

The Vineyard



SECTOR DEVELOPMENT PLAN · ALBUQUERQUE, NM

Amended August, 2000

IMPORTANT NOTE

This Plan includes maps showing property zoning and platting which is dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System or current Zone Atlas for up-to-date zoning and platting information.

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 WHEREAS, the Vineyard Sector Development Plan falls within the boundaries
2 of the La Cueva Sector Development Plan which was adopted by the Council on
3 June 19, 2000 approving urban densities more suitable to a Developing Urban
4 Area than the original platting; and

5 WHEREAS, RO-1 zoning and/or certain commercial use is no longer
6 appropriate along the old alignment of Alameda and the southern boundary of
7 the Vineyard Sector Development Plan. RO-1 zoning conflicts with the
8 intentions of the La Cueva Sector Development Plan regarding the urban
9 development of the surrounding area; and

10 WHEREAS, rezoning lands along the old Alameda alignment and the southern
11 boundary of the Vineyard Sector Development Plan is necessary and justified
12 pursuant to Resolution 270-1980; and

13 WHEREAS, the zone map amendment represents a balance of the goals
14 among the various stakeholders in the Plan area; and

15 WHEREAS, the Environmental Planning Commission, in its advisory role on
16 all matters related to planning, zoning and environmental protection
17 recommended approval of the Zone Map Amendment for the lots along the old
18 Alameda alignment at a public hearing on December 9, 1999; and

19 WHEREAS, at the May 24, 2000 Land Use, Planning and Zoning Committee
20 meeting, the Committee considered a proposal to also amend the zoning of all
21 five of the lots zoned RO-1 along the southern boundary of the Vineyard Sector
22 Development Plan; and

23 WHEREAS, the owners of the five RO-1 zoned lots along the southern
24 boundary of the Vineyard Sector Development Plan were properly notified of the
25 proposed zone map amendment in accordance with City ordinances and
26 notification procedures, and no property owners have objected to the proposed
27 zone map amendment.

28 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
29 ALBUQUERQUE THAT:

30 Section 1. The La Cueva Sector Development Plan contains the land use
31 and zoning revisions to the Vineyard Sector Development Plan in Exhibits 15A

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 and 15B, which Exhibits are attached hereto, incorporated herein, and hereby
2 approved. Exhibit 15A will replace Sheet 7.3, Land Use Map, in the Vineyard
3 Sector Development Plan and Exhibit 15B will replace Sheet 7.6, Zoning Map in
4 the Vineyard Sector Development Plan and will serve as the official Land Use
5 and Zoning Maps of the Vineyard Sector Development Plan.

6 Section 2. The RD zoning for residential uses is more beneficial to the
7 community than the RO-1 zoning and supports the goals and policies of the
8 Comprehensive Plan, the Vineyard Sector Development Plan, and the
9 surrounding La Cueva Sector Development Plan.

10 Section 3. Goals and policies set forth in the La Cueva Sector Development
11 Plan related to SU-2 zoning and design will apply to those parcels of land zoned
12 SU-2 in the Vineyard Sector Development Plan at Alameda/Barstow NE.

13 Section 4. Goals and policies set forth in the Vineyard Sector Development
14 Plan related to land use will be supported and enhanced as a result of the zone
15 map amendment herein.

16 Section 5. The Land Use Map and the Zone Map of the Vineyard Sector
17 Development Plan are hereby amended. The City's official zone map is hereby
18 amended to incorporate the zone map amendments herein.

19 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
20 clause, word or phrase of this resolution is for any reason held to be invalid or
21 unenforceable by any court of competent jurisdiction, such decision shall not
22 affect the validity of the remaining provisions of this resolution. The Council
23 hereby declares that it would have passed this resolution and each section,
24 paragraph, sentence, clause, word or phrase thereof irrespective of any
25 provisions being declared unconstitutional or otherwise invalid.

26 Section 7. EFFECTIVE DATE AND PUBLICATION. This resolution shall
27 become effective five or more days after publication.

28
29
30

31 legislation\resolutions\r51fs.

1 PASSED AND ADOPTED THIS 21st DAY OF August, 2000
2 BY A VOTE OF: 7 FOR 0 AGAINST.

3
4 Yes: 7


5 Excused: Armijo, Griego
6
7

8 
9 _____

10 Michael Brasher, President
11 City Council
12
13

14 APPROVED THIS 6th DAY OF September, 2000 RL
15
16

17 Bill No. R-51fs

18 
19 _____

20 Jim Baca, Mayor
21 City of Albuquerque
22

23 ATTEST:

24 
25 _____

26 City Clerk
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31

[+Bracketed Material+] - New
[-Bracketed Material-] - Deletion

CITY OF ALBUQUERQUE
NEW MEXICO

DEVELOPMENT REVIEW BOARD

I hereby certify that this document (SD-86-6-3/AX-94-1/Z-94-6) is in accordance with the recommendations of the Environmental Planning Commission on April 1, 1994 and the approval of the City Council on June 29, 1994.

Carl Schneider Dumont

~~Cultural and Recreational Services Department~~
Parks and General

6-21-94

Date

Robert W. Kane

Utility Development, Public Works Department

6-21-94

Date

Michael D. Dwyer

Transportation Development, Public Works Dept.

6-21-94

Date

Frank J. Leguina

City Engineer/Hydrology, Public Works Dept.
for Albuquerque Metropolitan Arroyo Flood
Control Authority

6-27-94

Date

Jack Cloud

City Planner, Planning Division

6-27-94

Date

VINEYARD SECTOR DEVELOPMENT PLAN

Vineyard Sector Development Plan
(approved by the City Council Bill No. 0-146 [SD-86-61 September 10, 1987])

First Amendment Case Numbers:

SD-86-6-1

AX-90-12

Z-90-87

City Council Bill No. R-317 Amending the
Vineyard Sector Development Plan, May 6, 1991.
City Council Bill No. 0-112 Annexing 52.2 Acres,
May 6, 1991.

Second Amendment Case Numbers:

SD-86-6-2

AX-92-2

Z-92-35

City Council Bill No. 0-70 Annexing 52 Acres,
January 4, 1993

Third Amendment Case Numbers:

SD-86-6-3

AX-94-1

Z-94-6

City Council Bill No. 0-35 Annexing 54 Acres and
City Council Bill No. R-69 Amending the
Vineyard Sector Development Plan
June 20, 1994

PRIOR APPROVALS:

(CASE FILE SD-86-6/AX-87-11/Z-87-83/SL-87-1) DECEMBER 18, 1986, THE ENVIRONMENTAL PLANNING COMMISSION VOTED TO APPROVE ESTABLISHMENT OF BOUNDARIES. JUNE 4, 1987, THE ENVIRONMENTAL PLANNING COMMISSION VOTED TO APPROVE THE VINEYARD SECTOR DEVELOPMENT PLAN. AUGUST 31, 1987, COUNCIL BILL NO. R-306 ADOPTING A FUTURE STREET LINE FOR ALAMEDA BOULEVARD. SEPTEMBER 10, 1987, COUNCIL BILL NO. 0-146 APPROVED ANNEXATION AND ESTABLISHMENT OF ZONING.

SEPTEMBER 20, 1990, THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN AMENDMENT TO THE TRANSPORTATION PLAN VACATION OF PUBLIC RIGHT-OF-WAY:

CORONA AVENUE, V-87-117

ANAHEIM AVENUE, V-88-37

WILSHIRE AVENUE, V-88-58/AP-88-30/V-90-47

FIRST AMENDMENT

JANUARY 17, 1991, THE ENVIRONMENTAL PLANNING COMMISSION RECOMMEND APPROVAL (SD-86-6-1/AX-90-12/Z-90-87). MAY 6, 1991, COUNCIL BILL NO. R-317 AMENDING THE VINEYARD SECTOR DEVELOPMENT PLAN. MAY 6, 1991, COUNCIL BILL NO. 0-112 ANNEXING 52.2 ACRES. JUNE 3, 1991, Z-90-87, ZONE MAP AMENDED.

