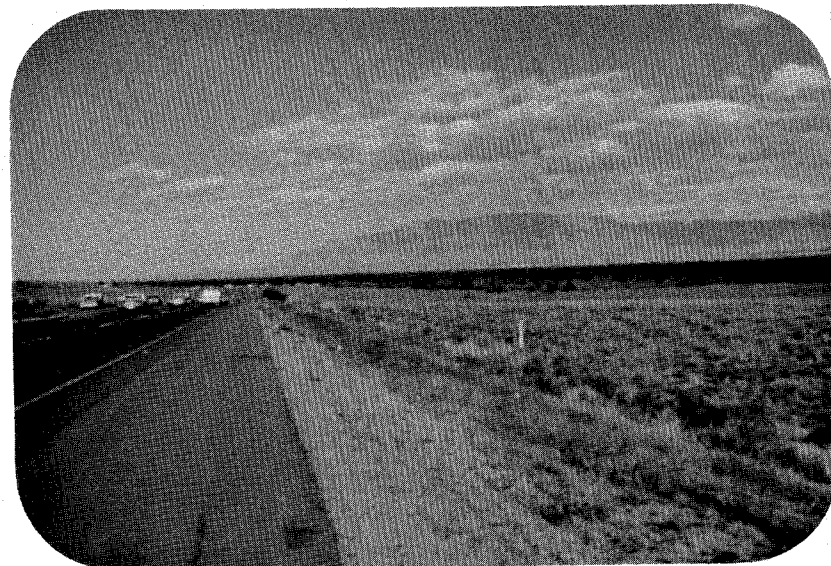
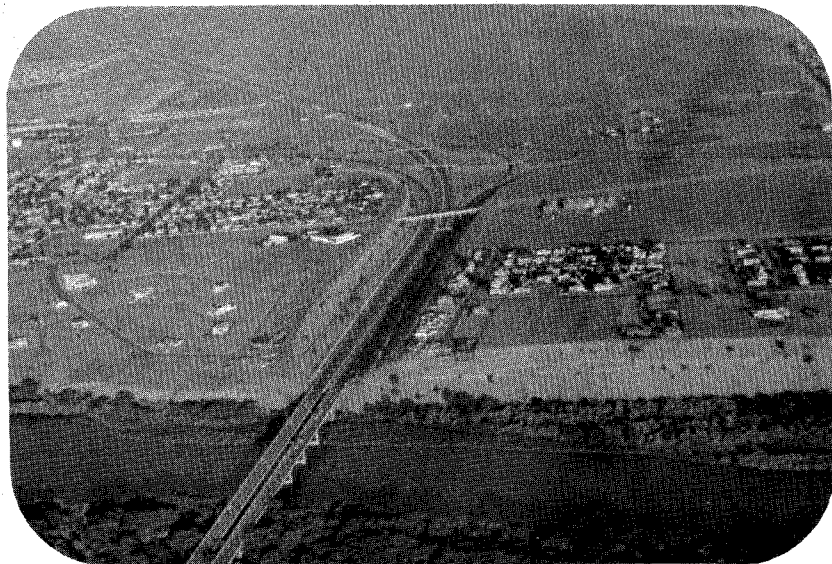


ISSUE 3

land use and intensity of development

Approximately 80 percent of the land fronting on Coors Boulevard is presently undeveloped. The zoning and special-use permits which determine the type and intensity of development to be encouraged have a direct influence on the function and the appearance of the Coors Corridor.

Large scale speculative land development and uncontrolled small development in the Coors Corridor have begun to threaten the unique environmental features. With a few exceptions much of the design of present development is incompatible with the surrounding built and natural environments. Multi-jurisdictional land use policies and development decisions must be coordinated to achieve the most desirable results for both public and private benefit.

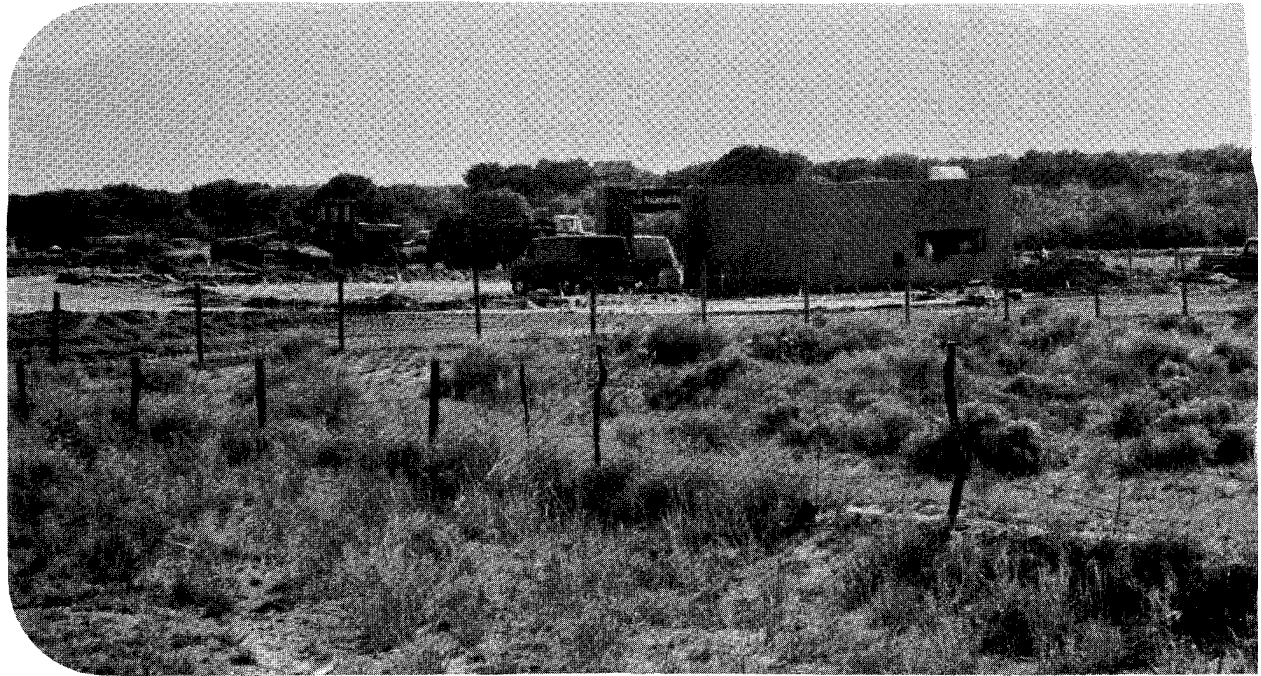


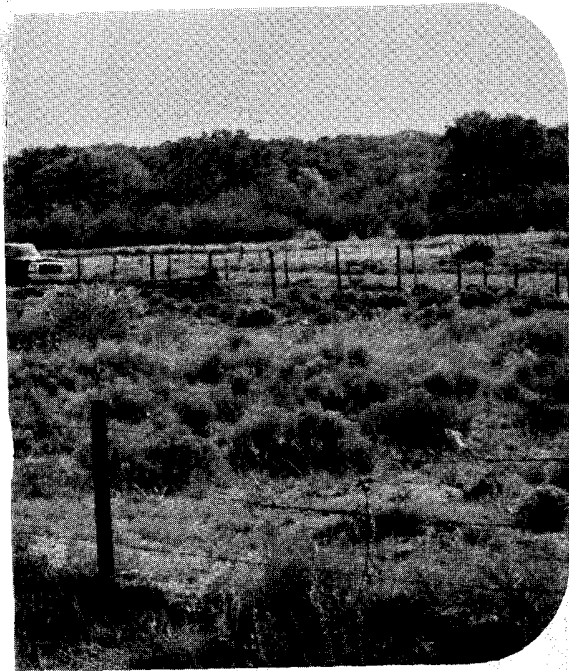
policy 1 adopted plans

Land use decisions shall be made in accordance with adopted plans for the Northwest Mesa area. The City of Albuquerque has adopted a hierarchical plan ranking system. The Rank 1 plan includes all the elements of the Albuquerque/Bernalillo County Comprehensive Plan. Rank 2 plans include area plans such as the Northwest Mesa Area Plan. Rank 3 plans include sector development plans including this Coors Corridor Plan. Plans of lower rank must comply with all provisions of all higher ranking plans, including issues such as land use and commercial site locations.

rationale:

Officially adopted comprehensive, area, and sector plans must guide land use decisions on individual properties if an overall balance of public health, safety, and welfare, and community goals and objectives are to be accomplished.





policy 2 rezoning

The Coors Corridor Plan recommends change of zoning in seven areas identified on the following zoning maps and referenced on Figures 22 through 26. Zoning designation for properties within the municipal limits shall be effective upon adoption of this plan.

Zoning designation for County properties shall be within the recommended changes, and the final designation shall be effective upon annexation of those properties into the City.

rationale:

Properties designated as requiring zone changes on the following maps have been so identified because they now permit land uses and intensity of development contrary to the policies of the Coors Corridor Plan. The recommended changes will bring those properties into compliance with the overall intent and purpose of all approved plans governing the Coors Corridor area.

