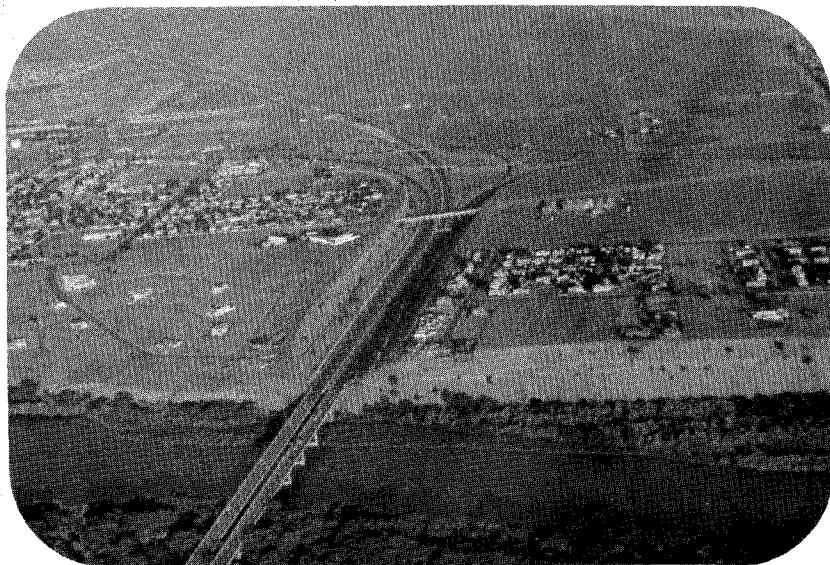


ISSUE 3

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.

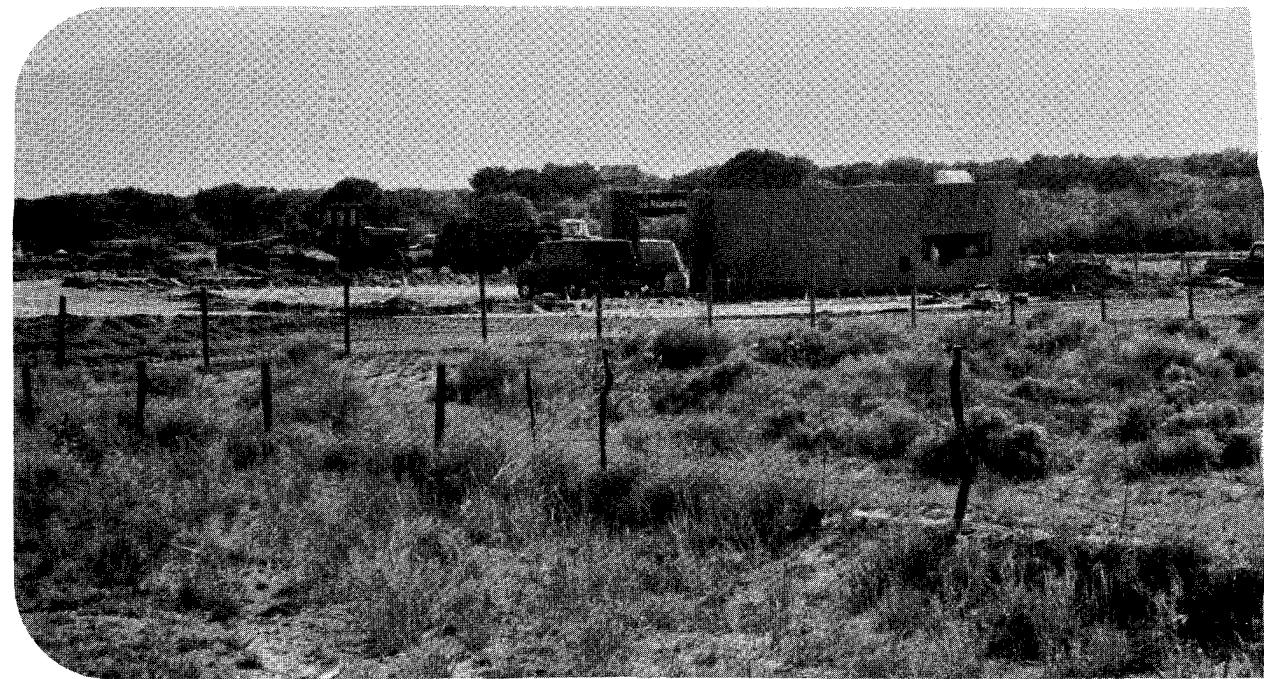


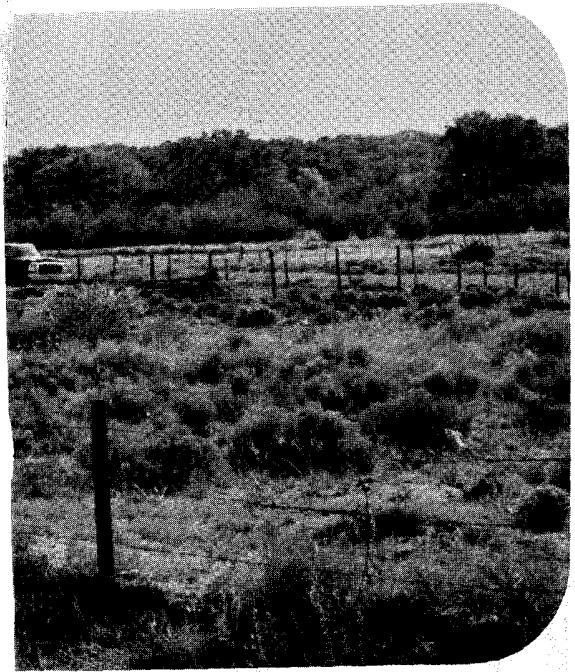
policy 1 adopted plans

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.