SECOND AMENDMENT

AUGUST 20, 1992, THE ENVIRONMENTAL PLANNING COMMISSION RECOMMEND APPROVAL (SD-86-6-2/AX-92-2/Z-92-35). January 4, 1993, COUNCIL BILL NO. 0-70 ANNEXING 52 ACRES.

THIRD AMENDMENT

April 21, 1994, The Environmental Planning Commission Recommended Approval (SD-86-63/AX-94-1/Z-94-6).

Introduction

North Albuquerque Acres presents a unique opportunity for urban development, a desirable location, and maximum utilization of utility systems and the transportation network. The realization of the potential of North Albuquerque Acres requires a level of cooperation between the public and private sector untested in Albuquerque.

The Vineyard Sector Development Plan represents the largest planning area where more than three dozen property owners have participated in a sector planning process to establish municipal zoning and City of Albuquerque services. The requested zoning represents a consensus of the majority. All participants recognize the value in City of Albuquerque zoning and urban development versus County A-I development.

The spirit of cooperation during this planning process is commendable, but only marks the beginning of public and private sector efforts to replat and develop the area in an acceptable manner. The public sector has engaged in extensive planning efforts and preparation of plans for North Albuquerque Acres. The Vineyard Sector Development Plan references these documents and relies on the information in preparation of this Plan.

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Section 1

Location and Setting

The Vineyard

SECTOR DEVELOPMENT PLAN

SECTION 1

LOCATION AND SETTING

GEOGRAPHICAL LOCATION

The Vineyard Sector Development Plan encompasses 230 acres of land in the Far Northeast Heights of metropolitan Albuquerque. The plan area is east-southeast of La Cueva High School. The area's west boundary includes Barstow Street, its north boundary Alameda Boulevard, its south boundary Paseo del Norte and Carmel Avenue, and east boundary Ventura Street and 1100 feet east of Ventura Street. The legal description of the property includes the following platted lots in Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES; Lots 1-8 and 24-32, Block 4; Lots 9, 10, 21, and 22, Block 5; Lots 11, 12, 13-A, 15-18, Block 6; Lots 17-24, Block 8; Lots 1-8 and lots 25-32, Block 9; and Lot A, Block 10; Lots 1-9 and 24-32, Blocks 16, 17, and 18; plus Carrington Estates Subdivision, Vineyard Estates Subdivisions and Tracts B-1, B-2 and B-3 Vineyard Estates.

The boundary encompass all Barstow Street ROW between Paseo del Norte and Alameda Boulevard, all Richfield Avenue (Alameda Boulevard) ROW adjacent to Lots 1 through 8, Block 4; all Signal Avenue ROW adjacent to Carrington Estates and Lots 9 and 10 Block 5; all Wilshire Avenue (Alameda Boulevard) ROW adjacent to Lots 10 through 16, Block 6; and 1 through 9, Block 16; all Corona Avenue ROW adjacent to Lots 1 through 9, Block 17; all Anaheim Avenue ROW adjacent to Lots 1 through 9, Block 18; all Carmel Avenue ROW adjacent to Lots 1 through 16, Block 9; and 1 through 16, Block 19; all Hollywood Avenue ROW adjacent to Lots 25 through 32, Block 9; all Ventura Street ROW adjacent to Lots 16 and 17, Block 6; all Ventura Street ROW adjacent to Lots 1 and 32, Block 17; and all Ventura Street ROW adjacent to Lots 16 and 17, Block 8, and Lots 1 and 32, Block 18, all in Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES.

Primary access to this location is provided by north-south Interstate 25, Wyoming Boulevard and Tramway Boulevard, and from the east-west by Paseo del Norte and Alameda Boulevard. Paseo del Norte and Alameda Boulevard with bridges over the Rio Grande river, are major links between the Northeast Heights and west side of Albuquerque. Major reconstruction of Tramway Boulevard and Paseo del Norte will greatly improve a loop system around the Far Northeast Heights of metropolitan Albuquerque.

PRECEDENT PLANS

The Vineyard Sector Development Plan area is within the boundaries of the Albuquerque/Bernalillo County Comprehensive Plan, the highest ranking City policy for development of the Albuquerque Metropolitan Area. The area is also within the boundaries of Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres, a Rank 2 plan. The Long Range Major Street Plan of the Council of Governments functions similarly to a Rank 2 plan. The sector plan area is partially within the La Cueva High School Land Use Guide boundary. This Vineyard Sector Development Plan is a Rank 3 plan; it sets forth guidelines for development of the area in accordance with the goals, objectives, and policies of the Comprehensive Plan and the Subareas Master Plan.

ADJACENT LAND USE

Completion of La Cueva High School in 1986 by Albuquerque Public Schools is the most significant development in the immediate area. Nor Este Estates, a single family subdivision north of La Cueva High School, was completed in 1989. A linear Park was developed on the La Cueva arroyo through Nor Este Estates. Nor Este Manor, a single family subdivision south of La Cueva High School and west of Vineyard Estates subdivisions is nearly built out. Tierra La Cueva, a single family subdivision East of La Cueva High School is about two thirds occupied. Church facilities have been constructed in the Vineyard Estates Sector Plan area, several churches are within two miles to the east, and one adjacent to Nor Este Manor on Wyoming Blvd.

Section 2

Development Issues

The Vineyard

SECTOR DEVELOPMENT PLAN

SECTION 2

DEVELOPMENT ISSUES

COMPREHENSIVE PLAN POLICIES

The Vineyard Sector Development Plan area is designated "Developing Urban" by the Albuquerque/Bernalillo County Comprehensive Plan. Residential development of three to six units per acre is appropriate for an overall development objective; higher density projects and mixed land use are permitted when presented in Sector Development Plans.

Development within the Vineyard Sector Development Plan area is to be guided especially by the following policies of the Comprehensive Plan: (Numbers shown in parenthesis are from the Policies Plan Element of the Albuquerque/Bernalillo County Comprehensive Plan.)

Urban Areas Policies

*In developing urban areas, cluster housing to provide a variety of housing types and large shared open space. (2.d)

*Neighborhood physical design in developing urban areas shall conform to topographical features and include bikeways integrated into the development. (2.e)

*Higher density housing should be mixed with single family housing under carefully planned area developments to ensure compatibility. (2.g)

*Locations and types of employment shall be sited to complement residential uses. (2.h)

*Quality architectural design shall be encouraged in all new development. (2.m)

*Land uses adjacent to arterial streets shall be planned to minimize harmful effects of traffic on people residing on or utilizing adjacent land. (2.1)

Open Space Area Policies

*The developing areas shall generally have a more open character than established areas and shall have increased amounts of usable open space. (4.b)

*The design of parks and open space shall incorporate the following criteria: (1) Multi-functional use of resources and compatible facilities; (2) Maintenance requirements and landscaping appropriate to the location, function, public expectations, and intensity of use; (3) Integration into residential design for easy accessibility and orientation to encourage use; and (4) Lighting or other methods to minimize vandalism. (4.c)

*Open space design at the neighborhood level should tie into community open space, where appropriate, to create an open space network. (4.d)

Circulation Policies

*Compatible mixing of residential, commercial, light industrial, and educational activities on an area-wide basis shall be encouraged where desirable and appropriate to lessen the need for travel. (5.a)

*Land uses adjacent to arterial streets shall not significantly reduce street capacities. (5.e)

SUBAREAS MASTER PLAN POLICIES

The Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres divides the undeveloped portions of North Albuquerque Acres into independent development areas, suggests the logical sequence in which public improvements and facilities are to be provided.