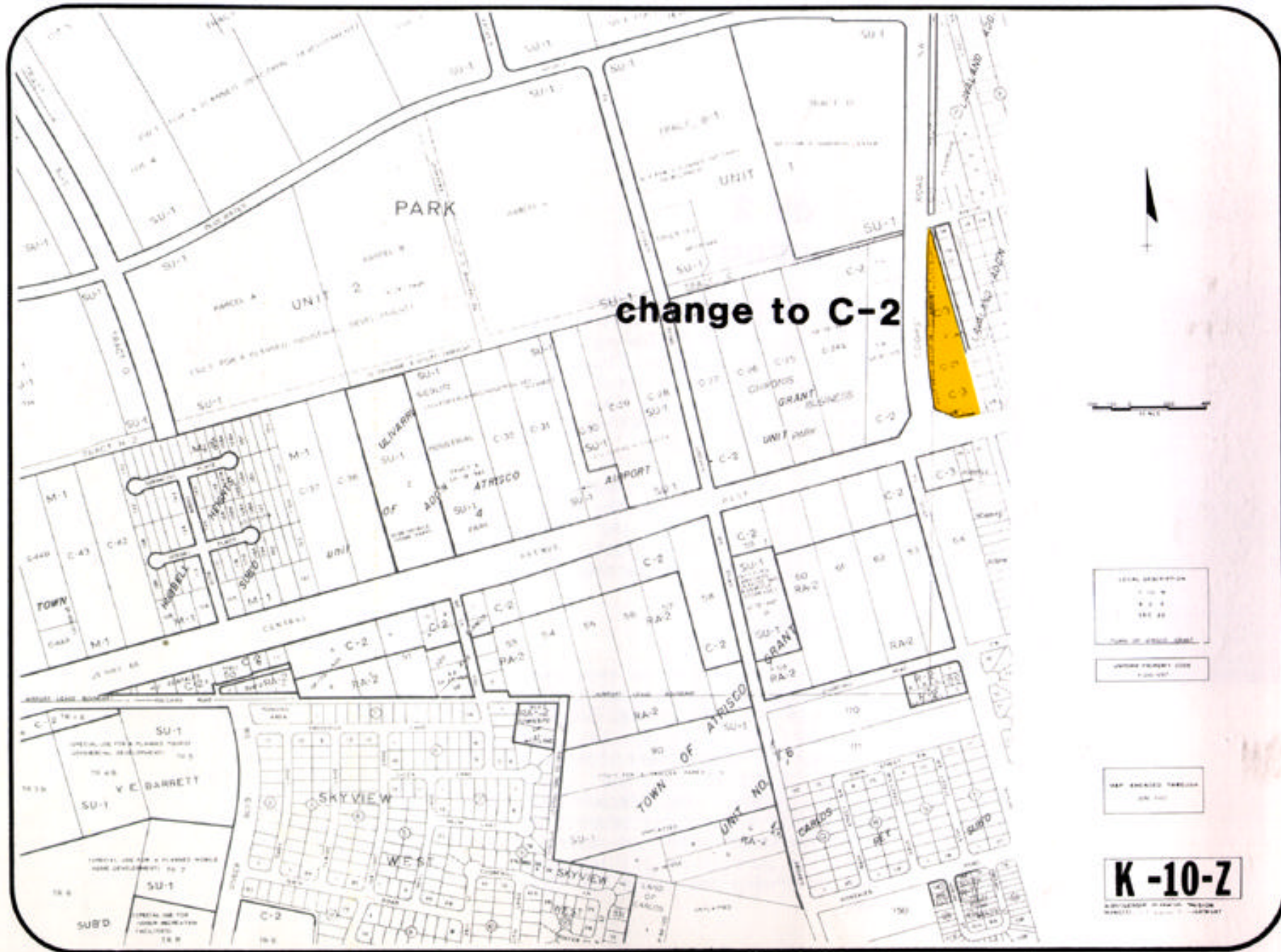


figure 22 recommended zoning changes

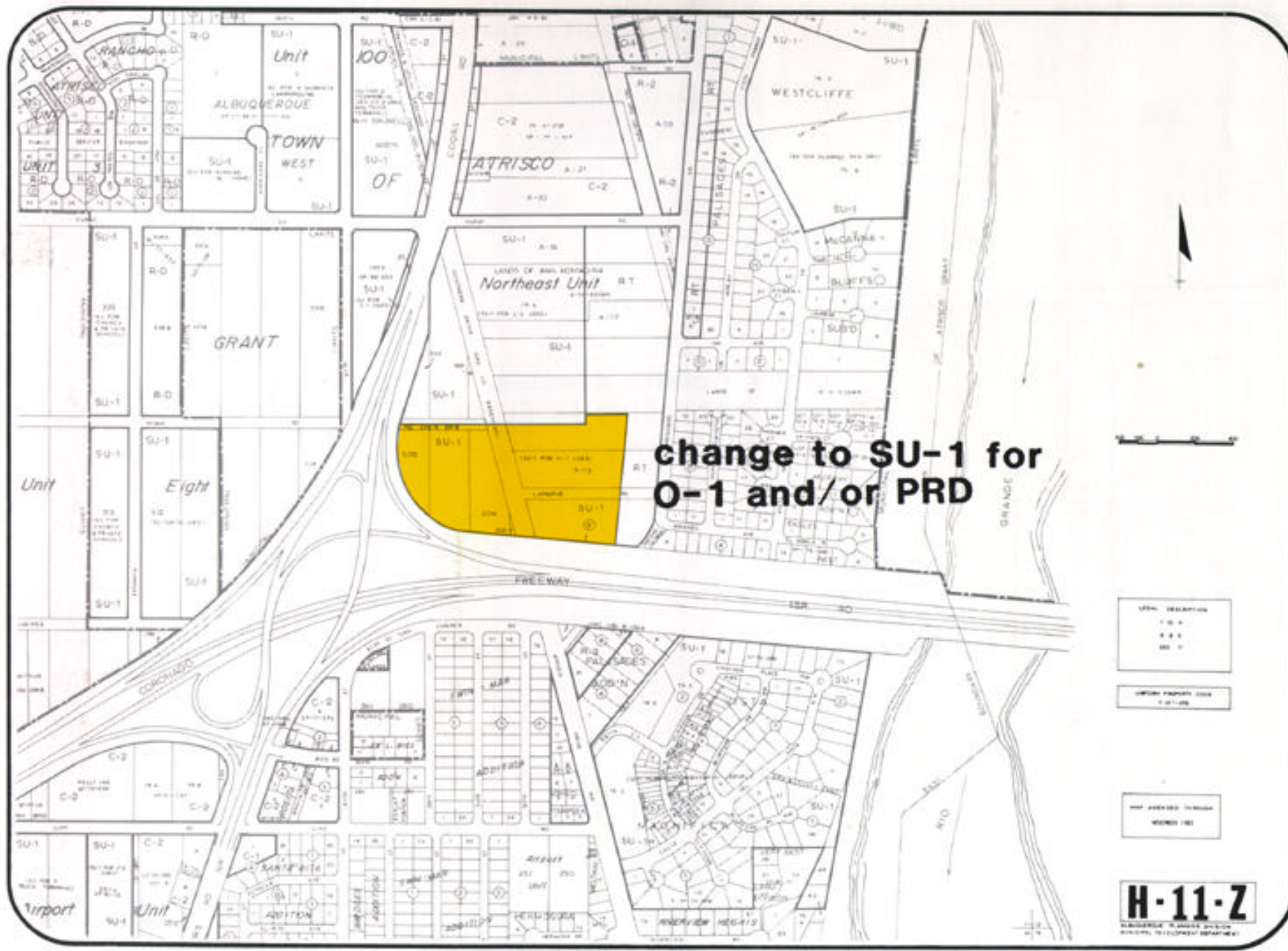
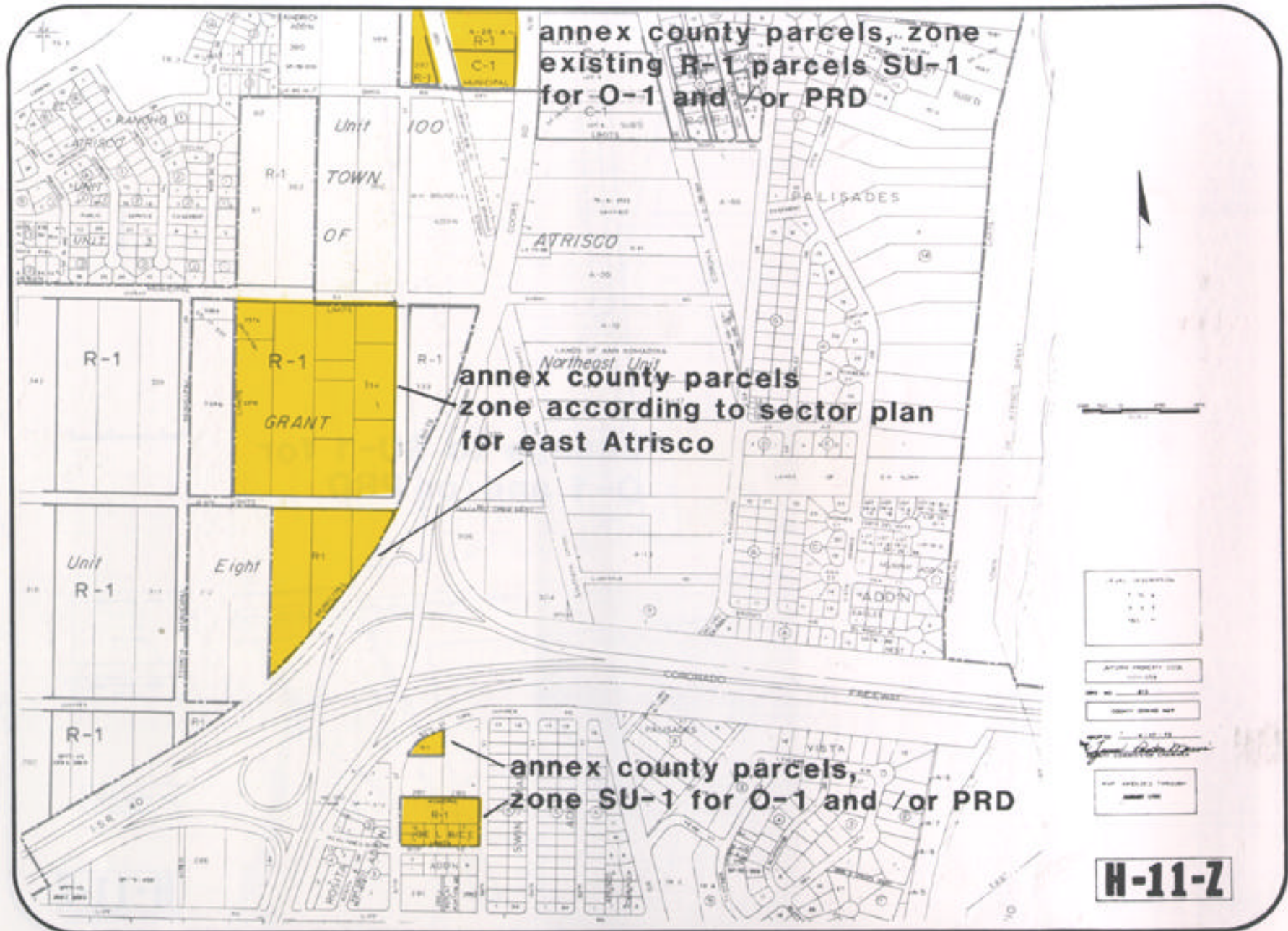


