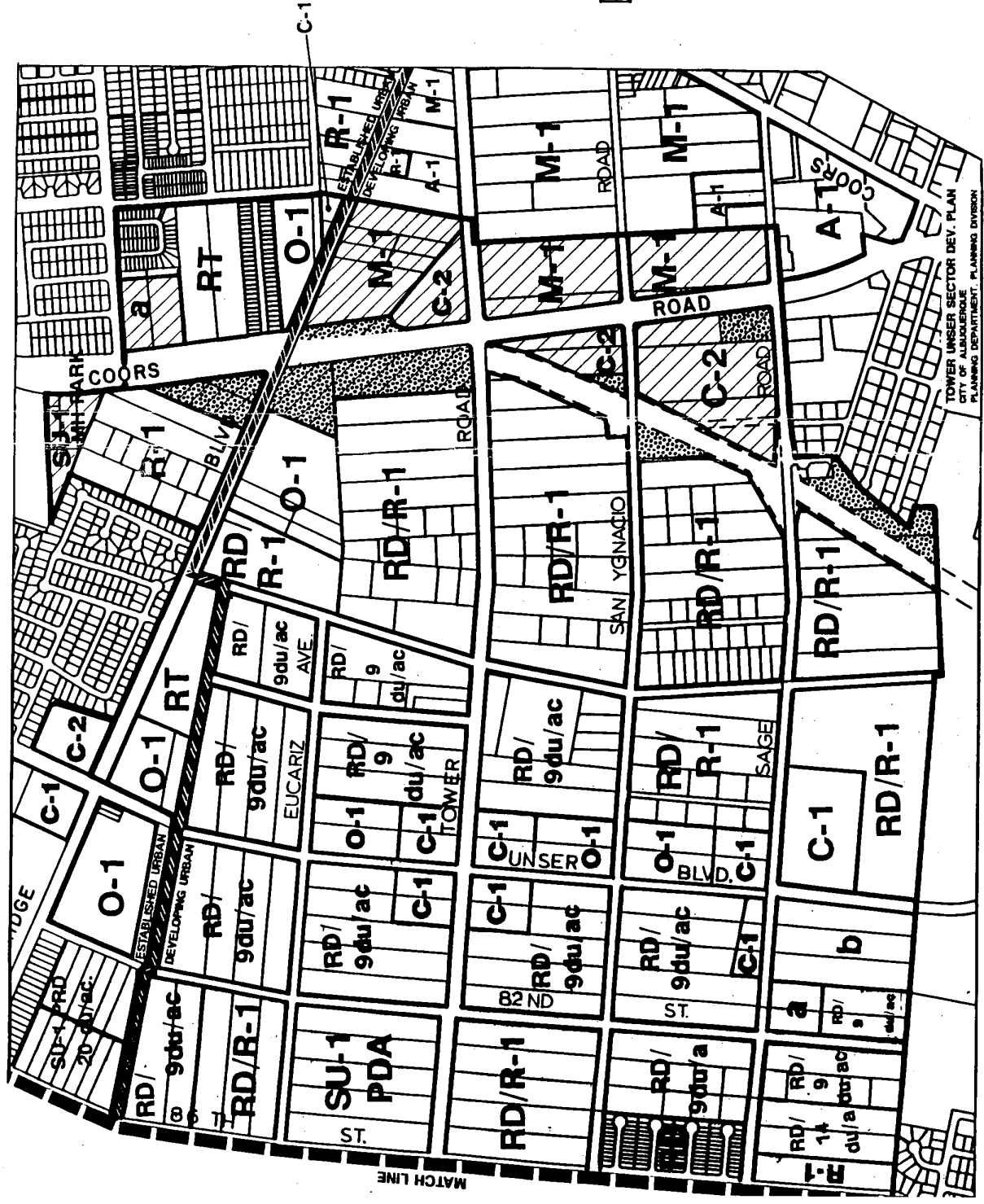
E. SPECIAL REQUIREMENT FOR C-1 ZONING ALONG UNSER BOULEVARD

The C-1 parcels at the four corners of Tower Road and Unser Boulevard and at the northeast corner of Sage Road and Unser Boulevard shall be approximately four (4) acres in size. The east/west dimension is established by existing lot lines as shown on Figure 13 and is approximately 400 feet. The north/south dimension will be 450 feet plus an amount equal to the acreage required for the right-of-way for Unser Boulevard. Upon replatting of the properties so noted and dedication of the required right-of-way for Unser Boulevard, the north/south dimension will be modified to allow a parcel that contains no more than 4.33 acres of land. This acreage is the same as what is now proposed and at a scale appropriate if access to Unser is denied. At the same time, this will provide over 500 feet of frontage along Unser Boulevard which will be an adequate distance from the intersection if curb cuts are allowed.