Urban and Rural Policies

*A quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas, and lifestyles, while creating visually pleasing architecture, landscaping, and vistas to enhance the appearance of the community.

*Rural areas should maintain separate identity as alternative to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

Open Space Area Policies

*Development of La Cueva Arroyo as a major open space link.

Circulation Policies

*Minimize transportation requirements through efficient placement of employment and services convenient to people, and to provide a balanced circulation system through encouragement of bicycling, walking, and use of buses as an alternative to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Subareas Boundaries

*This Third amendment to the Vineyard Sector Development Plan is governed by the Sub Areas Master Plan. This request for boundary expansion includes the major portion of a sub area. The proposed expansion meets the intent in creating reasonable boundaries which allow appropriate expansion of city utilities and infrastructure. This third amendment is consistent with the recommendations of Design Review Board and follows the alignment of Alameda Boulevard as a logical boundary on the northeast side.

LA CUEVA HIGH SCHOOL LAND USE GUIDE

The Land Use Guide demonstrated that "independent development areas", as described in the Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres may need to be adjusted downward in size to facilitate their development.

Urban Statement

*The existing subdivision of North Albuquerque Acres is obsolete and disregards the natural topography, drainage, transportation facilities, utilities, and other design needs as set forth in several elements of the Comprehensive Plan, the Comprehensive Zoning Ordinance, and Subdivision Ordinance, and other adopted land use policies.

*La Cueva High School Land Use Guide did not establish zoning. Zoning shall remain County A-1 until sector development plans are approved. Annexation requests within the boundary of the Land Use Guide shall be accompanied by a Sector Development Plan and shall follow the intent of the Guide.

Open Space Statement

*The La Cueva Arroyo and North Domingo Baca Arroyo system would be designated an open space link. The North Domingo Baca Arroyo traverses the southern one third of the Vineyard Sector and will provide open space benefits to the area.

Circulation Statement

*A transportation network analysis shows that the transportation network proposed in the Long Range Major Street Plan would handle the traffic generation from recommended land use. The Bikeways Master Plan identified potential location for bicycle facilities along the west and north boundaries of the Vineyard Sector Development Plan area.

*Vacation of grid line right-of-way is encouraged where possible.

FACILITIES PLAN POLICIES

Adopted Rank 2 plans and policies for facilities include the Long Range Major Street Plan, the Master Plan for Water Supply for the City of Albuquerque, and the Albuquerque Area-wide Wastewater Collection and Treatment Facilities Plan. Other adopted master plans are the Bikeways Master Plan, the Transit Development Program, the City's Drainage Ordinance, the Northeast Heights Drainage Management Plan, and policies of the Albuquerque Metropolitan Arroyo Flood Control Authority.

FACILITY PLAN FOR ARROYOS

The Facility Plan for Arroyos, a Rank 2 plan, provides policies and design guidelines relative to implementing the Comprehensive Plan goal of creating a multi-purpose network of recreational trails and open space along the arroyos.

The plan designates the La Cueva Arroyo and North Domingo Baca Arroyo as Major Open Space links and provides guidelines for suitable arroyo improvements.

SECTOR PLAN SUMMARY

The Vineyard Sector Development Plan, a Rank 3 plan, shall establish zoning upon approval by the City Council. This Sector Plan identifies a mixed land use in the development of office, commercial, and residential uses of varying intensities. The proposed office and commercial uses will be placed along major streets to ensure that developments are appropriately designed and landscaped and that traffic circulation will be compatible with adjacent land uses. Zoning for residential units allows densities of 3 to 30 units per acre. Density for the Vineyard Sector Development Plan area will average 3.9 dwelling units per acre.

Detached open space offered to meet open space requirements shall be met as provided in Section 40.H of the Zoning Code Ordinance. This includes payment of cash in lieu of open space. Open space may be designated within a sector boundary and become a condition of the pre-annexation agreement.

The Vineyard Sector Development Plan accompanies annexation and rezoning petitions representing the majority of the sector plan area. After sector plan approval, roads and public right-of-way will be dedicated through bulk land subdivision, subsequent sub division plat maps, and by the site development plan review process.

Section 3

Existing Conditions

The Vineyard

SECTOR DEVELOPMENT PLAN

SECTION 3

EXISTING CONDITIONS

PHYSICAL CHARACTERISTICS

Natural Features

The Vineyard Sector Development Plan area is located on alluvial fan deposits from the west base of the Sandia Mountains. The soils were deposited by the arroyos which traverse the east mesa. One of these arroyos is the La Cueva which is located north of the plan area. A trainer dike was constructed by the Albuquerque Metropolitan Arroyo Flood Control Authority along the north boundary of the plan area to ensure that the La Cueva Arroyo flows in its current channel rather than meander through the Vineyard Sector and flood La Cueva High School during periods of high flow. The North Domingo Baca Arroyo receives all the run-off from minor tributaries passing through the sector plan area; its main channel flows through the southern one-third of the plan area. The east boundary of the Vineyard Sector has an approximate elevation of 5595 and slopes west-southwest to 5480. The sector plan area has natural slope of 3 percent and can be totally graded during construction.

Vegetation and Soils

The Vineyard Sector Plan area is sparsely covered (15 percent of ground area) with semi-desert type vegetation, mainly grasses with some shrubs and annual plants. The most common native plants are Mesa Dropseed, Blue Grama, and Black Grama grasses. Black Grama grasses make up 35 percent of total vegetation. Woody plants are present primarily in drainage ways, with Apache Plume being the most dominant shrub.

Soils in the plan area are from the "Embudo-Tijeras Complex" association. These generally are deep, well drained soils formed from decomposed granite rocks on old alluvial fans.

These classifications do not indicate soil conditions that would preclude prudent development.

Existing Platting and Ownership

North Albuquerque Acres platting is oblivious to the environmental constraints of the land including the contours, the arroyos, and their floodplain. Trails do not follow platted streets, and are used only for illegal dumping of trash and a few off-road vehicles.

The primary impediment to development of this sector plan area is the multiple ownership within each block. Conventional financing has generally not been available to the purchaser in North Albuquerque Acres. Real estate contracts carried by the seller have been the most common form of financing. Thirty-eight lots in the northern one third of Vineyard Sector Development Plan are owned by a number of individuals. No attempt has been made to replat these 38 lots. Lots 9 through 24 in Block 8 are owned by two individuals plus Albuquerque Board of Education. The western 16 lots in Block 9 are owned by six individuals or entities. Heights First Church of the Nazarene replated Lots 1 through 8 and 25 through 32 into Tract "A", Block 10, in 1987. Lots 24 through 32 in Block 18 are owned by six individuals with no interest to replat expressed to date.

STREET NETWORK

Improved roads in the plan area include Paseo del Norte, Wyoming Boulevard, Barstow Street, Ventura Street, Wilshire Avenue in front of La Cueva High School, and Alameda Boulevard from Barstow Street west to Interstate 25. Most of these streets have temporary 24 ft. wide asphalt paving. Streets abutting improved subdivisions and La Cueva High School have half street permanent sections.

The temporary paving was constructed at the expense of private Developers, Albuquerque Public Schools, and Bernalillo County. The City of Albuquerque installed traffic signals and temporary intersection paving on Paseo del Norte at Barstow Street and Wyoming Boulevard. Bernalillo County installed traffic signals at Paseo del Norte and Ventura Street. Ventura Street is graded by Bernalillo County, but has no drainage crossing structures. Paseo del Norte is a two lane asphalt County section roadway.

All pre-existing streets surrounding and within Vineyard Sector Development Plan area are presently platted 60 feet. The additional right-of-way shown will be the responsibility of adjacent property owners; all owners of property on each side of these pre-existing streets will be expected to dedicate or formally bind themselves to dedicate one half of the needed right-of-way prior to the mapping of urban density zoning on their land.