figure 23 recommended zoning changes



Scale: 1" = 100'

Legend:

- PROPOSED ZONING
- EXISTING ZONING
- PROPERTY LINES
- STREET CENTER LINES
- CONCRETO FREEWAY

DATE: 11/11/11

BY: [Signature]

MAP APPLICABLE THROUGH: 2015

H-11-7

figure 24 recommended zoning changes

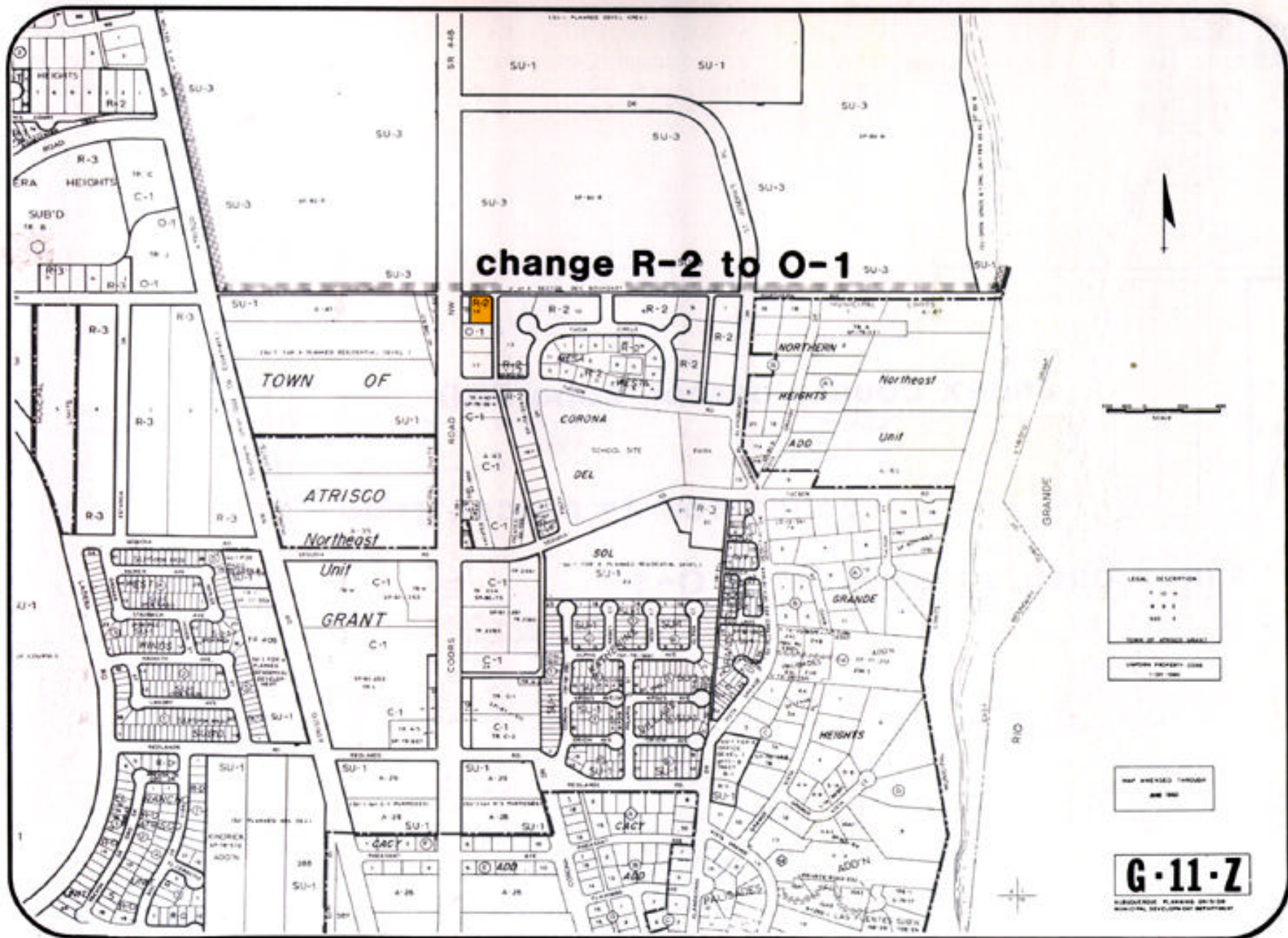


figure 25 recommended zoning changes

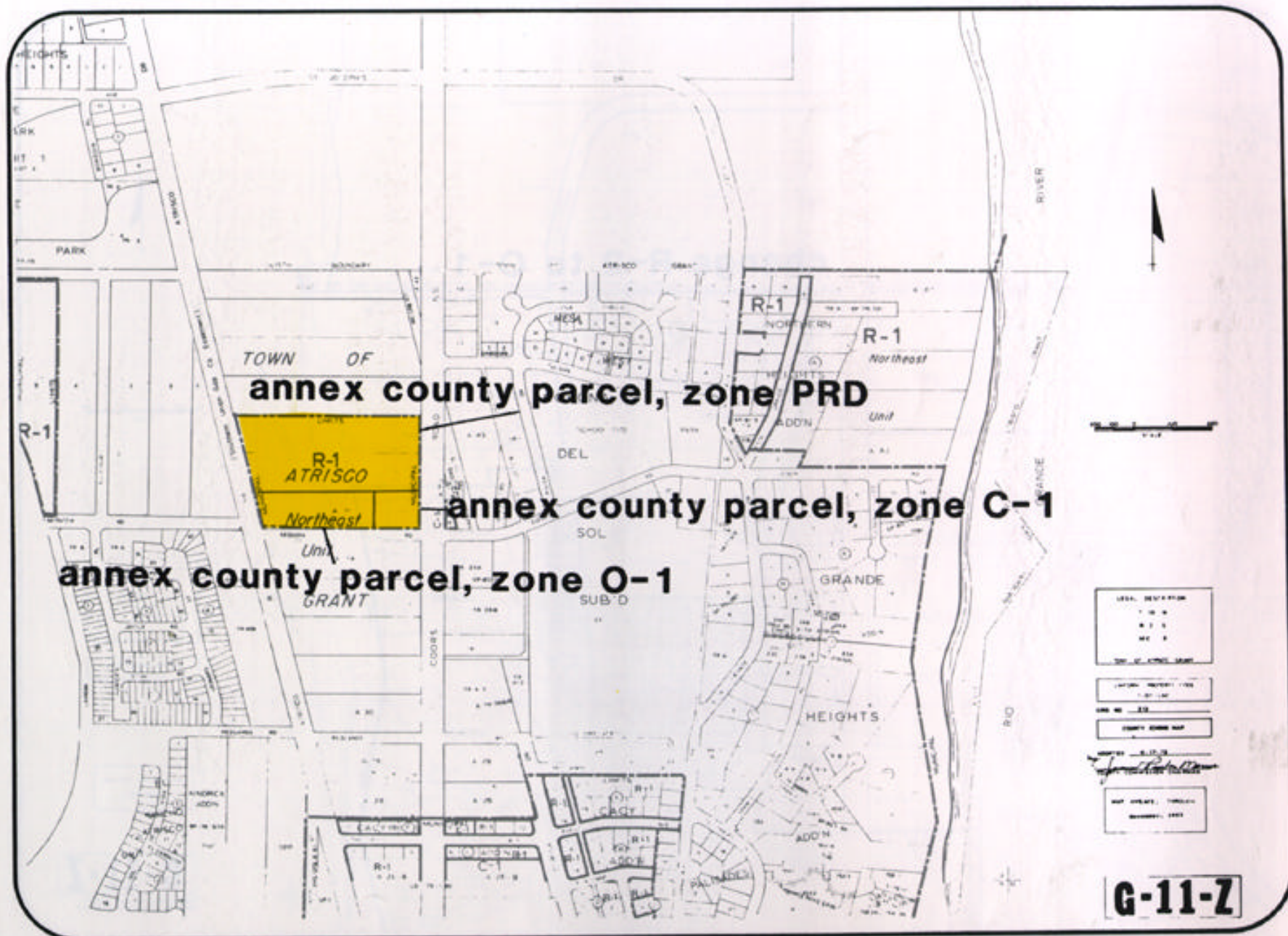


figure 26 recommended zoning changes

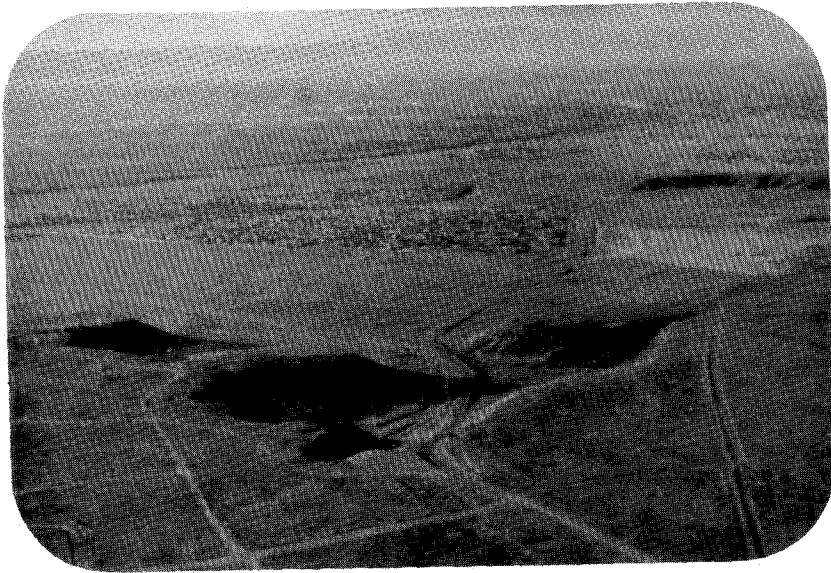
policy 3

recommended land use

The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

rationale:

Land use includes everything the land is used for by residents, from farms to golf courses, houses to fast food establishments, hospitals to graveyards; and all uses are interconnected. To resolve land use issues and to ensure that land uses are connected, it is necessary to develop a workable comprehensive land use program which guides decisions which are made concerning the land resource.