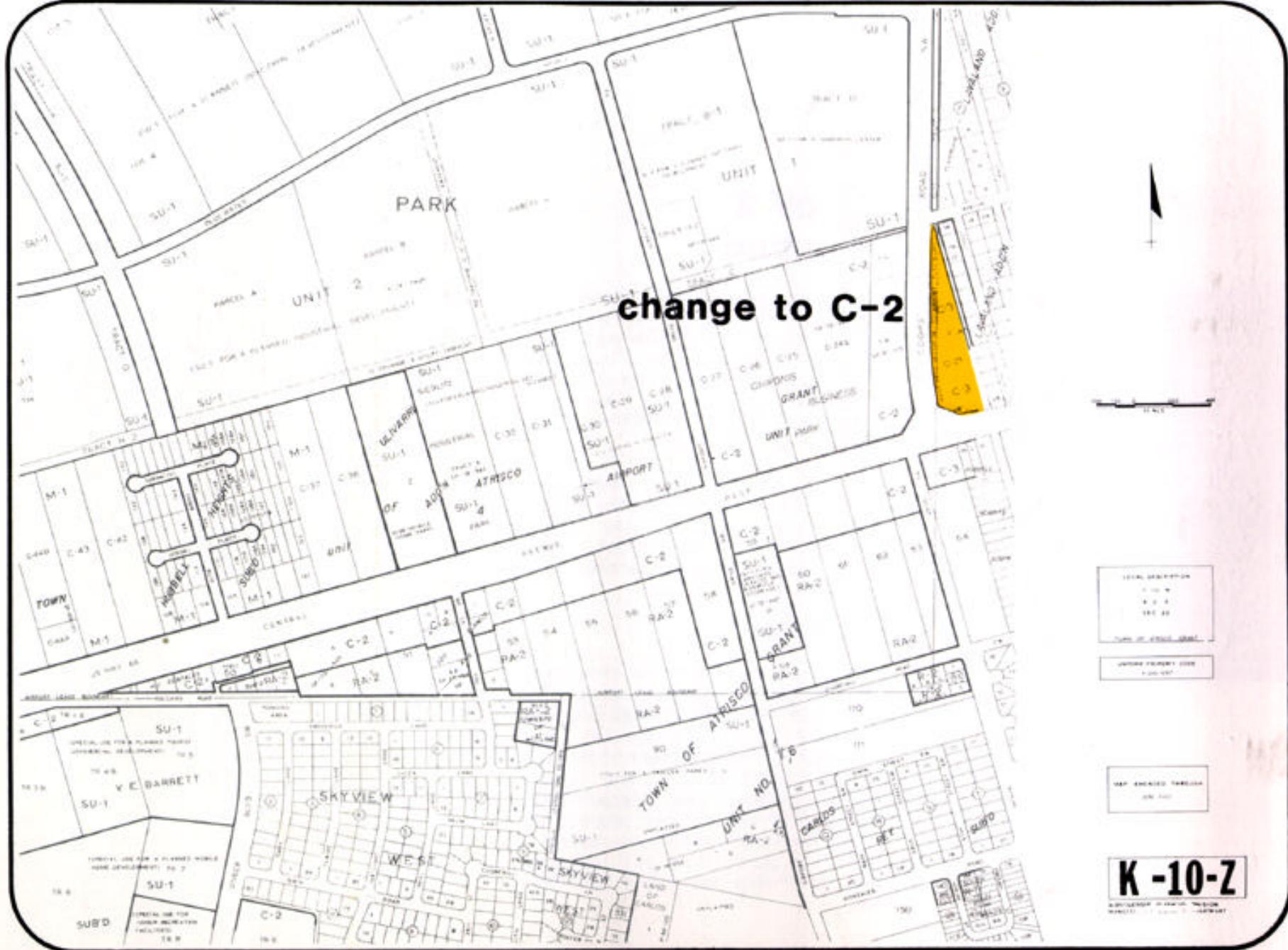


figure 22 recommended zoning changes

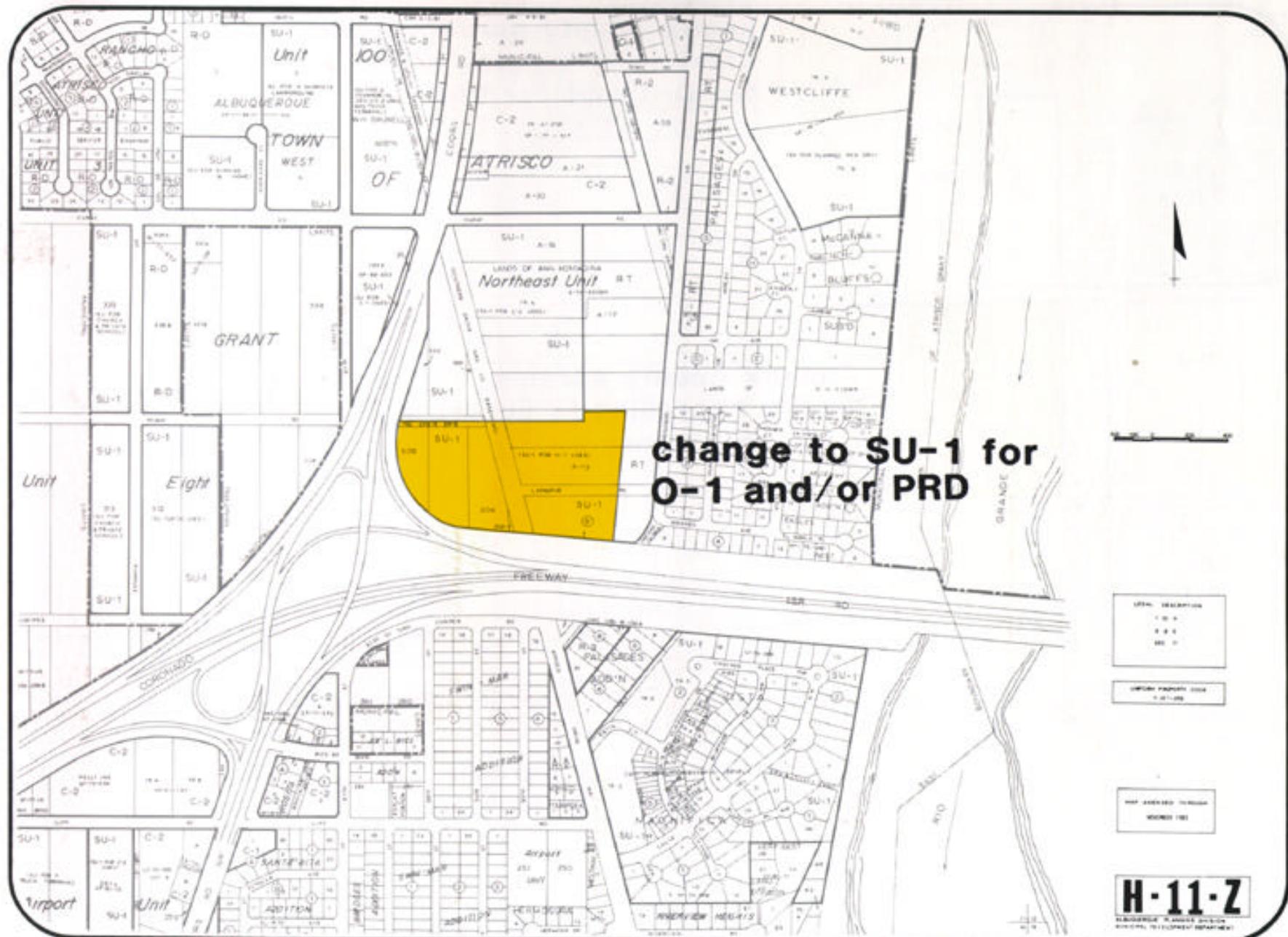


figure 23 recommended zoning changes

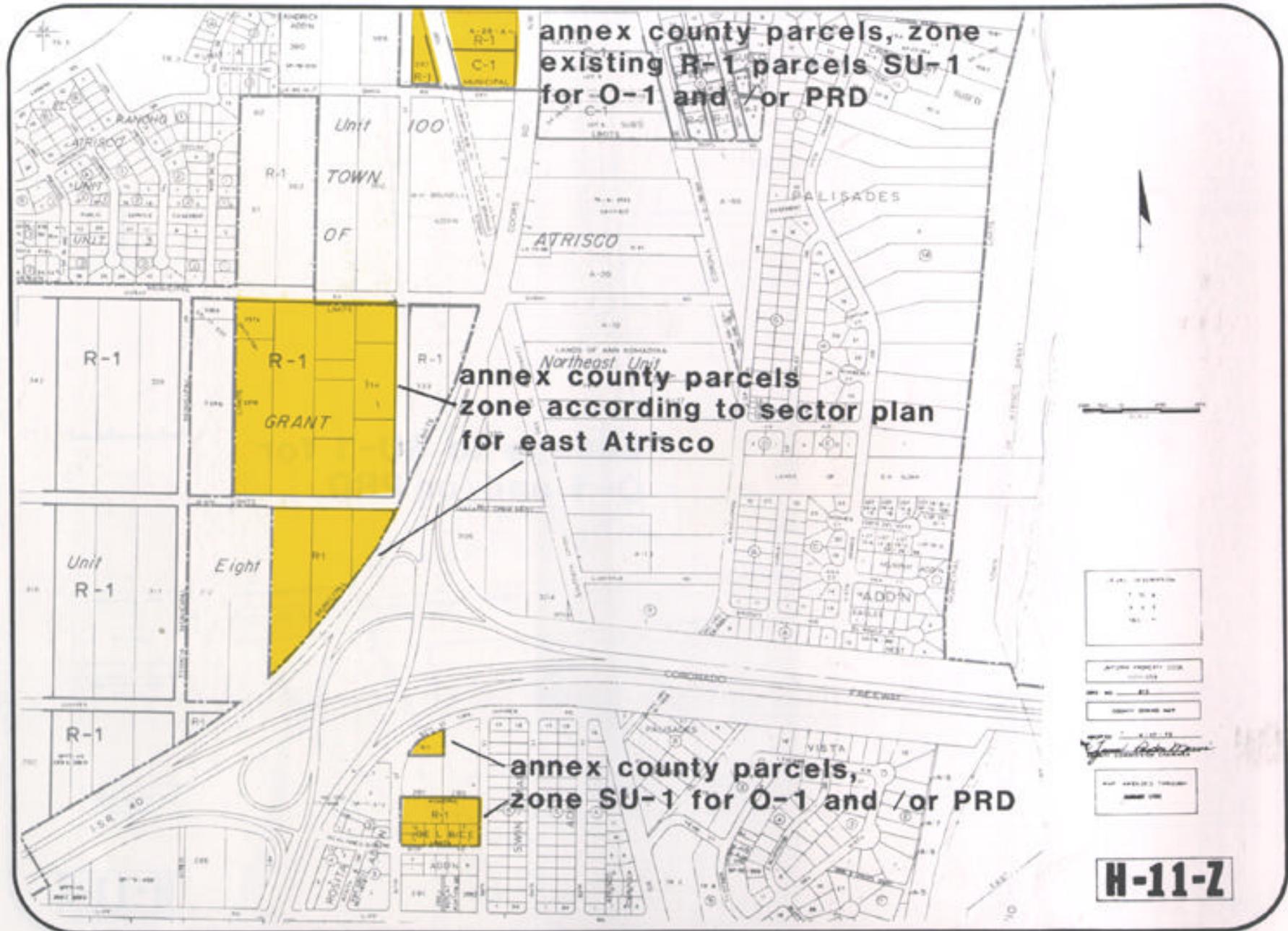


figure 24 recommended zoning changes