F. DESIGN OVERLAY ZONE REQUIREMENTS ALONG COORS ROAD

The Design Overlay Zone of the Coors Corridor Plan (Resolution # 72-1984) and all applicable amendments to it shall be enforced along the new Coors North/South Connection for those properties as shown on Figure 14. Where requirements vary, the requirements of Segment 1 shall govern.





- PLAN BOUNDARY
- ▨ COMPREHENSIVE PLAN DESIGNATION BOUNDARY
- ▩ DESIGN OVERLAY ZONE

FIGURE 14  
DESIGN OVERLAY ZONE

TOWER UNSECTOR DEV. PLAN  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, PLANNING DIVISION

---

APPENDIX A

=

PROPERTY OWNERS INDEX -- TOWER/UNSER SECTOR DEVELOPMENT PLAN

- 1- E. Stapelton
- 2- L. Leyba
- 3- R. Rosner
- 4- B. Bachicha; et.al.
- 5-6- P. Rosner
- 7- M. Dezula
- 8- E. Martinez
- 9- V. Romero
- 10-11- J. Hoffman
- 12-14 Aitali Inv. Associates
- 16. Westside Group
- 17- P. Montoya
- 18-19- R. Ghattas
- 20- N. Penny
- 21- G. Sedillo
- 22- C. Carroll
- 23- N. Del Frate
- 24- R. Rosner
- 25- O. Whisen Hunt
- 26-27 Nine-Ten
- 28-30- O. Shambaugh; et.al.
- 31- R. Carrico
- 32-34- C. Tibbets
- 35- D. Baca

36-37 Big Thirteen  
38- Della Mea General Partnership  
39- N. Ghazal  
40-41- Western Acreage Inc.  
42- G. Samara  
43-45 C. Romero  
46-47 W. Feldman  
48- Board of Education  
49- Security Trust Company; et.al.  
50- J. Herrera  
51- P. Milligan  
52-53- Archdiocese of Santa Fe  
54- W. Gross  
55- United New Mexico Trust Co.  
56- J. Marquez  
57-61- Rex Oil Co. of Florida  
62-66- Dale Bellamah Land Company  
67-75- J. Hoffman  
77-78- D. Baca  
79-80- D. Bellamah Land Company  
81-82- Tower West Joint Venture  
83- J. Hoffman  
84- M. Albers  
85- D. Bonaguidi  
86-87- Tower West Joint Venture  
88-92- H. Teague  
93-97- C. Romero  
98- D. Harville

99-100- R. Lenhoff  
101-102- P. Lambert  
103- Sisters of Charity  
104- J. Martinez  
105- P. Matteucci  
106- E. Lovato  
107- P. Matteucci  
108 M. Duran  
109- D. Padilla  
110- A. Baca; et.al.  
111 Westland Development Company  
112- B. Alavio  
113- G. Lucero  
114- United New Mexico Trust Company  
115- B. Skinner  
116- W. Hasse  
117- M. Liberman  
118- J. Hoffman  
119- Bellamah Community Development  
120- A. Herrera  
121- C. Castillo  
122- E. Chavez  
123 L. Vasquez  
124-125- Board of American Mission of Madison  
126- Roger Cox Equity Investors Ltd.  
127 B. Abeyta  
128-129- G. Thomson  
130- E. Sanchez