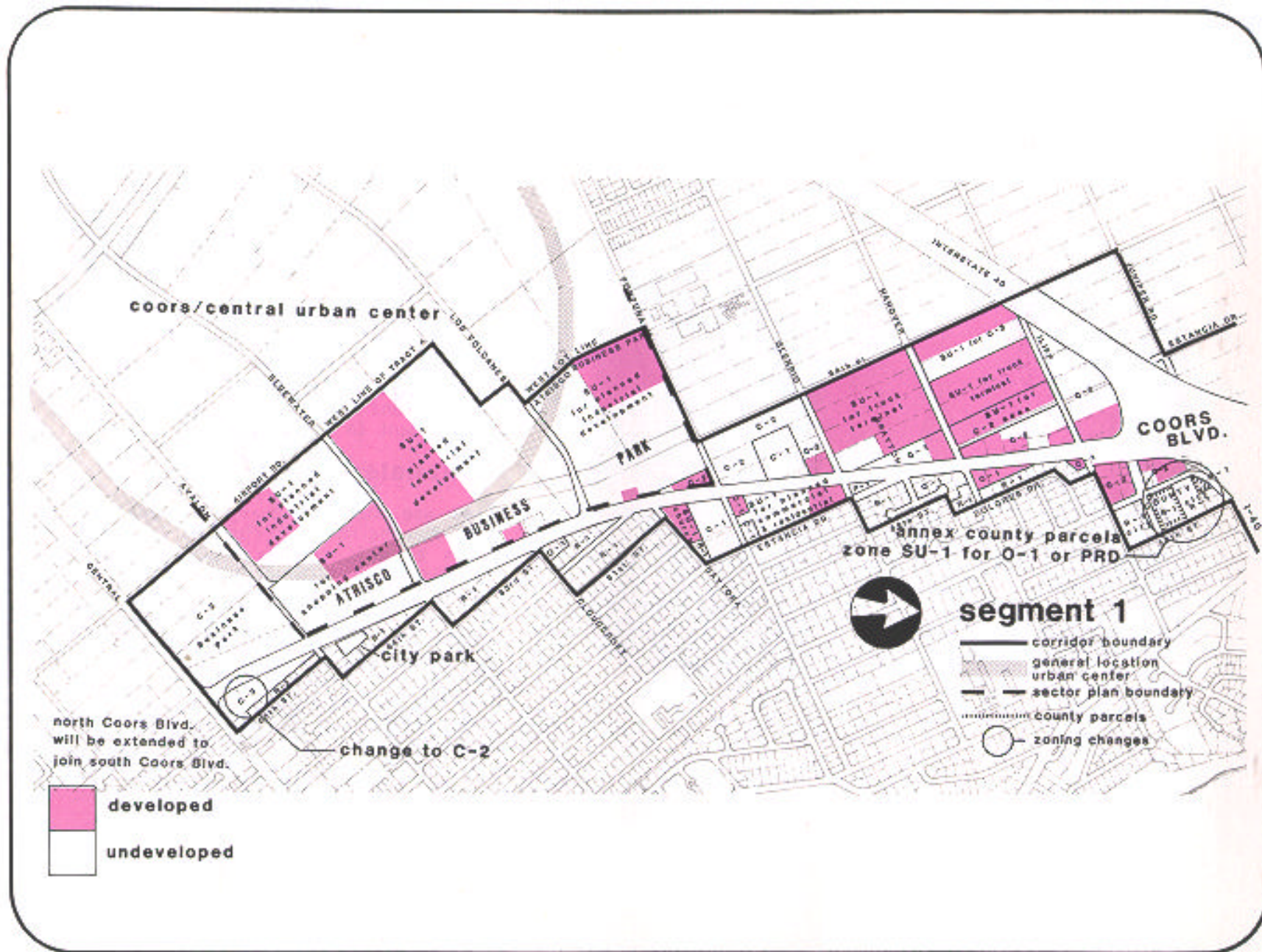


figure 27 existing and recommended zoning

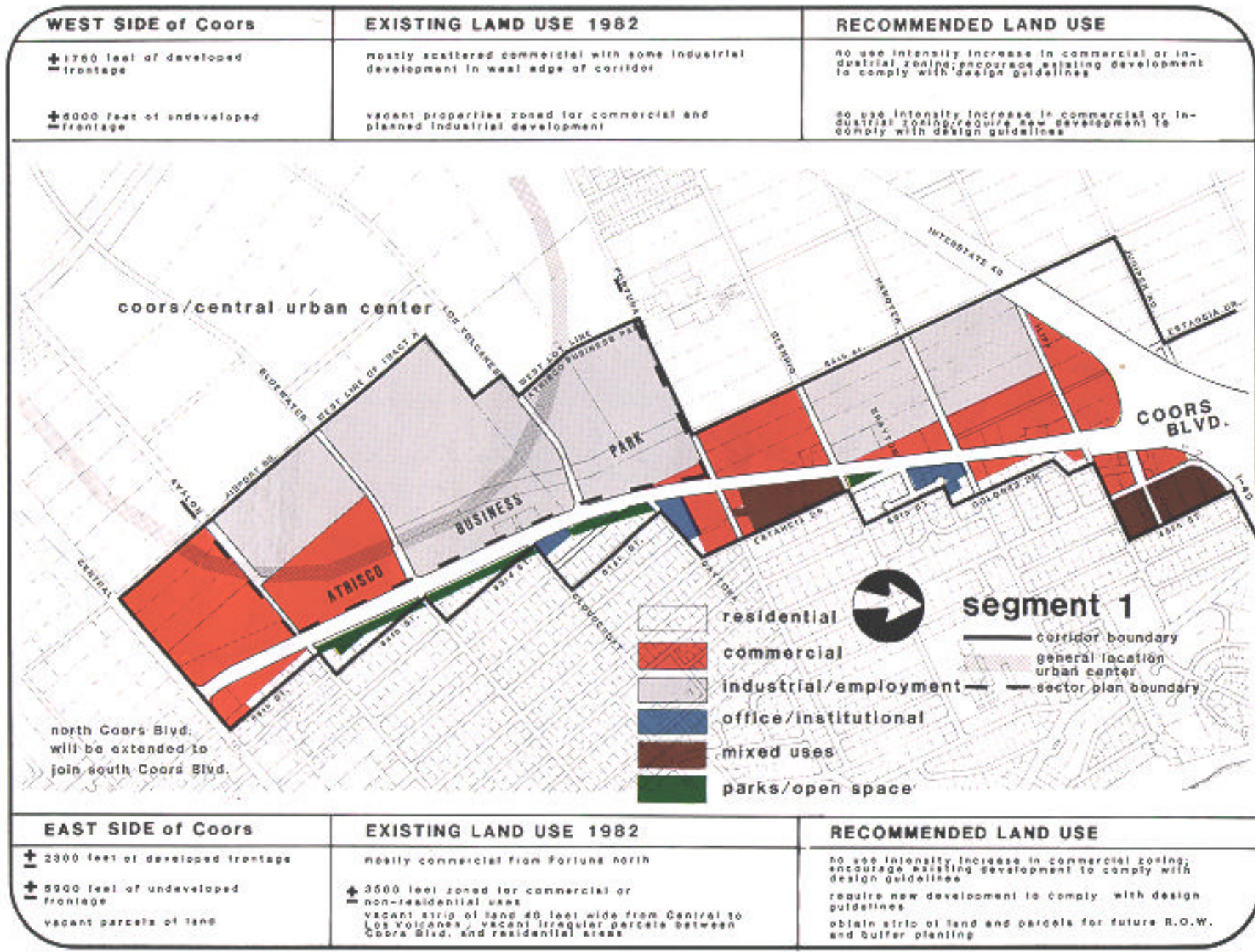


figure 28 recommended land use

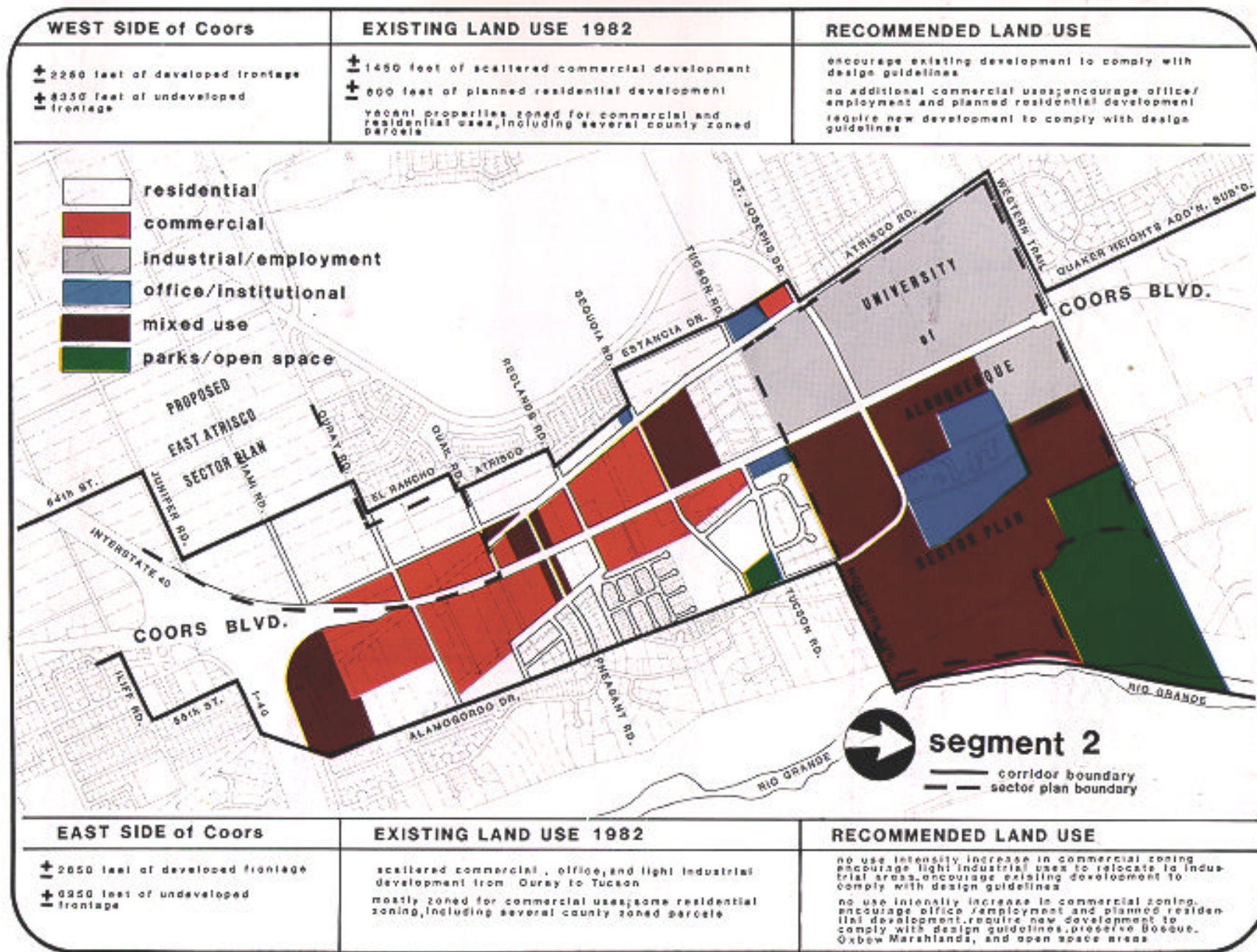


figure 30 recommended land use