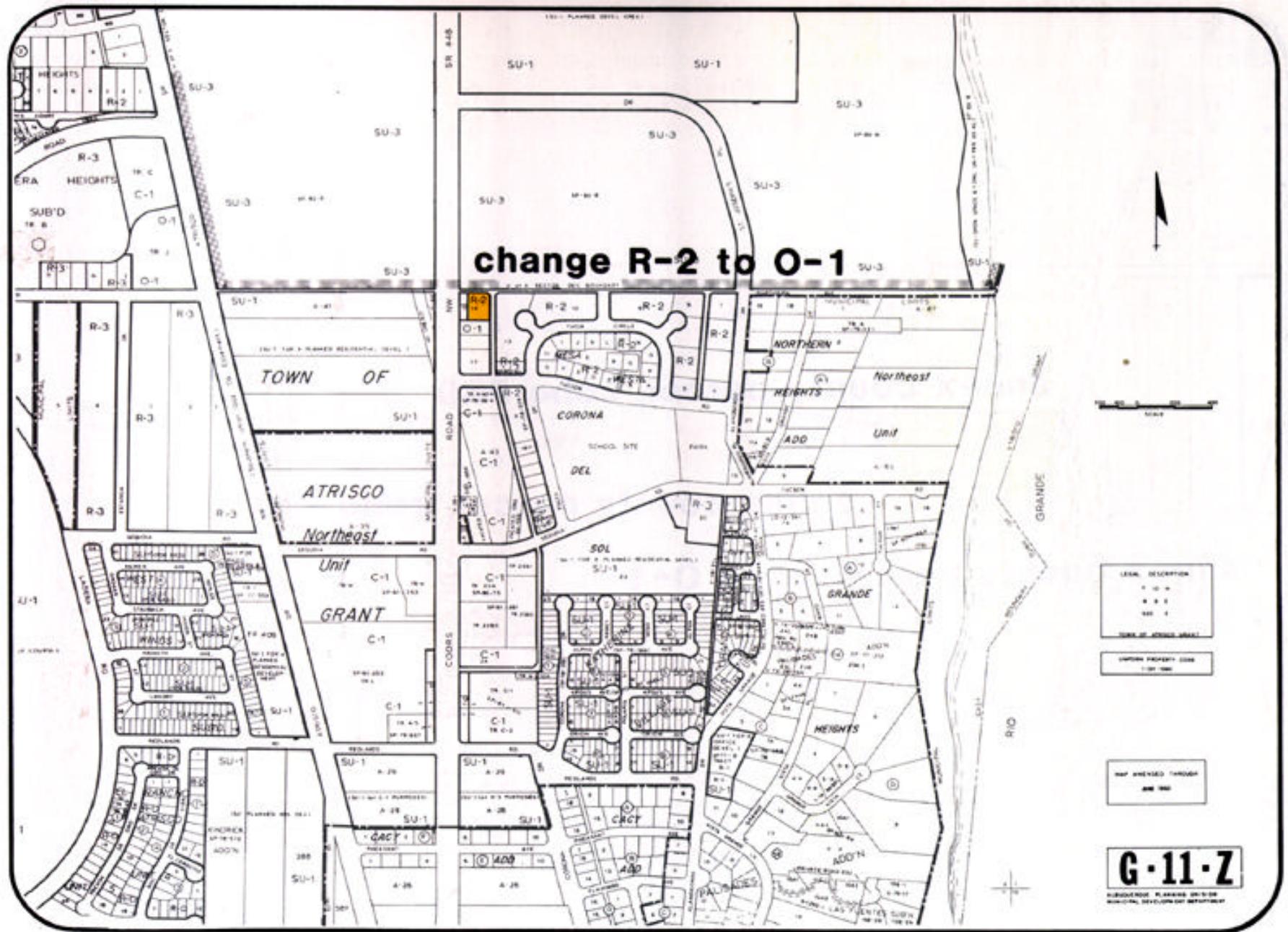


figure 25 recommended zoning changes

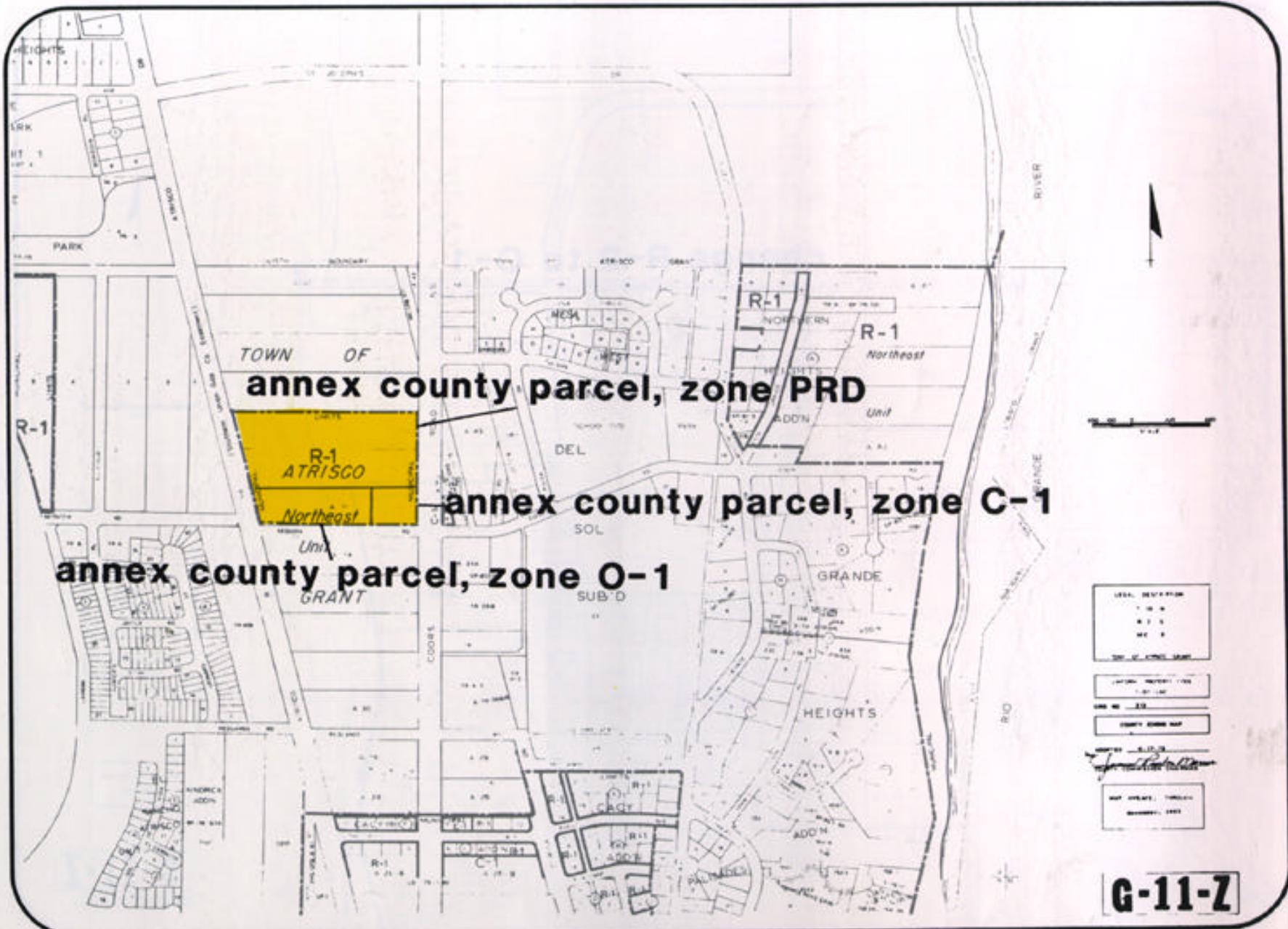


figure 26 recommended zoning changes

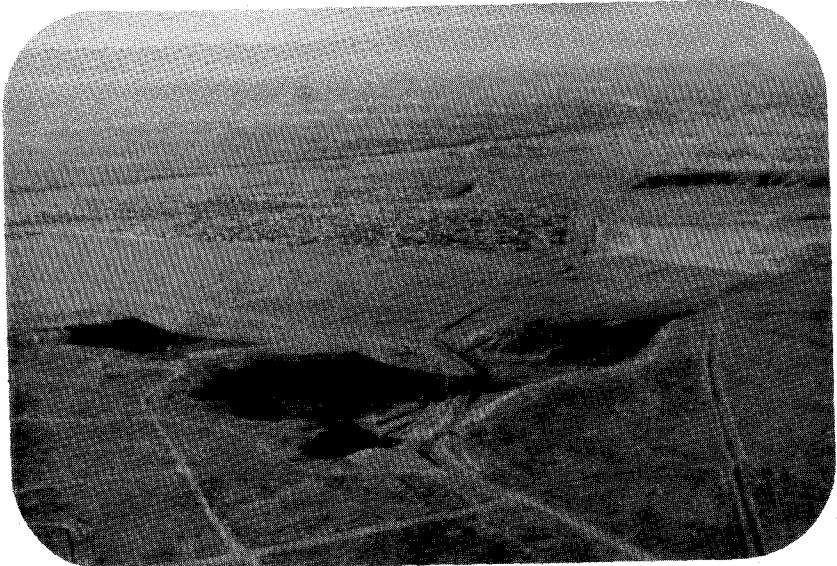
policy 3

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.