The following table does not reflect the facts that some additional right-of-way may be required by the City at major intersections and that the alignment for Alameda Boulevard shifts southward in the plan area, where there is no existing right-of-way.

**EXISTING AND PROPOSED
RIGHT-OF-WAYS**

<u>Roadway</u>	<u>Classification</u>	<u>Existing R/W</u>	<u>Proposed R/W</u>	<u>Additional R/W</u>
Alameda	Principal Arterial	60'	124'	64'
Paseo del Norte**	"Limited Access" Principal Arterial	60'	164'	104'
Barstow	Collector	60'	80**	20'
Ventura	Minor Arterial	60'	86'	26'
Hollywood	Local Collector	60'	60'	
Corona	Local	60'	50'	
Carmel	Local	60'	60'	
Anaheim	Local	60'	To be Vacated	

*Twelve of the 20 feet is required by the Bikeways Master Plan.

**Paseo del Norte is a limited access roadway on the Long Range Major Street Plan; no direct access shall be taken off Paseo del Norte.

PUBLIC FACILITIES AND SERVICES

The City of Albuquerque Water Department has in place, within Paseo del Norte right-of-way, a 42-inch master plan transmission line serving La Cueva High School and surrounding subdivisions. This master plan line in Paseo del Norte was designed to serve development within the 5E and 4E water zones. A lower SE line was constructed in Barstow Street from Paseo del Norte north along the west side of the plan area to Wilshire Avenue. A middle 5E line was constructed in Ventura from Paseo del Norte to Corona Avenue. The upper 5E line will be constructed in the eastern most streets of Vineyard Estate Unit IV Subdivision. (Unit IV is in the planning stage).

Sanitary sewer lines were constructed in Wyoming Boulevard and Wilshire Avenue by Albuquerque Public Schools. These lines were designed to serve an area larger than the Vineyard Sector Development Plan area. The Developer of Vineyard Estates extended the 8 inch Wilshire Avenue line to Barstow Street and through Vineyard Estates subdivision along Greenarbor Road and Corona Road to Ventura Street. The Developer of Nor Este Manor extended a 10 inch sanitary sewer line in Anaheim Avenue to Barstow Street.

Natural gas service, underground electrical service, cable TV, and telephone service are all available in Barstow Street, Vineyard Estates subdivision and Carrington Estates Subdivision. Electricity is also available from the overhead lines that serve Vineyard Estates and Carrington Estates.

EXISTING ZONING

All land within the Vineyard Sector Development Plan area is zoned RD, Residential and Related Uses, except lots shown on the zone map as RO-1, Rural and Open. Rural and Open zone would provide suitable sites for spacious single family home development unless positioned adjacent to office or neighborhood commercial.

Nor Este II Sector Development plan area is zoned R-D and was developed into single family lots with an overall residential density of 3.48 dwelling units per acre. Included in the 62 acre Nor Este Manor are two tracts for churches.

SCHOOLS

Dennis Chavez Elementary School serves the sector plan area and is located one half mile south of Paseo del Norte on Barstow Street. Madison Middle School at Comanche and Moon, N.E. and La Cueva High School about 1/8 mile west of the plan area also serve this sector plan area.

Tract B-1, Vineyard Estates subdivision was purchased by Albuquerque Public Schools. APS requested the vacation of approximately 1300 feet of Anaheim Avenue from Barstow Street east. A Plat of Tracts B-1, B-2 and B-3, Vineyard Estates was filed on March 29, 1989. This plat expanded Albuquerque Public Schools site to 25 acres, dedicated additional right-of-way for Barstow Street and a Floodplain Easement on the North Domingo Baca Arroyo. These actions produced a site with acceptable acreage and dimensions for a Middle School.

The elementary and middle school are overcrowded. Enrollments at the facilities are expected to remain at current or greater levels in the future. The current Schools facilities master plan includes one new elementary school for the far northeast heights at the present time.

Section 4

Plan Proposals

The Vineyard

SECTOR DEVELOPMENT PLAN

SECTION 4

PLAN PROPOSALS

DEVELOPMENT SCENARIO

The La Cueva High School Land Use Guide considered three development concepts for the developing urban area of North Albuquerque Acres. Concept "Three" was selected for its urban characteristic and optimized land utilization. This concept proposes mixed land uses which would be developed in platting patterns that respond to drainage and arroyos, contours, curvilinear major streets, and open space. The residential uses will consist of a mix of types and densities. Commercial and office uses would be located within easy walking distance of all residences and adjacent to arterial and collector streets.

Concept Three increased the recommended acreage of planned unit development, multiple family, office park, and commercial uses over the other two concepts.

The Vineyard Sector Development Plan area, including Third amendment, contains 230.1 acres, includes the entire planning areas "J" and "K" identified in the Land Use Guide, and represents a neighborhood with its north and south boundaries principal arterial, west boundary a collector street and east boundary a minor arterial. Planning Area "J" recognized this neighborhood characteristic and proposed that the area be a Planned Unit Development with a neighborhood professional office development. Planned Unit Development represents the major residential land use under Concept Three. The Vineyard Sector Development Plan is consistent with the Planned Unit Development concept; offices, neighborhood commercial, public schools and church facilities are all permissive uses in the sector plan.

The First amended boundary for Vineyard Sector Development Plan area had the following benefits: (1) Board of Education construction plans and site plan will be reviewed through municipal processes, (2) Heights First Church of the Nazarene will have access to municipal services, (3) the City of Albuquerque will have jurisdiction over the right-of-way of Paseo del Norte and Barstow where they now maintain a traffic signal at the intersection of these two streets, (4) the City of Albuquerque will have the authority to locate a drainage structure on Barstow over the North Domingo Baca Arroyo, and (5) the property owners in Block 9 can expect a channel design decision on the North Domingo Baca Arroyo.

The Second amended boundary for Vineyard Sector Development Plan area has had the following benefits: (1) the Second amendment added 52.5 acres to the existing Sector Development Plan area, a significant area, in conformance with the intent of the Sub Areas Master Plan for the area; (2) this request created a compact, reasonable area for expansion of the boundaries of the Vineyard Sector Development Plan area; (3) allowed appropriate expansion of city utilities, (4) northeast boundary was consistent with the recommendations of DRB following existing lot lines and the alignment of Alameda Boulevard, and (5) subdivision development between Ventura Street and Vineyard Estates will provided future secondary access to Vineyard Estates and master plan water line connection between the lower and middle 5E zone lines.

The Third amended boundary for Vineyard Sector Plan area has the following benefits: (1) The Third amendment adds 56 acres to the existing Sector Development Plan area in conformance with the intent of the Sub Areas Master Plan for the area; (2) The additional 56 acres essentially completes annexation of one of the Sub Areas of the Plan; (3) Allows appropriate expansion of city utilities; (4) Boundary is consistent with the recommendation of DRB and follows existing lot lines; (5) Subdivision development to the eastern boundary will provide master plan water line connection between the middle and upper 5E zone lines.

TRANSPORTATION

The Vineyard Sector Development Plan is consistent with the Long Range Major

Street plan, Bikeways Master Plan, and the Transit Development Program. A curvilinear alignment for Alameda Boulevard, as shown on the Long Range Major Street Plan and more specifically located by resolution adopted for Future Street Lines-Alameda Boulevard as well as by this plan, forms the north boundary of this sector plan area.

Alameda Boulevard east of Interstate 25 is primarily intended to serve development in North Albuquerque Acres, including the Vineyard Sector Development Plan area. The functional classification of Alameda Boulevard as a principal arterial and associated street width requires 124 feet of right-of-way. Barstow Street is a collector requiring 68 feet of right-of-way for the street section plus an additional 12 feet for bikeway. Ventura Street is a minor arterial requiring 86 feet of right-of-way. Direct access to all three of these streets is limited. Single family residential driveways off Alameda Boulevard, Ventura Street and Barstow Street are prohibited. After reconstruction of Paseo del Norte direct access will not be allowed.