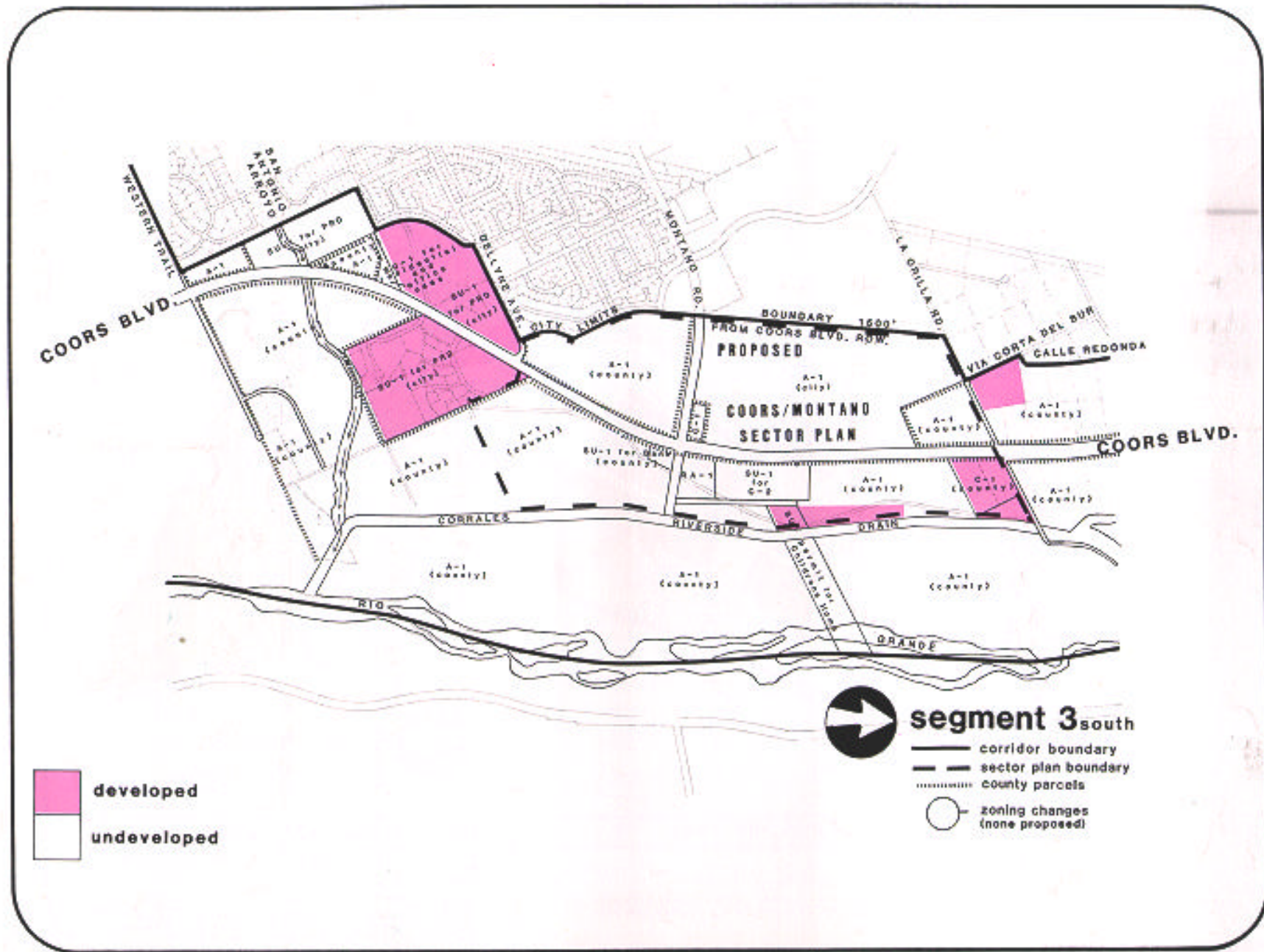


figure 31 existing and recommended zoning

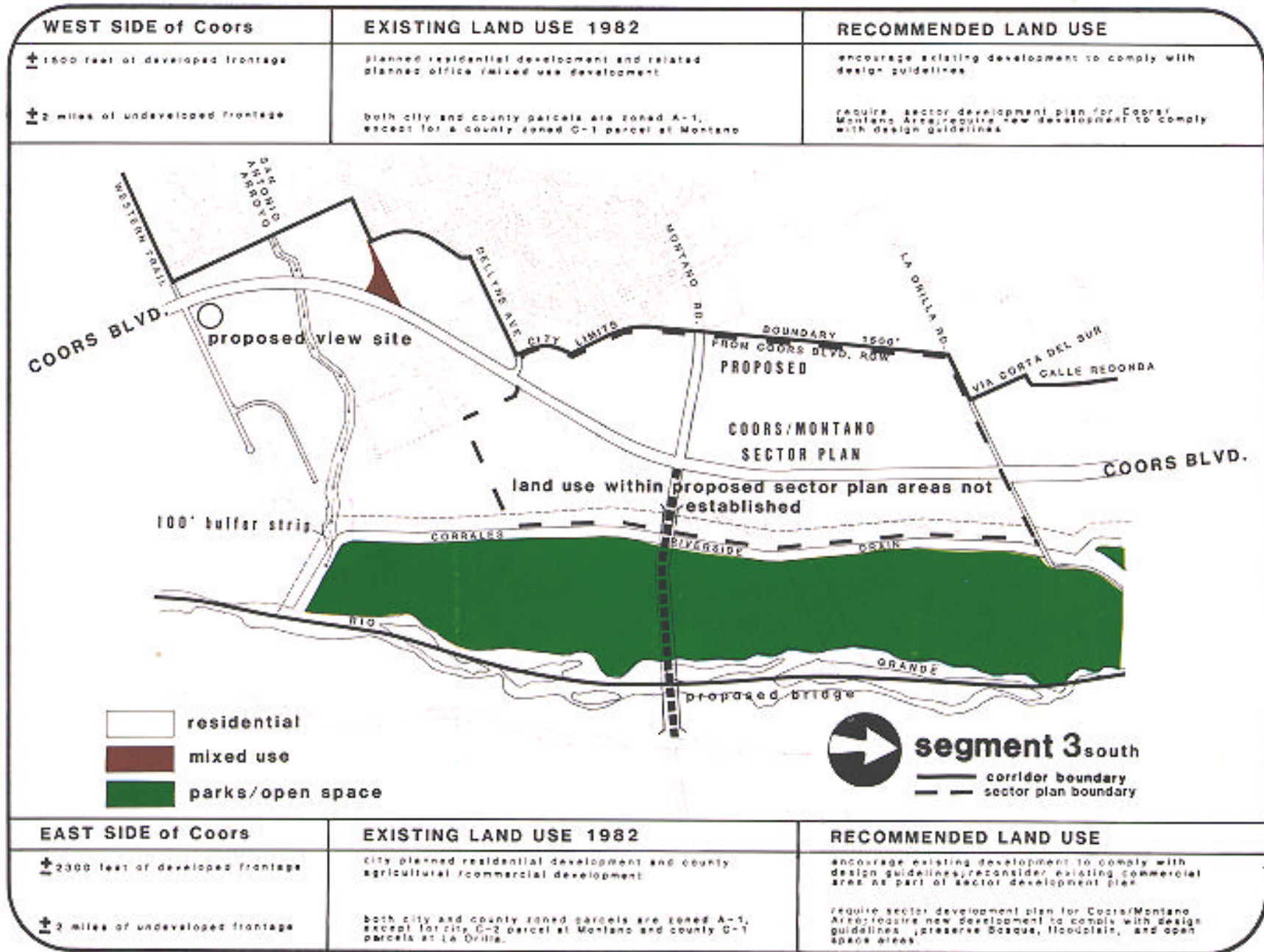


figure 32 recommended land use

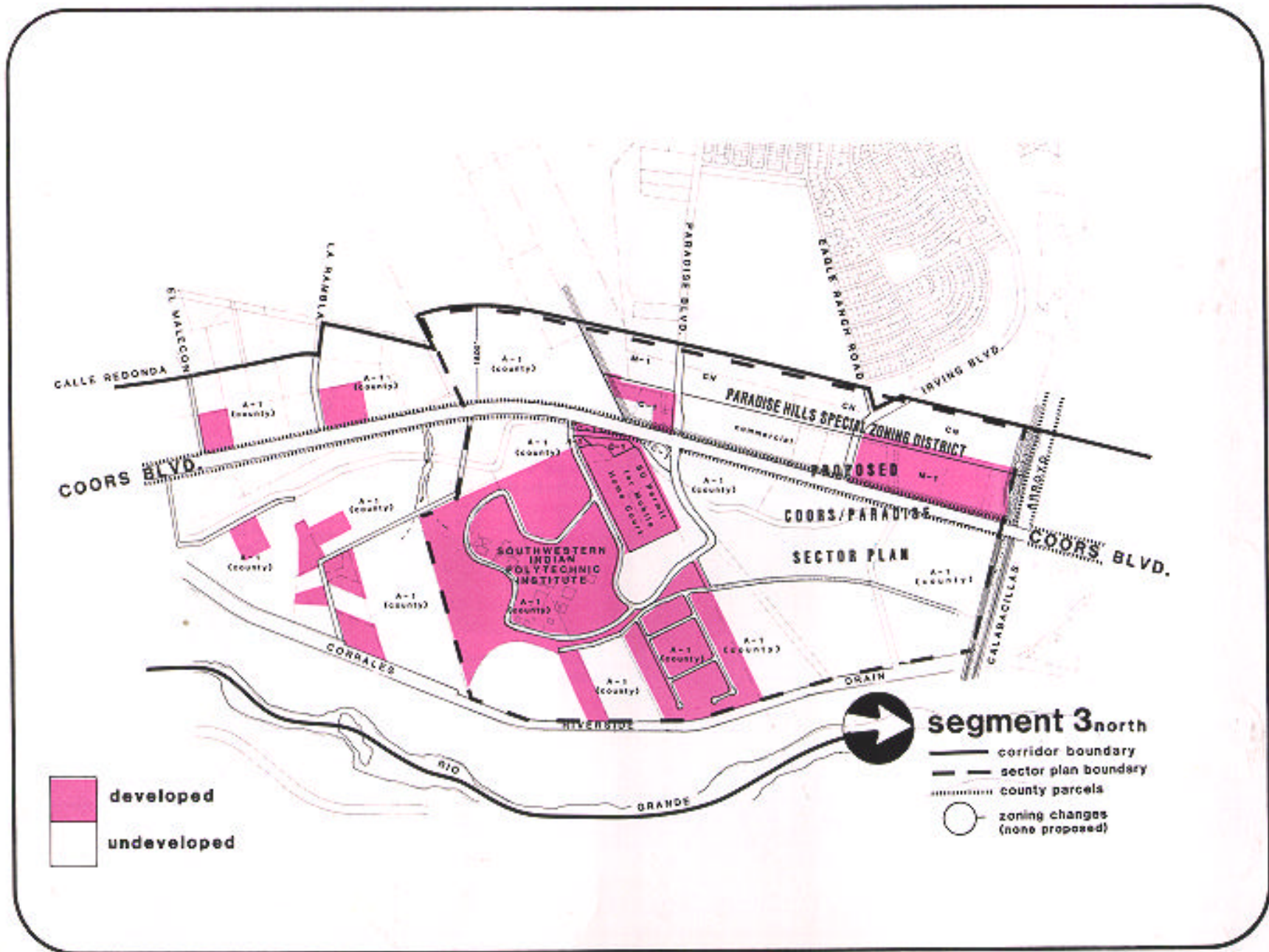