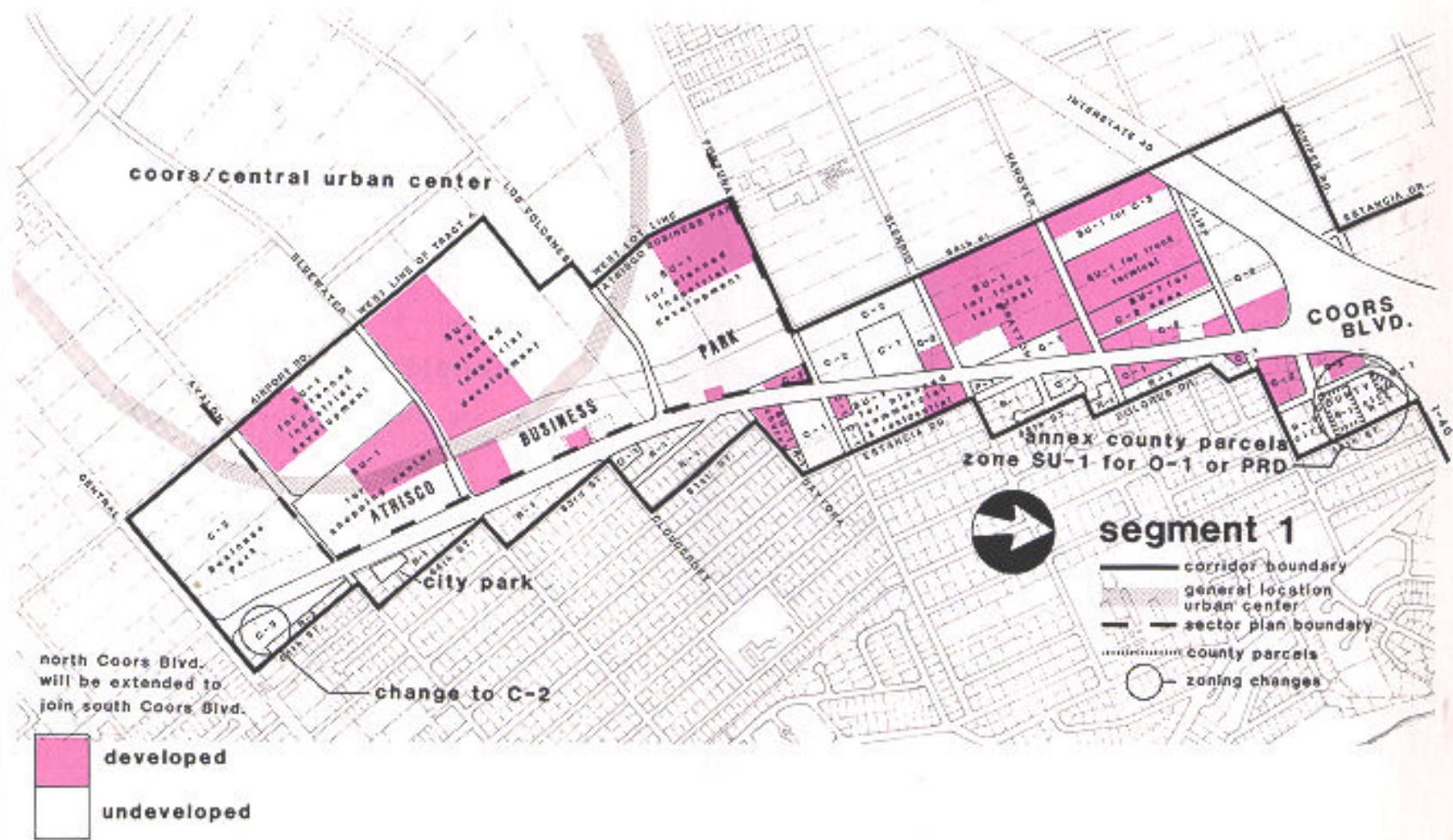


figure 27 existing and recommended zoning

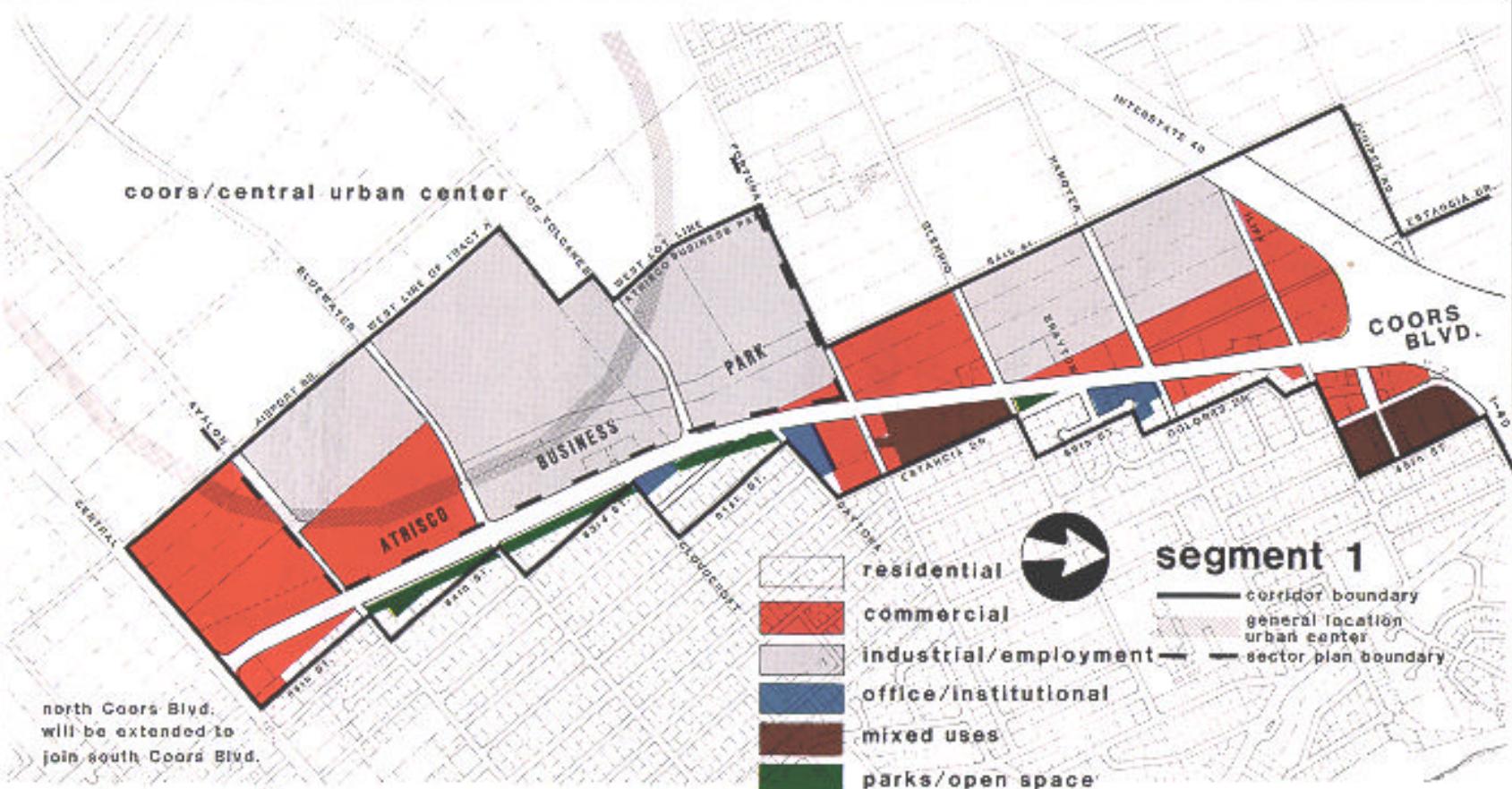
WEST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE					
+ 1760 feet of developed frontage + 4000 feet of undeveloped frontage	mostly scattered commercial with some industrial development in west edge of corridor vacant properties zoned for commercial and planned industrial development	no use intensity increase in commercial or industrial zoning; encourage existing development to comply with design guidelines no use intensity increase in commercial or industrial zoning; require new development to comply with design guidelines					
							