The Bikeways Master Plan shows a bike lane within the Alameda Boulevard right-of-way. The North Este I Sector Development Plan proposed to incorporate the bikeway function into the design of the La Cueva Arroyo Linear Park. A bikeway route through a park or open space link is preferable. Current planning supports separating the bike trails from vehicular traffic where feasible. The next Bikeways Master Plan map should be revised to reflect continuing the bikeway route along the La Cueva Arroyo through window "I". The Traffic Engineer could require up to 12 additional feet of right-of-way for bike lanes along Alameda Boulevard if the Bikeways Master Plan is not changed.

Driveways on Alameda Boulevard, Ventura Street and Barstow Street must be designed according to accepted traffic engineering practice and be an integral part of the parking area. Bus bays shall be so designed that vehicles do not create congestion on major streets. The restrictive use of major streets for local traffic suggests that abutting land use should be planned in larger parcels providing internal traffic circulation and parking as an integral element of the land use design. Office parks and commercial are land use; which include sufficiently large land areas to accommodate the limited access requirement.

Local streets shall be located and platted as indicated on the Transportation Map of this plan, which is consistent with Concept Three of the La Cueva High School Land Use Guide. Significant changes in the street system on the Transportation Map (sheet 5) requires an amendment to the Vineyard Sector Development Plan.

PROPOSED LAND USES

Residential and Related Uses, R-D, allows a mixture of dwelling unit types plus related commercial activities when a Sector Development Plan is adopted by the Environmental Planning Commission and the City Council. Overall densities within the Vineyard Sector Development Plan area would be moderate at 3.9 dwelling units per acre. Some areas would have rather low density, while clustered development (multi-family/detached) would be moderate to high. The R-D zone places great emphasis on the provision of a substantial amount of open space for each household. Most of the required open space may be located off the premises. Traditional uses, such as allowed in R-T, R-2, O-I and C-I are appropriate and compatible with the R-D major zone designation subject to the conditions of the R-D zone.

The Planned Unit Development concept proposed in the La Cueva High School Land Use Guide for this area has been adopted. Concept Three of the Land Use Guide serves as a reference for the Vineyard Sector. Single family lots will consume the largest land area, with open space requirements satisfied on each lot. Higher density multi-family was added to provide a mixture of housing types. Office and commercial will abut Alameda Boulevard and Barstow Street. These uses will buffer the lower residential densities from the harmful effects of street noise produced by arterial and collectors and is consistent with Policies Plan Element 2.1 of the Comprehensive Plan.

Residential

Residential land uses shall vary in type and density. The total number of dwelling units for the Vineyard Sector Development Plan area shall be 888 units; a maximum of 392 dwelling units of multi-family and the remaining residential land use platted into a maximum 496 townhouse and detached single family with minimum lot area of 5,000 square feet. Multi-family residential open space shall be provided in accordance with Section 15.H of the Zoning Code. The remainder of the open space requirement shall be met as provided in Section 40.H.I of the Zoning Code.

Any lot within the Vineyard Sector Development Plan area upon which detached houses are to be built may use Section 13.E of the Zoning Code, which provides that “there shall be no required side-yard setback except there shall be ten feet on the street side of corner lots and there shall be a distance of not less than ten feet between residential buildings”. Other exceptions to these regulations would be for houses placed on lots which front on streets which are oriented within 30 degrees of due North-South; these building plans should be reviewed by Zoning Enforcement for compliance with solar access per Section 40.C.I.g of the Zoning Code.

Office and Institution

Office and Institutional land uses as allowed in the O-1 zone are proposed as shown on the Land Use Map of this plan. Office and Institution use is proposed with a maximum net leasable floor area of 174,000 square feet within the Vineyard Sector Plan area. A floor area ratio of 0.46-0.5 was used to determine that approximately 8.0 acres would be zoned Office. A Site Development Plan and Landscaping Plan approved by the EPC shall be required. A landscape buffer and solid wall is proposed between the office and adjacent residential. Section 40.J provides minimum Buffer Landscaping standards; if a street right-of-way is between the office and residential zone, street trees will provide the same screening benefit. Off-street parking shall be as provided in Section 40.A of the Zoning Code.

Neighborhood Commercial

Neighborhood Commercial is incidental to and will satisfy the day-to-day need of the mixed use residential, office, and institution, and is subject to pertinent guidelines provided in the Sector Development Plan. Compatible mixing of land uses is the primary benefit of a Planned Development. Neighborhood Commercial, as allowed in Section 21, C-1 Neighborhood Commercial of the Zoning Code, uses are proposed with a maximum net leasable floor area of 44,000 square feet for the Vineyard Sector Plan area. A floor area ratio of 0.25 was used to determine that 4 acres would be zoned Commercial. Orientation of commercial at Barstow and Alameda is shown on the Land Use Map. Alternate direct access will be provided to the south other than by Barstow Street; this secondary access shall not be through a service area, but shall directly access the parking area to a public street. The commercial areas must be replatted as single tracts and each have a single site development plan prior to development. A landscape buffer is proposed between the rear of the commercial buildings and the adjacent office and institution zone and residential zone. A Site Development Plan and Landscaping Plan approved by the EPC shall be required. Off-street parking shall be as provided in Section 40.A of the Zoning Code.

ZONING

R-D

The Major Zone is Residential and Related Uses, R-D. This zone is applied over most of the Vineyard Sector area. The application of uses permitted under the R-D zone is consistent with the intent of the La Cueva High School Land Use Guide. Maximum densities of 5 dwelling units per acre are established in areas zoned RD-5du/acre.

The Land Use Map, Sheet 7.3, approved by the City Council further defines acceptable residential uses as single-family, townhouse, and multi-family. Townhouse zoning, Section 13 of the Zoning Code, provides additional building conditions. The advantage of the R-D designation for one of the traditional zones such as R-2, O-1, or C-1 is to ensure that a Site Development Plan is required, and

the development of these parcels successfully integrates the mixture of uses intended in this planned development area.

As stated in the Comprehensive Plan analysis, the intent of the requested zoning is to create self-sufficiency within a planned environment. Since there are no “planned unit development” districts allowed within the City Zoning Code, the Sector Development Plan becomes the flexible planning tool.

Incidental commercial and office uses are permissive in the R-D zone when covered by a Sector Development Plan. Land use designation would be applied on a parcel basis as shown on the Land Use Map of this plan and to accomplish the desired results of a planned development consistent with Concept Three of the La Cueva High School Land Use Guide.

All R-D zoned areas except houses and townhouses land use require City-staff approved Site Development Plans. Such Site Development Plans shall include three acres or more. Site Development Plan boundaries and content shall be sensitive to the overall land use and street pattern in the area.

SU-2/C-1

SU-2/C-1 (neighborhood commercial) zoning is proposed at the southeast corner of Alameda and Barstow to provide neighborhood retail services that provide the day-to-day needs of nearby neighborhoods. Permissive and conditional uses of the C-1 zone as provided by the City Zoning Code are allowed in areas mapped SU-2/C-1 on the zoning map with the following exceptions:

1. The sale of alcoholic drink for consumption off-premises is a permissive use provided that it is an ancillary use within a grocery store.
2. The Design Regulations of the La Cueva Sector Development Plan (Section 5.4.6, page 30) shall apply to all properties zoned SU-2/C-1 in the Vineyard Plan.
3. Sites are subject to Site Development Plan approval by the EPC.