---

131 United New Mexico Trust Company  
132-133- Crown General Partnership  
134-135- Lion Ent. Ltd.  
136- M. Romero  
137- Legant and Galloway Corp.  
138- D. Latham  
139- E. Andrade; et.al.  
140-141- G. Kaedas  
142-143- M. Simonds  
144 D. Baca  
145- J. Chavez  
146-147- C. Gonzales  
148-149 Albuquerque Gravel Products Company  
150 C. Romero  
151- United New Mexico Trust company  
152- J. Garcia; et.al.  
153- J. Bazam  
154- D. Leach  
155- D. Jaramillo  
156- A. Garcia; et.al.  
157- A. Marquez  
158- J. Moya  
159- M. Dyer  
160 L. Halvorson  
161-163- F. Torres  
164 B & C Investors  
165- M. Tafoya  
166- Investors West

167-168- Roger Cox Equity Investors Ltd.  
169-171 Lion Ent. Ltd.  
172 G. Hernandez  
173- D. Sanchez  
174- C. Williams  
175- C. Gleason  
176- Mrs. G. Riddle; et.al.  
177- Estudillo De VJ; et.al.  
178-179- D. Blanc  
180- J. Catalfano  
181-182- H. Abrams  
183- S. Torres  
184- H. Gee  
185- G. Lucero  
186-187- A. Marquez  
188- R. Chaffee  
189- I.E. Baca Jr.; et.al.  
190- I. Baca  
191- R. Rosner  
192 A. Duran  
193-194 R. Bigsby  
195 Sage Joint Venture  
196-197- Church of Jesus Christ of Latter Day St.  
198-200- R. Rosner Trustee  
201-202- Albuquerque South  
203-204- E. Alejandro  
205-206- R. & M. S. Boren  
207-208- Jack Hoffman Jr.

## APPENDIX B



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

RESOLUTION

of the

URBAN TRANSPORTATION PLANNING POLICY BOARD (UTPPB)

of the

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS OF NEW MEXICO

(UTPPB R-82-11)

CONCERNING DEFINITIONS FOR THE FUNCTIONAL  
CLASSIFICATION OF STREETS DESIGNATED ON  
THE LONG RANGE MAJOR STREET PLAN.

WHEREAS, the Long Range Major Street Plan for the Albuquerque Urban Area proposes a future street network classified according to anticipated traffic service functions; and

WHEREAS, functional classification of streets is not officially defined and made relevant to the Long Range Major Street Plan for the Albuquerque Urban Area; and

WHEREAS, the need for such definitions for functional classification of streets has been expressed by members of the UTPPB and others.

NOW, THEREFORE, BE IT RESOLVED by the Urban Transportation Planning Policy Board of the Middle Rio Grande Council of Governments of New Mexico the following be established and incorporated into the Transportation Program for the Albuquerque Urban Area:

Section I: Classification Procedures

Roadways to be included on the Long Range Major Street Plan shall be classified according to the procedures outlined in this Resolution, and consistent with the definitions contained in Section II herein.

- A. Roadways need only meet one criterion to be eligible for inclusion in a particular class.
- B. Classification should be based on "predominant use", since all major streets possess characteristics of more than one category.
- C. Classification should primarily be concerned with the function of a street, and not the volume of traffic it carries.

- 1 B. Minor Arterials
- 2 1. Routes with only one trip end in an area
- 3 through which the street passes.
- 4 2. Tend to be continuous, long-distance routes.
- 5 3. Abutting land uses will be mixed, possibly
- 6 with direct driveway access.
- 7 4. Connects abutting urban communities/neighbor-
- 8 hoods.
- 9 5. Provides access to the principal arterial
- 10 system.
- 11 6. Carries intermediate length trips (two to
- 12 five miles).
- 13 7. Provides access to major regional facilities
- 14 which are not part of an urban center, e. g.
- 15 minor routes to airports, shopping centers,
- 16 regional parks, and athletic facilities.
- 17 8. Short distance routes which cross major topo-
- 18 graphic or man-made barriers, such as rivers
- 19 and interstate highways.
- 20 9. Connects two principal arterials over a short
- 21 distance.
- 22 C. Collectors
- 23 1. Collectors in Residential Areas
- 24 a. At least one trip end is in a residen-
- 25 tial area served by the route.
- 26 b. Abutting land uses are predominantly
- 27 residential.
- 28 c. Provides access to the arterial system.
- 29 d. Carries relatively short-distance trips
- 30 (less than two miles).
- 31 e. Connects principal and minor arterials
- 32 through predominantly residential areas.
- 33 2. Collectors in Commercial Areas
- 34 a. Abutting land uses are predominantly
- 35 commercial.