EAST SIDE of Coors <table border="1"> <thead> <tr> <th>EXISTING LAND USE 1982</th> <th>RECOMMENDED LAND USE</th> </tr> </thead> <tbody> <tr> <td>+ 2300 feet of developed frontage + 5900 feet of undeveloped frontage Vacant parcels of land</td> <td>mostly commercial from Fortuna north + 3500 feet zoned for commercial or non-residential uses vacant strip of land 40 feet wide from Central to Los Volcanes, vacant irregular parcels between Coors Blvd. and residential areas</td> <td>no use intensity increase in commercial zoning; encourage existing development to comply with design guidelines require new development to comply with design guidelines obtain strip of land and parcels for future R.O.W. and buffer planning</td> </tr> </tbody> </table>			EXISTING LAND USE 1982	RECOMMENDED LAND USE	+ 2300 feet of developed frontage + 5900 feet of undeveloped frontage Vacant parcels of land	mostly commercial from Fortuna north + 3500 feet zoned for commercial or non-residential uses vacant strip of land 40 feet wide from Central to Los Volcanes, vacant irregular parcels between Coors Blvd. and residential areas	no use intensity increase in commercial zoning; encourage existing development to comply with design guidelines require new development to comply with design guidelines obtain strip of land and parcels for future R.O.W. and buffer planning
EXISTING LAND USE 1982	RECOMMENDED LAND USE						
+ 2300 feet of developed frontage + 5900 feet of undeveloped frontage Vacant parcels of land	mostly commercial from Fortuna north + 3500 feet zoned for commercial or non-residential uses vacant strip of land 40 feet wide from Central to Los Volcanes, vacant irregular parcels between Coors Blvd. and residential areas	no use intensity increase in commercial zoning; encourage existing development to comply with design guidelines require new development to comply with design guidelines obtain strip of land and parcels for future R.O.W. and buffer planning					