SU-2/O-1 and RT

SU-2/O-1 and RT (Office and Townhouse) zoning is proposed at the southeast corner of Alameda and Barstow to buffer the lower residential densities from the harmful effects of street noise that will likely occur on Alameda. Along with the typical uses of the O-1 and RT zone, this zone also allows home-based businesses with a limited number of employees. Permissive and conditional uses of the O-1 and RT zone as described in the City Zoning Code are allowed in areas mapped SU-2/O-1 and RT on the zoning map with the following exceptions:

1. Home Occupations, as regulated in the R-1 zone, are allowed, except that up to two non-family members may be employed in the business and up to 50 percent of the floor area may be devoted to the home occupation.
2. The Design Regulations of the La Cueva Sector Development Plan (Section 5.4.6, page 30) shall apply to all properties zoned SU-2/O-1 and RT in the Vineyard Plan.
3. Sites are subject to Site Development Plan approval by the EPC.

VINEYARD SECTOR DEVELOPMENT PLAN
(a Rank 3 Plan)

Townhouse & Detached Houses [includes Permissive Use- Equestrian Center]	496 du's	134.15 acres	58.3%
Multi-Family Units	392 du's	19.6 acres	8.5%
Office - net leasable	174,000 ft ²	8.0 acres	3.5%
Neighborhood Commercial net leasable	44,000 ft	4.0 acres	1.7%
School & Church Facilities		41.2 acres	18%
Existing Dedicated R/W (Barstow, Alameda, Ventura, Hollywood, Carmel & Paseo del Norte)		<u>23.15 acres</u>	<u>10%</u>
	SECTOR PLAN AREA	230.1 acres	100%

PARKS AND OPEN SPACE

The Park Dedication and Development Ordinance sets dedication requirements of 170 square feet per detached house and 85 square feet per multi-family unit. A park dedication of 2.7 acres is required for the Vineyard Sector Development Plan residential land use. The requirement was based upon 496 single family units and 392 apartment units.

The Parks and General Services Department will serve the neighborhood park needs of the entire Vineyard Plan area by acquiring a site owned by APS which is located just east of the APS middle school site and adjacent to Carmel Avenue; the proposed site is shown on the Land Use Map (sheet 3). Both the City and the existing homeowners desire a park which is accessible to the public 365 days per year. Therefore, a joint-use park on the grounds of the future middle school, which is expected to be in use year round would have limited access and not be satisfactory. There is still the possibility of sharing athletic fields on the school grounds.

Park land acquisition and development would be funded by general obligation bonds and fees paid by developers as a requirement of the Park Dedication and Development Ordinance. All residential subdivisions within the Sector Plan boundaries will pay cash-in-lieu of park land dedication. Given current Capital Improvement Program (CIP) planning and City-wide needs, park land acquisition funds will be proposed for the 1995 (CIP) and park development funds will be proposed for the 1997 or 1999 CIP.

The Residential and Related Uses, R-D, zone in developing areas requires substantial open space. Each dwelling unit requires 2400 square feet of open space. The requirement may be met on the dwelling's lot. A portion of the open space shall be satisfied adjacent to the dwelling unit, and the balance of the area dedicated in an area either within the sector plan or other suitable open space area. Such detached open space need not be accessible to the residents of the related dwellings, but it must be important to the whole community as well as the residents of the related dwellings. A Developer may elect to satisfy the open space dedication requirement by paying the City cash-in-lieu of land. The City

shall make every reasonable effort to use the cash-in-lieu of land to acquire and preserve the amount of detached open space in the general vicinity of the dwelling which requires the open space.

Multi-family units are projected to require 7.1 acres of detached open space. An agreement with the appropriate City Department will be required to determine suitability of open space land along the North Domingo Baca Arroyo or along the La Cueva Arroyo Open Space Link.

Section 5

Plan Impacts

The Vineyard

SECTOR DEVELOPMENT PLAN

SECTION 5 PLAN IMPACTS

HOUSING

At full build-out, the Vineyard Sector Development Plan area could have 888 dwelling units, or an overall density of 3.9 dwelling units per acre. A mixture of housing types is planned for this sector. Single-family detached on medium size lots will comprise the largest number of units and will consume the largest area.

POPULATION

Published population projections for the Northeast area of Albuquerque include more developable acres than contained in this Sector Plan area. However, certain comparisons and applications can be drawn from this information. The Demographic Projections for the City of Albuquerque, (Southwest Land Research, 1986) projects, by 1995, and increase of 21,332 over the 1985 population for an area north of Montgomery and east of Wyoming Boulevard. The report "predicted many of the newcomers expected in the Northeast Heights will find homes in the North Albuquerque Acres area.

The Vineyard Sector Development Plan area is partially located in two socio-economic zones published in the La Cueva High School Land Use Guide. These are zones 35 and 40. The projections are for the year 2010; the data is furnished and maintained by the Council of Governments. The combined 2010 population for these two zones is 2,820.

The population of the Vineyard Sector Plan area is estimated at 2,308 when built-out, based upon the referenced publication. This population figure is within the density range for this developing area and uses the index of 2.6 persons per dwelling unit projected for socio-economic zone 35.

Construction of housing in the Vineyard Sector Plan area began in 1988. A conservative schedule of build-out indicates the last multi-family housing units would be available for occupancy in 2005. This build-out schedule indicates that, of the 21,332 new residents projected for the area north of Montgomery and east of Wyoming, eleven percent, or 2,308, would live in the Vineyard Sector Plan Area.

OFFICE AND INSTITUTION

Office and Institution is planned for the area abutting Alameda Boulevard and Barstow Street (across the street from the proposed commercial shown in the La Cueva Land Use Guide). The traditional zone is O-I; permissive uses in this zone would be controlled in the Comprehensive City Zoning Code. Conditional uses would also be controlled by the Code. R-D was selected to ensure that a Site Development Plan and a Landscape Plan are clearly required.

The office floor area ratio was estimated at 0.46-0.5. Parking area was estimated at one space per 250 square feet leasable times 300 square feet per parking space. The assumption was made that all office space had an equal amount of second level leasable area. Landscape and open space would make up about 25.8 percent of land area. Trip generation used was 14.3 per weekday per 1,000 square feet leasable.

NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial is planned for the southeast corner of Alameda Boulevard and Barstow Street and the southeast corner of Alameda Boulevard and Ventura Street. A floor area ratio of 0.25 was used for the neighborhood commercial. Location of driveways for this parcel will have certain restrictions due to the proximity of the Alameda Boulevard and Barstow Street intersection. The parking area will be landscaped as per code. Landscape and open space would make up about 37 percent of land area. Trip generation used was 117.9 trips per weekday per 1,000 square feet leasable area. Both the amount and location of this incidental use points out that its primary function is for the convenience of the residential and offices users in the immediate area.

EMPLOYMENT

Employment in the Vineyard Sector is likely to gain 517 new positions upon completion of the commercial and office buildings. Commercial, with its 44,000 square feet, could create 82 new jobs, and office space, at 174,000 square feet, will provide space for 435 employees.

TRANSPORTATION

The Long Range Major Street Plan was amended to show a northwest-southeast location corridor for Alameda Boulevard between Barstow Street and Ventura Street. The conceptual alignment would veer south two blocks to Wilshire Avenue right-of-way and then continue in an east-west direction. The La Cueva Arroyo floods the existing Richfield Avenue right-of-way west of Ventura Street and would increase arterial street construction costs.

A curvilinear alignment for Alameda Boulevard, as shown on the Long Range Major Street Plan, crossing this Sector area and ownership parcels on a diagonal, represents significant impact on land use planning for this now vacant area. The curvilinear alignment passing through grid platting affects numerous existing parcels and multiple ownerships. However, established policies require that these lands be replatted as a precondition of the type of

development proposed in this plan. With the replat completed, the Alameda Boulevard right-of-way will be in place before land uses are developed. Thus, planning for land uses and site development plans should be able to address possible perceived impacts related to the arterial facility.