figure 33 existing and recommended zoning

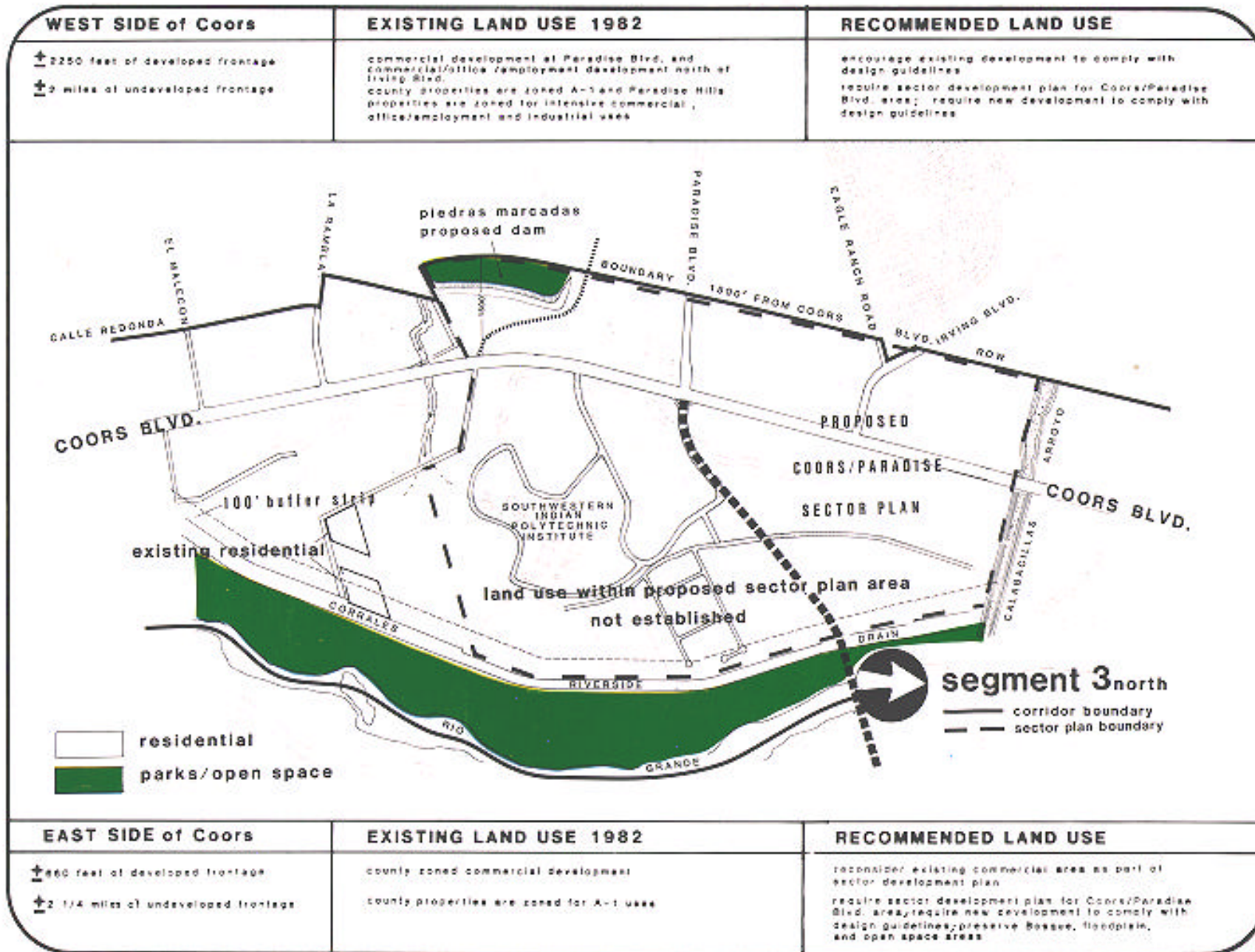


figure 34 recommended land use

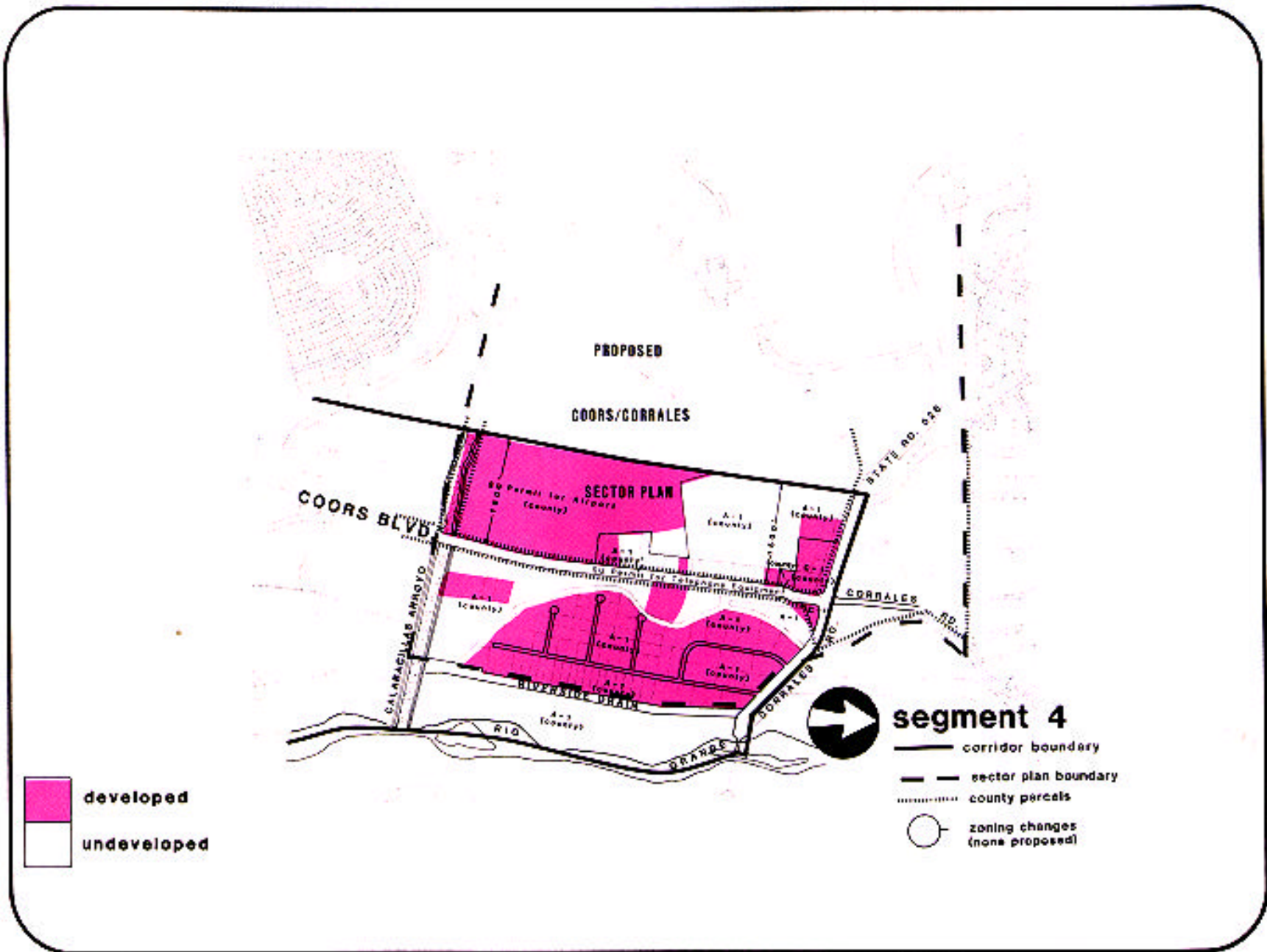


figure 35 existing and recommended zoning

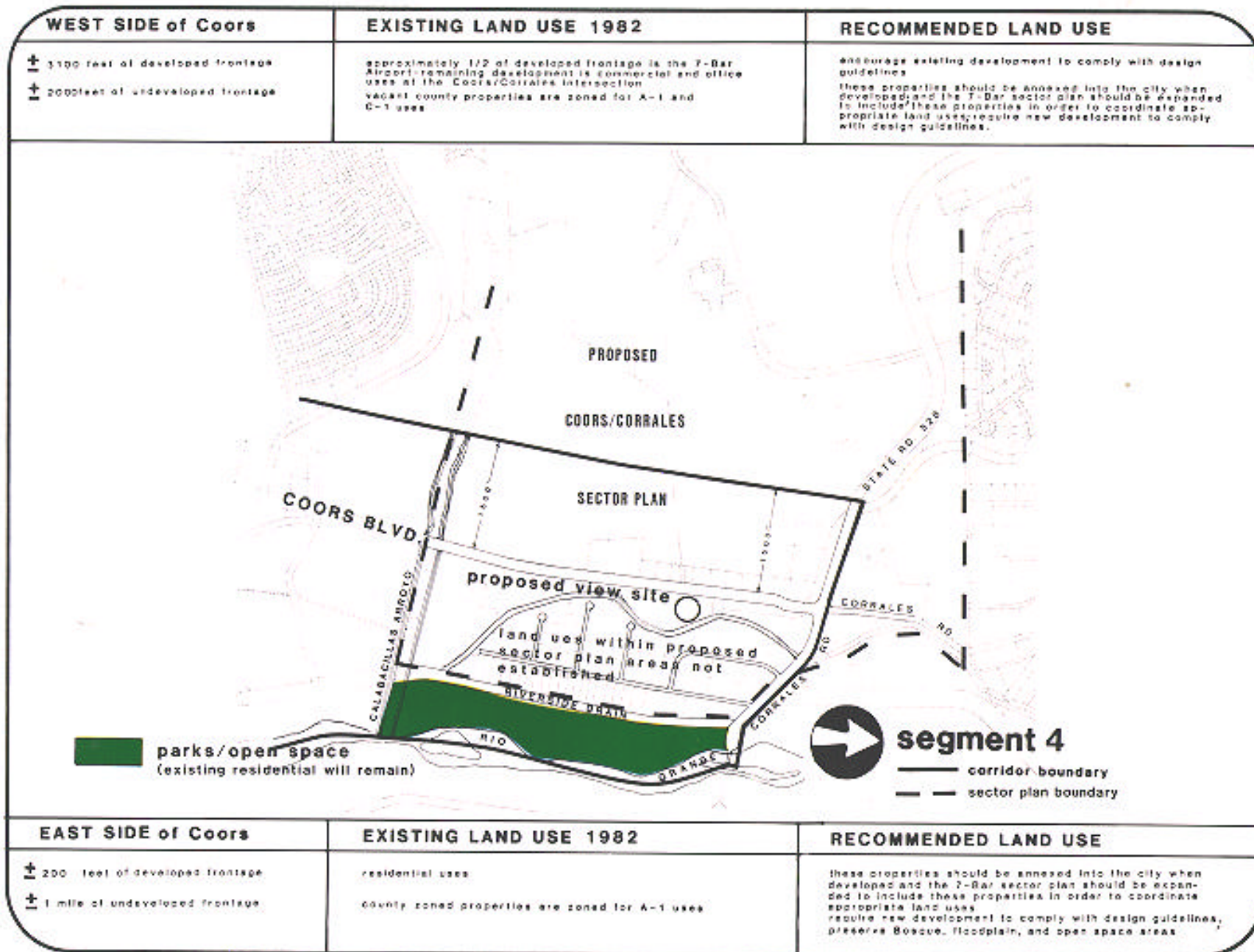


figure 36 recommended land use

policy 4 annexation

definite:

Properties under County jurisdiction which are now surrounded by City jurisdiction should be annexed into the City as soon as possible.