figure 28 recommended land use

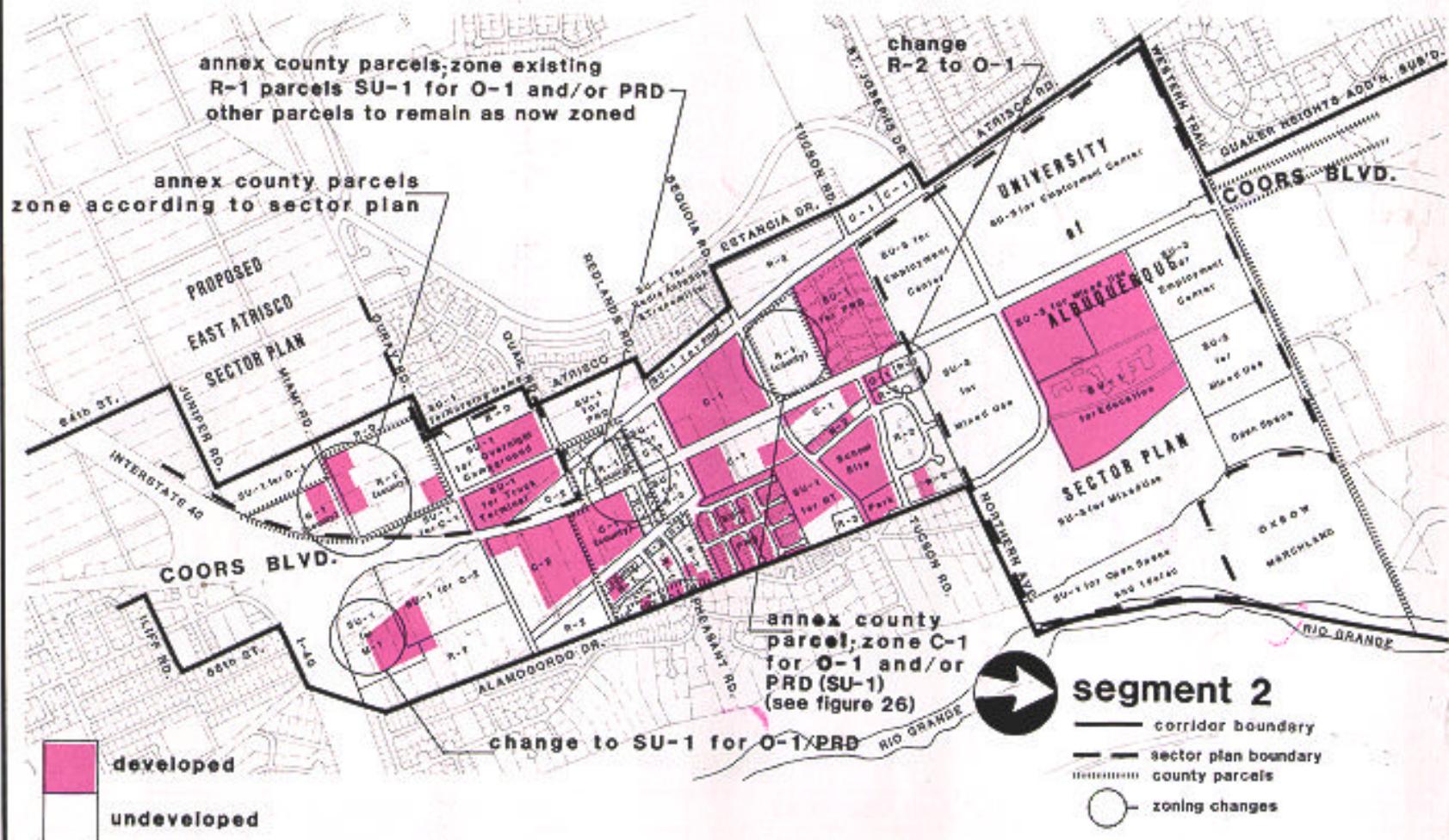


figure 29 existing and recommended zoning

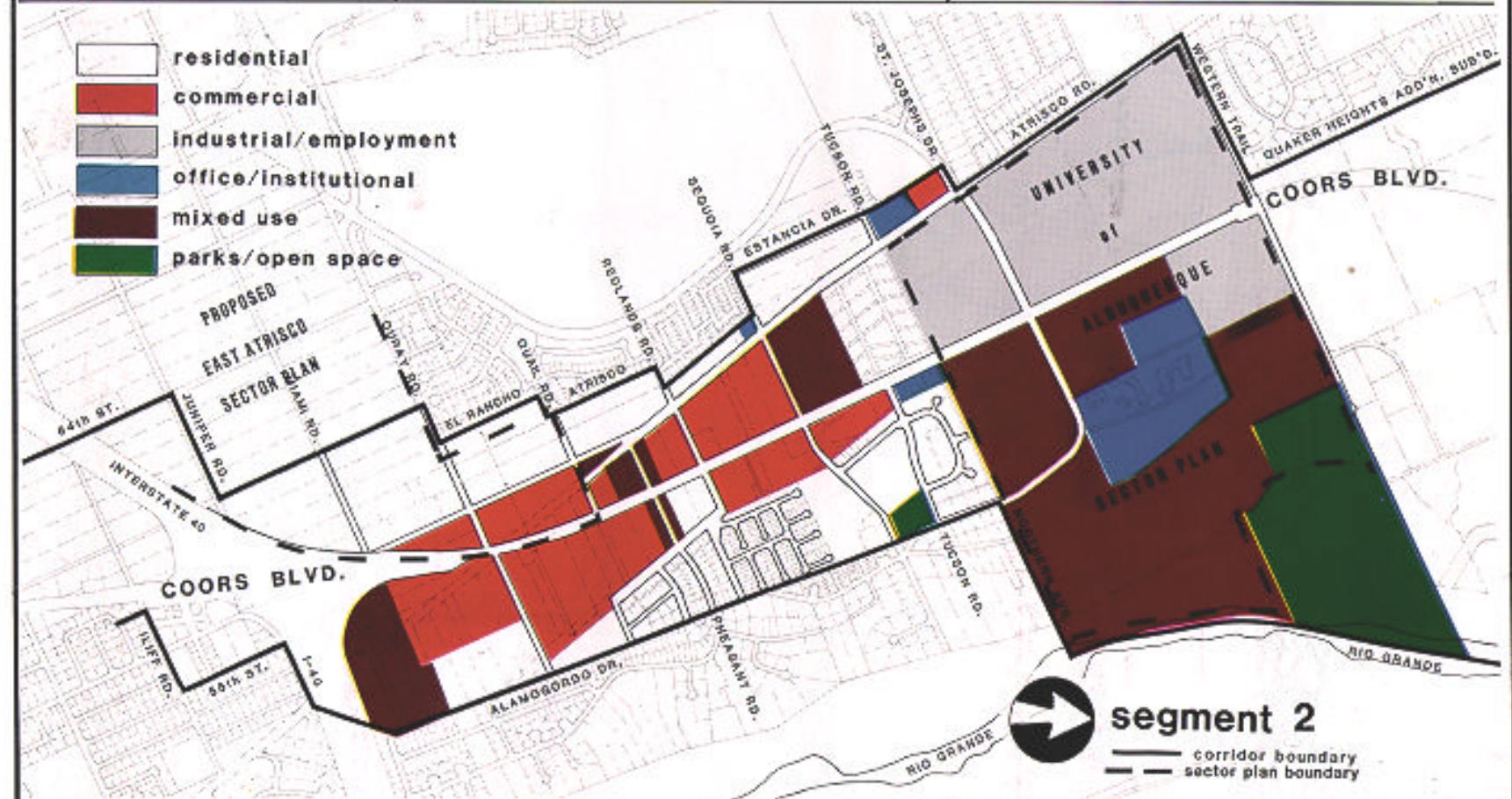
WEST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
<p>+ 2260 feet of developed frontage + 8350 feet of undeveloped frontage</p>	<p>+ 1450 feet of scattered commercial development + 800 feet of planned residential development Vacant properties zoned for commercial and residential uses, including several county zoned parcels</p>	<p>encourage existing development to comply with design guidelines no additional commercial uses; encourage office/employment and planned residential development require new development to comply with design guidelines</p>
 <p>The map illustrates the West Side of Coors with various land use zones. A legend on the left identifies the colors: white for residential, red for commercial, grey for industrial/employment, blue for office/institutional, dark brown for mixed use, and green for parks/open space. Key features include COORS BLVD., ATRISCO RD., ESTANCIA DR., ALAMERQUE, and UNIVERSITY ST. A proposed sector plan is shown in the upper left. A corridor boundary is indicated by a thick black line, and a sector plan boundary is indicated by a dashed black line. A large green area labeled 'SECTOR PLAN' is located in the lower right. A circular arrow icon with the text 'segment 2' is positioned in the bottom right corner of the map area.</p>		
EAST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
<p>+ 2650 feet of developed frontage + 6950 feet of undeveloped frontage</p>	<p>scattered commercial, office, and light industrial development from Oracle to Tucson mostly zoned for commercial uses; some residential zoning, including several county zoned parcels</p>	<p>no use intensity increase in commercial zoning encourage light industrial uses to relocate to industrial areas; encourage existing development to comply with design guidelines no use intensity increase in commercial zoning encourage office/employment and planned residential development; require new development to comply with design guidelines; preserve Bosque-Oxbow Marshlands, and open space areas</p>

figure 30 recommended land use

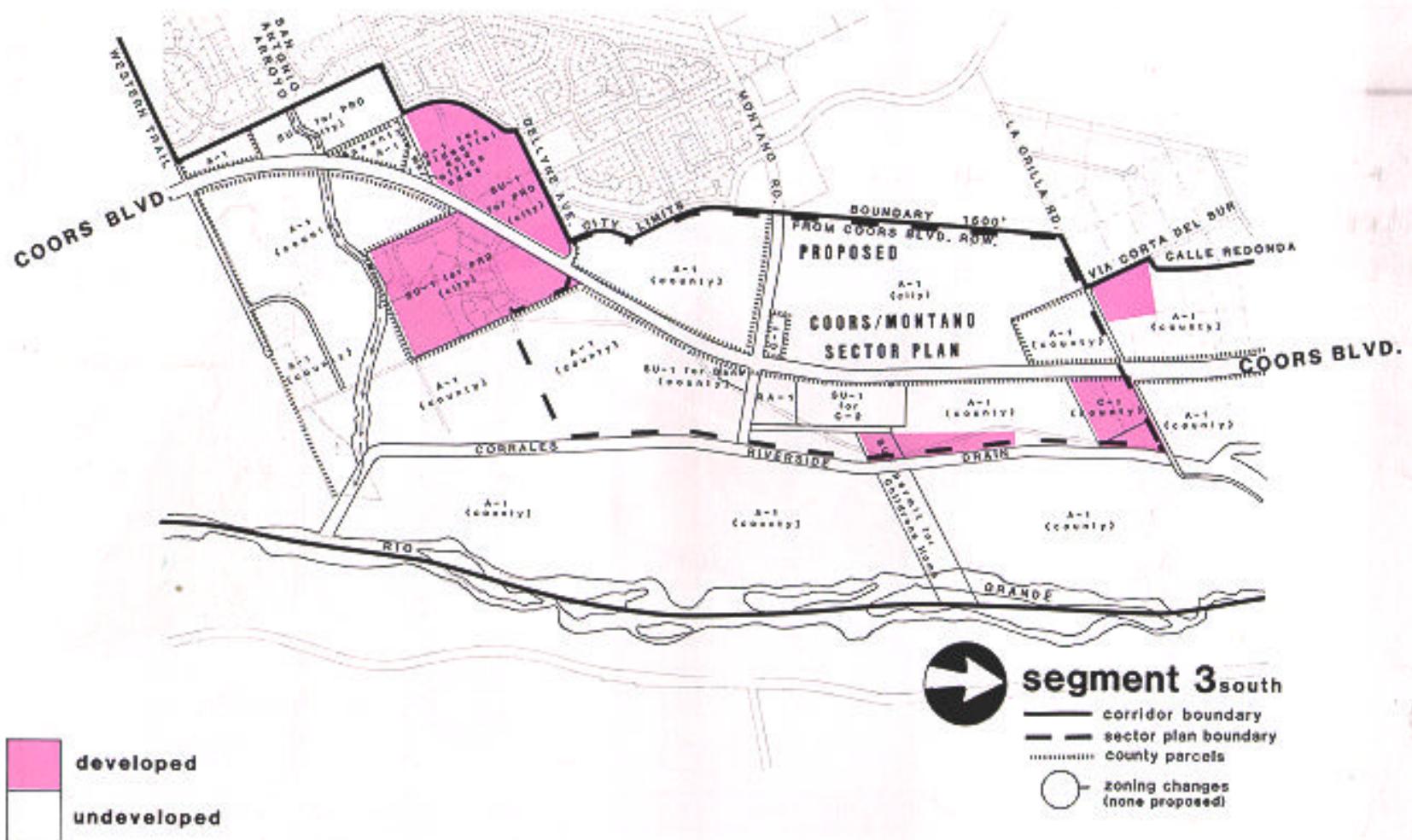


figure 31 existing and recommended zoning

WEST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
+ 1500 feet of developed frontage + 2 miles of undeveloped frontage	planned residential development and related planned office/mixed use development both city and county parcels are zoned A-1, except for a county zoned C-1 parcel at Montano	encourage existing development to comply with design guidelines require sector development plan for Coors/Montano Anteagüeville; new development to comply with design guidelines
<p>The map illustrates the 'COORS/MONTANO SECTOR PLAN' area. It shows 'COORS BLVD.' running north-south, with 'MONTANO DR.' and 'LA DRILLA DR.' intersecting it. 'VIA CORTA DEL SUR' and 'CALLE REDONDA' are also labeled. A 'proposed view site' is marked near the northern end of the sector. A '100' buffer strip' runs along the Rio Grande. A 'proposed bridge' is shown crossing the river. The map includes labels for 'CORRALES', 'RIVERSIDE', 'OSKIR', and 'GRANDE'. A legend indicates: white for residential, brown for mixed use, and green for parks/open space. A key also defines the 'corridor boundary' as a solid line and the 'sector plan boundary' as a dashed line.</p>		
EAST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
+ 2000 feet of developed frontage + 2 miles of undeveloped frontage	city planned residential development and county agricultural/commercial development both city and county zoned parcels are zoned A-1, except for city C-2 parcel at Montano and county C-1 parcels at La Drilla.	encourage existing development to comply with design guidelines; reconsider existing commercial area as part of sector development plan require sector development plan for Coors/Montano Anteagüeville; new development to comply with design guidelines; preserve Bosque, floodplain, and open space areas