The functional classification of Alameda Boulevard as a principal arterial, 50 mile per hour design speed an associated street width for six through lanes plus median for left turns, requiring 124 feet of right-of-way, is indicative of the non-local, non-neighborhood function of this street.

The direction by which vehicles approach or leave the Vineyard Sector Development Plan area has been estimated utilizing knowledge of the Long Range Major Street Plan, proposed land use, the local roadway network, and ease of access via future roadway improvements. The following distributions resulted from site generated trips:

<u>Morning Peak</u>	<u>Afternoon Peak</u>
Southwest - 60%	Southwest - 55%
Northwest - 35%	Northwest - 39%
Northeast - 4%	Northeast - 5%
Southeast - 1%	Southeast - 1%

The directional distribution of vehicles entering and leaving the Vineyard Sector were not re-analyzed with the First amendment 48.8 acres, Second amendment 52.5 acres, or Third amendment 56 acres. It is believed that the percentages shown are appropriate for the larger area.

The desire lines from this predominantly residential area is southwest to work and return. Alameda Boulevard will function as a principal arterial. The Alameda interchange on Interstate 25 will attract trips from this area; based on lessor travel times. In summary, improvements and development along Alameda Boulevard is likely to attract the longer distance work trip. Paseo del Norte/Wyoming will attract the shorter distance shopping trip.

Trip generation information for the Vineyard Sector Development Plan area was determined utilizing a PC computer software program. This program calculates trips on the basis of Institute of Transportation Engineers "Trip Generation, An Informational Report", Third Edition, 1983. Daily trips are measured in vehicles per day and indicate the number of trips generated during a typical weekday. Peak-hour volumes represent the highest volume of traffic generated during a one-hour period between 7:00 a.m. and 9:00 a.m. for the morning peak, and between 4:00 p.m. and 6:00 p.m. for the evening peak.

No overloading of the network is anticipated by the proposed Vineyard Sector Plan development. This is supported by the network analysis for the La Cueva High School Land Use Guide. The transportation network analysis performed upon the Long Range Major Street Plan concluded that the Plan, when capital improvements are completed, will have sufficient capacity to accommodate the increase in projected traffic volumes.

Due to the existing and proposed platting in general area, internal circulation within the Sector Plan Area is limited. All options for internal circulation should be preserved. The design of the Sector Plan internal street system should be a circuitous street network which will discourage flow through or short-cutting traffic and encourage the use of a more direct and convenient facility on the perimeter of the area.

PLANNED INFRASTRUCTURE

Water Lines

The lower master planned 5E water line in Barstow Street was extended from Paseo del Norte north to Wilshire Avenue. The line between Paseo del Norte and Wilshire Avenue is 18 inch; the size was reduced to 14 inch from Wilshire Avenue north to Alameda Boulevard. Service connections and fire hydrants were connected to the 14 inch section of the line. At the point where the line changes size from an 18 to 14, a 12 inch master planned line and a 6 inch subdivision line ties the lower 5E line to an upper the middle 5E line. The middle 5E 12 master planned water line in Ventura Street runs from Paseo del Norte to Corona Avenue. The line size will be 12 inches. An upper 20 inch master planned water line will be extended in Vineyard Estates Subdivision Unit IV in the eastern most street of that subdivision (Unit IV is in the planning stage at the present time).

Sanitary Sewer

Vineyard Estates subdivision improvements constructed a 8 inch sanitary sewer line in Greenarbor Road and Corona Avenue to Ventura Street, complete with a manhole in Ventura available for extending the line eastward to the vacant land between Vineyard Estates Unit IV. Four manholes in Barstow Street are positioned to provide sanitary sewer service to the Sector Plan area. The north manhole has a 8" outflow line and is located at Signal Avenue and Barstow. This line will serve the entire area between Carrington Estates and Alameda Boulevard and connects to the line in Alameda Boulevard. The manhole on Barstow located at a point 120 feet north of Wilshire has an 8" outflow and serves Carrington Estates. The manhole at Greenarbor Road and Barstow has an 8" outflow, connects to the Wilshire Avenue line. The initial "availability statement" for Vineyard Estates stated that further development to the east would require disconnection of the Greenarbor Road sanitary sewer line from Wilshire Avenue, thus leaving capacity in the Wilshire Avenue line for the area north of Vineyard Estates. This was accomplished with the developer of Vineyard Estates Unit III.

The Developer built an 8" line connecting Greenarbor Road sanitary sewer to the manhole at Barstow Street and Anaheim Avenue. The manhole at the intersection of Barstow Street and Anaheim Avenue has a 10" outflow line and will provide sanitary sewer service to the Albuquerque Public Schools Middle School site, the southern portion of the Vineyard Sector, and the vacant land east of the Vineyard Sector plan area.

Asphalt Paving

Temporary asphalt paving was placed on Barstow Street from Paseo del Norte north to Alameda Boulevard, segments have been replaced with permanent half street paving. Both Wilshire Avenue and Alameda Boulevard received temporary asphalt paving from Barstow Street to La Cueva High School; these sections have now been replaced with half street permanent asphalt paving plus curb and gutter.

Bernalillo County paved Alameda Boulevard with a temporary 24 ft. wide asphalt surface from Wyoming Boulevard to San Pedro. The paving of Wyoming Boulevard, Barstow Street and Alameda Boulevard with temporary asphalt helped solve the noticeable dust problem (air quality) that existed following the opening of La Cueva High School in 1986. Nor Este Manor, Tierra La Cueva and Carrington subdivisions completed half street permanent asphalt paving and curb and gutter on Barstow Street adjacent to each subdivision.

Alameda Boulevard will receive two lane permanent asphalt paving and curb and gutter adjacent to the commercial and office zoned parcels when subdivision improvements are constructed. The two lanes to be constructed may serve two way traffic until the north permanent two lanes and median are constructed during development north of the Vineyard Sector Development Plan Area.

Other Utilities

Public Service Company of New Mexico, Gas Company of New Mexico, and U.S. West have lines in the immediate area that have been extended to all subdivisions for service and lines are available for extension to Vineyard Estates Unit IV.

DRAINAGE MANAGEMENT AND FLOOD CONTROL

Grading and drainage plans have been approved for Vineyard Estates subdivisions by the City/County Floodplain Administrator. The conceptual drainage plan for La Cueva High School Land Use Guide and the Vineyard Sector Development Plan area requires that natural flow be intercepted at Barstow Street and Ventura Street and conveyed to the North Domingo Baca Arroyo. The North Domingo Baca Arroyo flows through the Vineyard Sector Development Plan area and will be channelized or confined to one crossing structures on Barstow Street and Ventura Street. Also, the structure must pass the flows under Barstow Street and Ventura Street at depths which will allow underground storm drainage lines in Barstow and Ventura to drain into the channel. Off-site drainage (other than North Domingo Baca Arroyo) will be accepted and conveyed through the site via improved residential streets (street flow) and public storm drain improvements where normal street flow criteria is not met. Local off-site drainage and run-off from paved areas will pass through detention ponds to reduce the peak discharge rate. These ponds will be on private property and may be eliminated when downstream capacity constraints are eliminated or when Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) has completed construction of a Detention Dam on the North Domingo Baca Arroyo and the arroyo is confined to an improved channel. AMAFCA has completed a Drainage Management Study of both the North and South Domingo Baca Arroyos; the results of that Study are available. A conceptual Drainage Management Plan will be prepared under separate cover for this Sector Plan area.