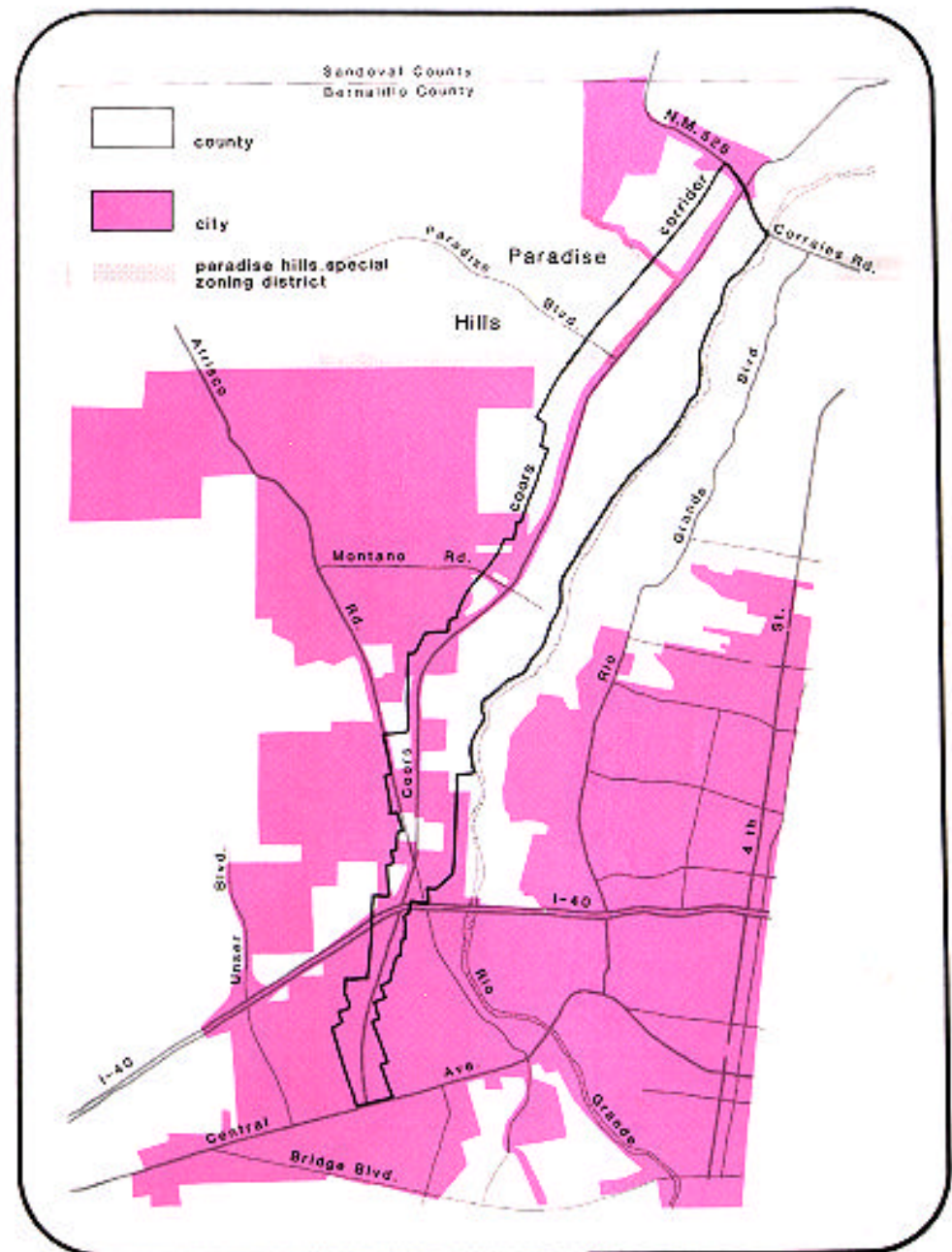
possible:

Properties under County jurisdiction which are adjacent to properties under City jurisdiction and which require City services in order to develop should typically be annexed into the City.

rationale:

Continuity and consistency of appropriate public services and ordinances are essential to achieve orderly growth and cost-effective service to property owners.

These annexation recommendations are consistent with Resolution 254-1980 adopting policies on annexation to the City of Albuquerque.



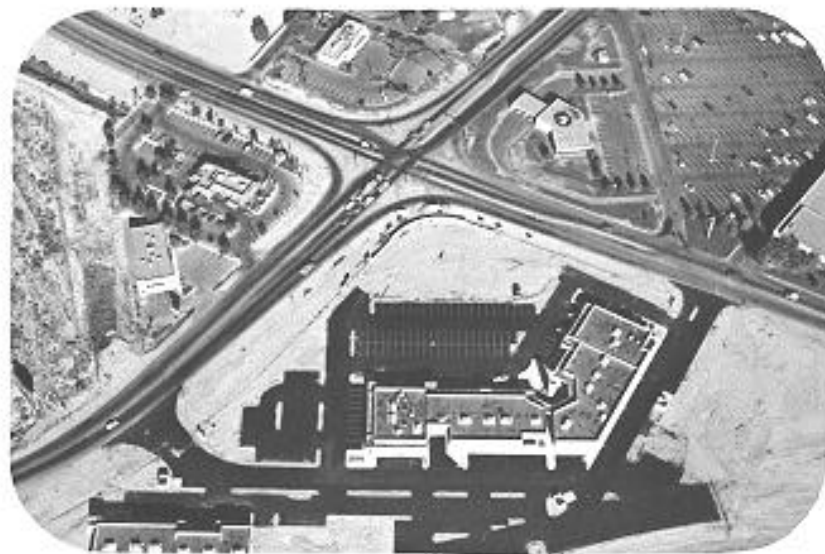
city/county property

policy 5 development intensity

Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

rationale:

Proposed development should be encouraged or limited based upon its merit and relationship to the major issues, policies and guidelines for the Coors Corridor. Intensity of development is an essential element in implementing the policies of the Coors Corridor Plan.



policy 6 sector development plans

Sector development plans shall be required for the Coors/Montano intersection area, for the Coors/Paradise Boulevard intersection area, and for such other areas as may be desirable and necessary to achieve coordinated planning of critical areas under multiple ownership. The Coors Corridor Plan shall provide guidance and set policy for these plans.

rationale:

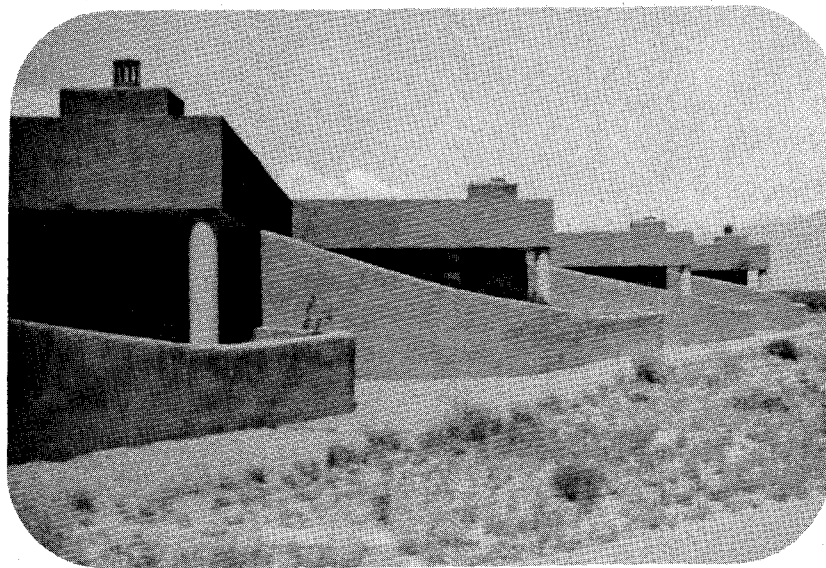
Private sector plans for these areas have begun. Planned and coordinated development of appropriate land uses and development intensities in critical locations is essential to achieve the policies of the Coors Corridor Plan, especially when such areas have multiple ownerships and jurisdictions.

policy 7 cluster design

Cluster design for development of residential, commercial, and industrial structures shall be encouraged.

rationale:

Cluster development preserves views, creates common open space and provides opportunities for recreational areas. Cluster development allows for better pedestrian and vehicular movement and more easily accommodates off-street parking. Cluster development usually results in a more economic, efficient and environmentally sound use of the land.



policy 8 buffer strip

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

rationale:

A 100-foot-wide buffer will serve to protect and preserve the bosque and its wildlife from encroachment from development. The River Bosque area has been designated as a State Park. This buffer strip provides a minimum amount of protection for this area.