figure 32 recommended land use

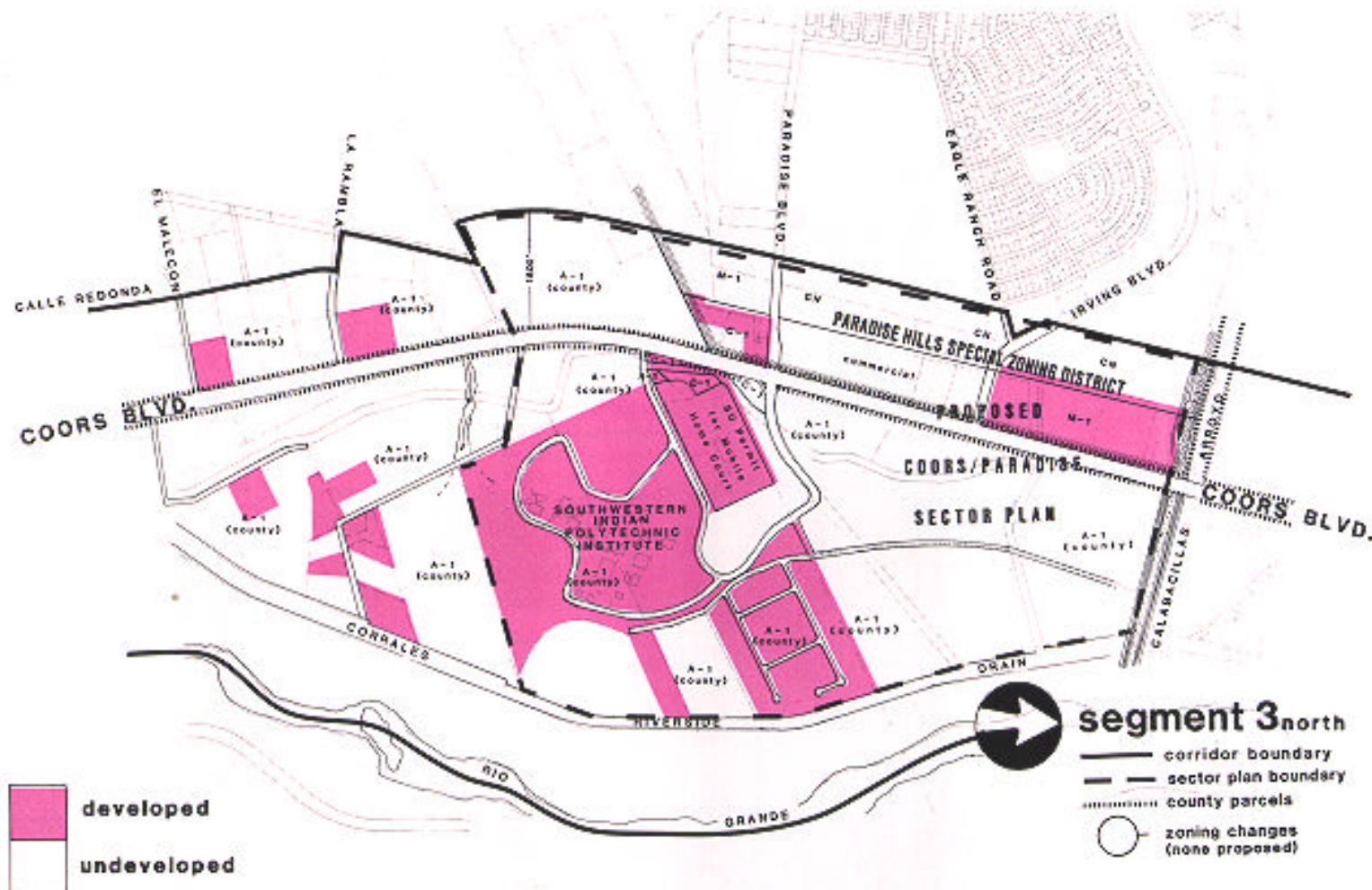


figure 33 existing and recommended zoning

WEST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
+ 2250 feet of developed frontage + 2 miles of undeveloped frontage	commercial development at Paradise Blvd. and commercial/office/employment development north of Irving Blvd. county properties are zoned A-1 and Paradise Hills properties are zoned for intensive commercial, office/employment and industrial uses	encourage existing development to comply with design guidelines require sector development plan for Coors/Paradise Blvd. area; require new development to comply with design guidelines
EAST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
+ 660 feet of developed frontage + 2 1/4 miles of undeveloped frontage	county zoned commercial development county properties are zoned for A-1 uses	reconsider existing commercial areas as part of sector development plan require sector development plan for Coors/Paradise Blvd. area; require new development to comply with design guidelines; preserve Bosque, floodplain, and open space areas