1 D. Collector streets are distinguished from Major  
2 Local Streets on the basis of collector streets  
3 carrying longer distance trips and being better  
4 connected to the principal and minor arterial  
5 system.

6 E. The major street system should maintain a reason-  
7 able degree of spacing, such that principal  
8 arterials are interspersed with minor arterials  
9 and collector streets.

10 F. Roadways should be classified on the basis of  
11 "future intended function," and not current or  
12 historical function.

13 Section II: Classification Criteria

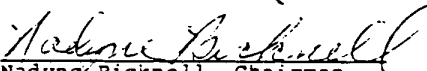
14 A. Principal Arterials

- 15 1. All Interstate and Interstate-type highways.
- 16 2. Major routes connecting subareas within the  
17 urbanized region.
- 18 3. Major access routes to high density activity  
19 centers.
- 20 4. Routes serving outlying satellite communities  
21 or providing access to the urbanized region  
22 from outlying rural areas.
- 23 5. Continuous or long-distance routes which  
24 cross major topographic or man-made barriers,  
25 such as rivers and Interstate highways.
- 26 6. Routes whose design or abutting land uses  
27 permit relatively high speed operation (35  
28 mph or higher average speed).
- 29 7. Routes whose only access is by other arterial  
30 or non-arterial street.
- 31 8. Routes with access restrictions--limitations  
32 on curb and median cuts.
- 33 9. Through streets in the downtown area.

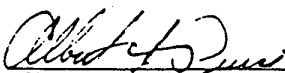
- 1 c. At least one trip end is in a commercial  
2 area served by the route.  
3 d. Trip lengths are relatively short (less  
4 than two miles).  
5 e. Provides for internal circulation within  
6 commercial districts.  
7 f. May carry relatively heavy traffic  
8 volumes.  
9 g. Characterized by high volumes of turning  
10 traffic and numerous local delivery  
11 vehicles.  
12 h. Any roadway within a developed urban  
13 center not otherwise classified.
- 14 3. Collectors in Industrial Areas
- 15 a. Serve primarily as access routes to  
16 concentrations of industrial activity.  
17 b. Have one trip end in an industrial area.  
18 c. Characterized by abutting industrial  
19 land uses, heavy truck traffic, and  
20 industrial work trips.  
21 d. Connects industrial areas to the princi-  
22 pal and minor arterial system.  
23 e. Provides internal circulation within  
24 industrial districts.  
25 f. Any roadway within a major industrial  
26 concentration not otherwise classified.

27 PASSED, APPROVED, AND ADOPTED on the 19th day of  
28 November, 1982, by the Urban Transportation Planning  
29 Policy Board of the Middle Rio Grande Council of Governments  
30 of New Mexico.

31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

  
Nadyne Bicknell, Chairman  
Urban Transportation Planning  
Policy Board (UTPPB)

ATTEST:

  
Albert I. Pierce  
Executive Director/Secretary

## APPENDIX C

## SYNOPSIS OF POLICY RECOMMENDATIONS

1. Annexation of all land within the plan area that is outside the municipal limits. This may require that the City petition for annexation to the State Municipal Boundaries Commission.
2. City zone categories in response to the larger region. (See Figures 12 and 13.)
3. Establishment of a Special Assessment District (SAD) to implement infrastructure requirements not already programmed in the CIP.
4. Recommendation on specific alignments of 118th Street and Eucariz Avenue which are now study corridors on the Long Range Major Street Plan. (See Figure 9.)
5. Vacation of suggested rights-of-way, as shown on Figure 9, and the recommendation to vacate portions of minor streets as applicable in replatting of properties.
6. Acquisition of two 5 to 8 acre park sites within the plan area and programming for construction of Sunrise Terrace Park located at 102nd Street and San Ygnacio Avenue, as shown on Figure 11.
7. Reconsideration of a trail system on the Amole del Norte Drainage Channel to connect to other trails which intersect it from the east and west.
8. Service to water pressure zone 3W needs to be considered since development is already occurring in this zone. Annexation of this land will put more pressure on the City to have a schedule under consideration.