figure 34 recommended land use

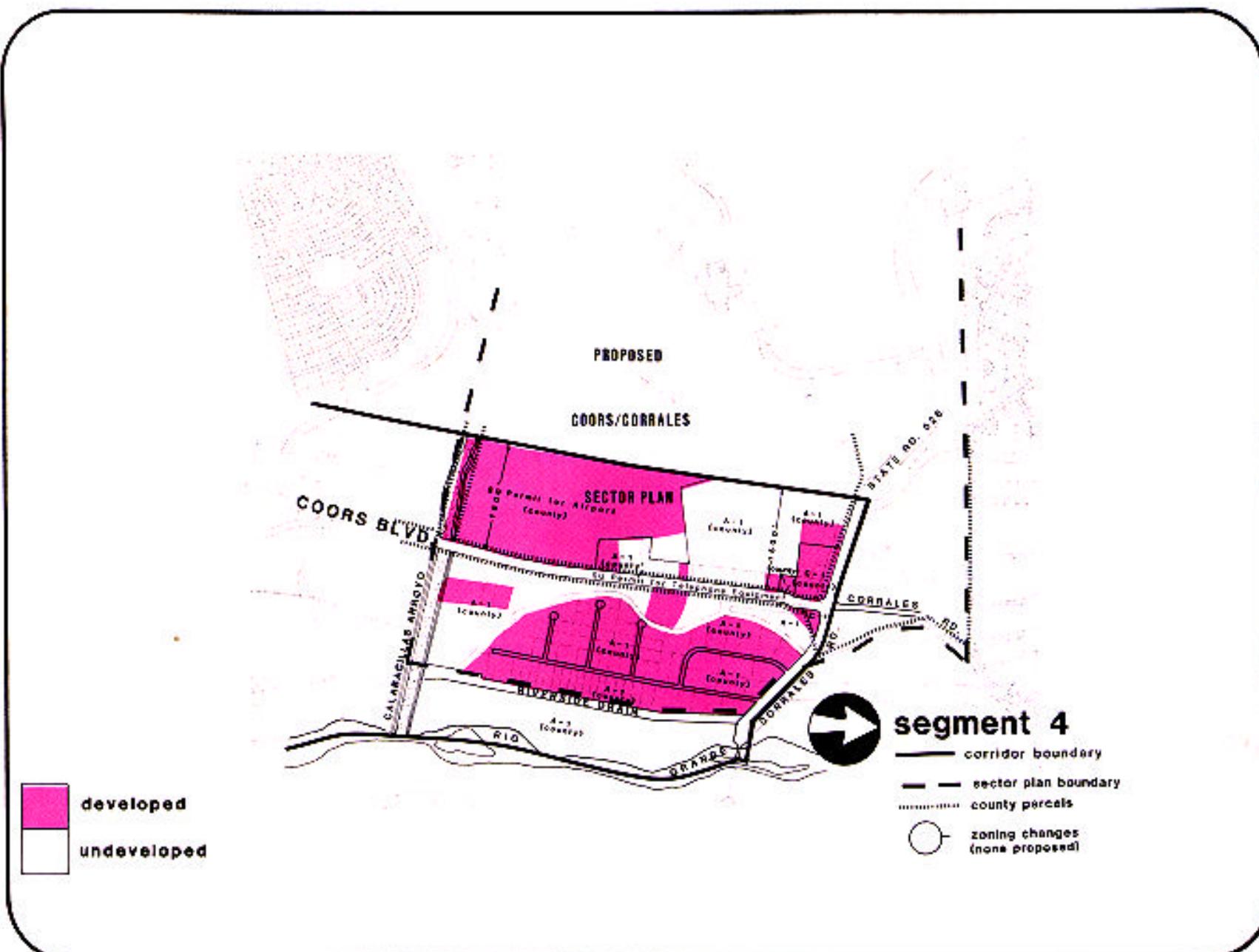


figure 35 existing and recommended zoning

WEST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
+ 3,100 feet of developed frontage + 200 feet of undeveloped frontage	approximately 1/2 of developed frontage is the T-Bar Airport; remaining development is commercial and office uses at the Coors/Corrales intersection vacant county properties are zoned for A-1 and C-1 uses	encourage existing development to comply with design guidelines these properties should be annexed into the city when developed and the T-Bar sector plan should be expanded to include these properties in order to coordinate appropriate land uses; require new development to comply with design guidelines.
EAST SIDE of Coors	EXISTING LAND USE 1982	RECOMMENDED LAND USE
+ 200 feet of developed frontage + 1 mile of undeveloped frontage	residential uses county zoned properties are zoned for A-1 uses	these properties should be annexed into the city when developed and the T-Bar sector plan should be expanded to include these properties in order to coordinate appropriate land uses; require new development to comply with design guidelines; preserve Bosque, floodplain, and open space areas

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.

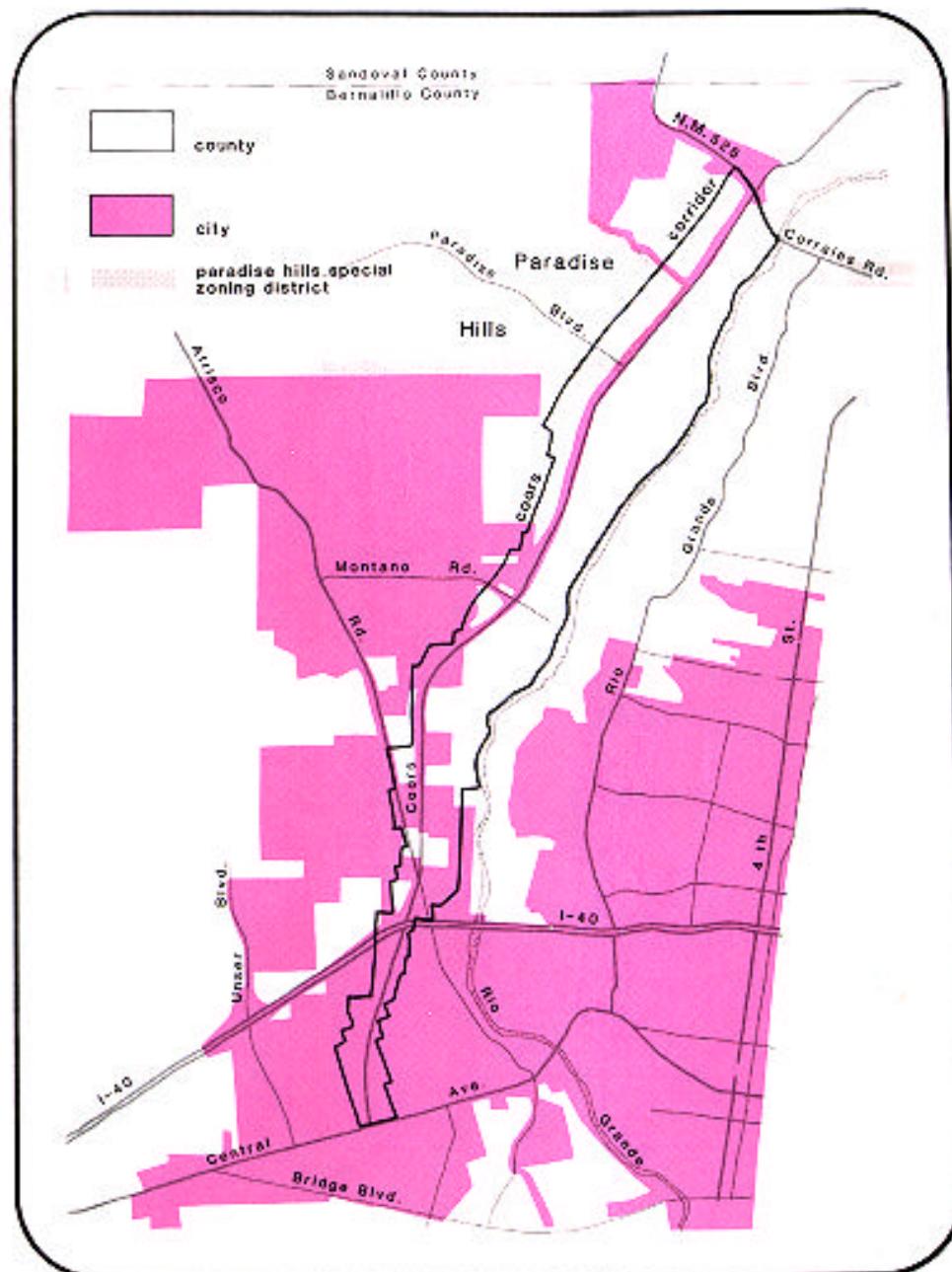
possible:

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.



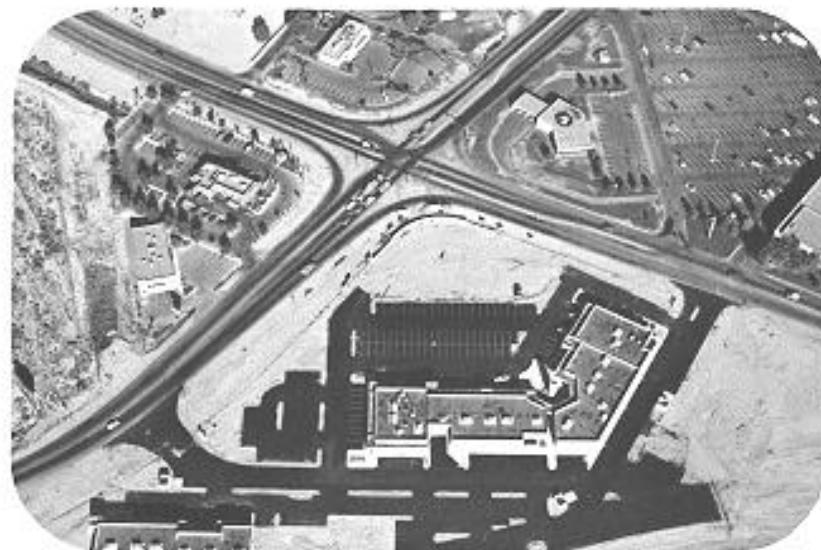
city/county property

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:

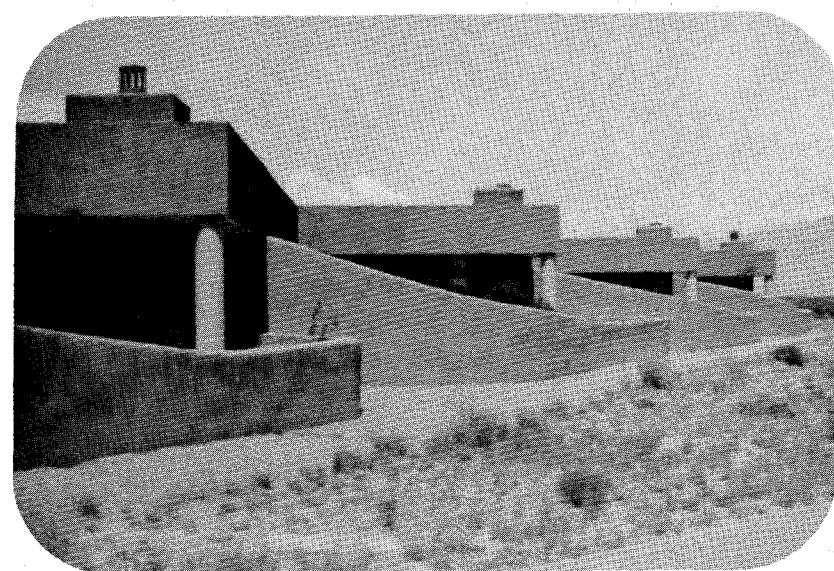
Private sector plans for these areas have begun. Planned and coordinated development of appropriate land uses and development intensities in critical locations is essential to achieve the policies of the Coors Corridor Plan, especially when such areas have multiple ownerships and jurisdictions.

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.