ENVIRONMENTAL IMPACT

Air Quality (Dust)

Paving Barstow Street, Alameda Boulevard, Wilshire Avenue and Ventura Street significantly improved the air quality near La Cueva High School and surrounding subdivisions. Installation of the traffic signal at Barstow Street and Paseo del Norte encouraged students to use the primary access to La Cueva High School rather than the dirt trails that exist in North Albuquerque Acres. Construction of Alameda Boulevard between Barstow and Holbrook streets would further reduce dust problems in the area.

Auto Emissions

Elevated pollution concentrations in Albuquerque are often attributed to prolonged and excessive traffic congestion; however, the transportation network analysis reported in the La Cueva High School Land Use Guide concludes that, by 2010, no overloading of the transportation network and major intersections is anticipated to occur in the Land Use Guide area.

Other Impacts

All site development will follow the standards set forth in the City's Development Process Manual. Adherence to these standards and conditions established by governmental review will mitigate flood hazard or soil conditions unfavorable to development.

Section 6

Plan Implementation and Mitigation

The Vineyard

SECTOR DEVELOPMENT PLAN

SECTION 6

PLAN IMPLEMENTATION AND MITIGATION

PLAN IMPLEMENTATION

The implementation and commitments for construction elements shown in this sector development plan are specifically contingent on the zoning and land use allowances proposed. The economic return from development of these uses is the justification for extraordinary implementation offers.

A Future Alameda Boulevard Street Lines ordinance was adopted by the City Council. Plats dedicating Alameda Boulevard right-of-way will replace the Grant of Easement and Covenant signed by the property owners.

All property owners, except for property zoned RO-1, have agreed to replat their property. They understand the City zone designations were not applied to existing lots, but to the area which will be replatted upon approval of a Site Development Plan or Bulk Land Subdivision. The City and the property owners agree to vacate and dedicate the required right-of-way without compensation.

Building permits on land zoned R-D shall only be issued on lots which have been replatted consistent with Site Development Plans and/or the Subdivision Ordinance and this Vineyard Sector Development Plan.

Development Schedule

The schedule provides for a five year time table. Full build-out will occur in approximately seven years. However, the schedule may be optimistic and is not intended to be binding upon the City or the property owners.

Bulk Land Subdivision

Bulk land subdivision offers an opportunity to vacate existing lots, blocks, and

public right-of-way and replat the area consistent with the requested zoning. Bulk land subdivision plats will be submitted to the Development Review Board for approval. These plats will be recorded as soon as practical after approval of this sector plan.

The bulk land plat will depict and dedicate:

All major street rights-of-way.

All parcels identified in this plan.

Pertinent survey data, monumentation, and survey ties.

In accordance with City requirements for bulk land subdivisions, financial guarantees of certain subdivision improvements may be waived. However, subsequent approval of subdivisions and Site Development Plans will require construction or financial guarantees for installation of those improvements not covered by the bulk land plat.

INSTALLATION OF IMPROVEMENTS

Streets

Barstow Street. A customary half street two lane cross section will be constructed on the east side of Barstow Street adjacent to Albuquerque Board of Education property and each subdivision. The existing temporary two lane paving from Paseo del Norte to Anaheim Avenue was constructed by the Developer of Vineyard Estates. Half street improvements abutting Nor Este Manor, Tierra La Cueva and Carrington Estates subdivisions have replaced temporary paving.

Ventura Street. A customary half street divided two lane cross section will be constructed on the east side of Ventura Street adjacent to Vineyard Estates Unit IV. The existing temporary two lane paving from Paseo del Norte to Anaheim Avenue was constructed by the Developer of Vineyard Estates Unit III.

Alameda Boulevard. The alignment of Alameda Boulevard in the Vineyard Sector Development Plan area has been established by a Future Street Lines resolution

adopted by the City Council and reflected on the Transportation Map of this plan. A Bulk Land Subdivision plat will be prepared for the area along Alameda Boulevard and processed through the Design Review Board for further review of major street right-of-way. Existing Richfield Avenue right-of-way is partially required for Alameda alignment. The balance of the Richfield Avenue right-of-way will remain legal access to existing lots, but, due to the La Cueva Arroyo in the immediate vicinity, Richfield Avenue right-of-way should be realigned and the area replatted.

Section 6 of the City's Subdivision Ordinance requires the Developer to install and construct certain public improvements at no cost to the City. The responsibility for public improvements, such as two lanes of asphalt paving, curb and gutter, sidewalk, water and sewer lines in Alameda Boulevard, Barstow Street and Ventura Street are the financial responsibility of the abutting property owner/Developer. Following the approval of a preliminary plat, the Developer submits construction plans and cost estimates; financial guarantees are then prepared which assure that the improvements will be made at no cost to the City.

Condemnation. The Future Street Lines resolution for Alameda Boulevard adopted by City Council crosses several NAA lots leaving minimal areas for development. These remnants north and south of Alameda Boulevard may be replatted with adjacent property subject to vacation where appropriate. Dedication of Alameda Boulevard right-of-way by owners with only a remnant of property left for development is not likely, therefore, condemnation should be planned for these NAA lots.

Other Streets. All other streets within the plan will be constructed according to City policy and D.P.M. criteria. Development will occur when adjacent development plans and subdivisions are initiated. The dash-line alignments on the Transportation Map (sheet 5) are a conceptual street net work; an exact street alignments will be established at the time of sub-division.

As an interim measure, the east end of Greenarbor Road will remain barricaded

to prevent use by through traffic until the surrounding major streets are constructed and a circuitous local street network is constructed for the adjacent undeveloped portion of the Sector Plan. The improved major street network necessary to be in place in order to support the removal of the temporary barricades is:

Alameda Blvd. - Barstow to Ventura	(min. of 4 lanes)
Ventura St.- Paseo del Norte to Alameda	(min. of 2 lanes)
Barstow St.- Paseo del Norte to Alameda	(min. of 4 lanes)

Bus Bays. Non-residential properties will be encouraged to use the policy for construction of bus bays (in consideration of relaxed parking space requirements).

Street Trees. In addition to privately imposed landscaping requirements (by covenant) and other City policies (parking lot buffer landscaping), the Street Tree Ordinance (8.5 R.O. 1974) and Environmental Planning Commission Resolution SPR 82 are in effect and an obligation for developments adjacent to major streets.

Water System

The construction of a Middle School or multi-family residential complex will require a water and sanitary sewer availability letter from the City Utility Development Division. Such a letter will require as a minimum that the Upper Middle 5E water line in Ventura Street be constructed and connected to the Lower 5E line in Barstow Street. A 10" master plan water line may also be required for Carmel Avenue between Barstow Street and Ventura Street. This was one of the conditions approved by DRB during the vacation of Anaheim Avenue for Albuquerque Public Schools.

Sanitary Sewer System

Four manholes in Barstow Street, one in Ventura and one just East of Mendocino Ct. Cul-de-sac are positioned to provide sanitary sewer service to the Sector Plan area. The north Barstow manhole has a 8" outflow line and is located at Signal Avenue and Barstow. This line will serve the entire area between Carrington Estates and Alameda Boulevard and connects to the line in Alameda Boulevard. The manhole at Wilshire Avenue and Barstow Street has an 8" outflow and currently services Carrington Estates. The manhole at the intersection of Barstow Street and Anaheim Avenue has a 10" outflow line and currently services Vineyard Estates. In addition, it will provide sanitary sewer service to the Albuquerque Public Schools Middle School site. Lines from these manholes will be extended to serve the initial and subsequent subdivisions as per extension policies.

Availability Statement

Water and Sanitary Sewer Availability Statements will identify specific requirements for each subdivision at the time of development. Construction of these improvements will be in accordance with the adopted City Line Extension Policy.

Drainage System

City drainage policy and required construction associated with each development phase will apply. Albuquerque Metropolitan Arroyo Flood Control Authority completed a Drainage Management Study of both the North and South Domingo Baca Arroyos. The results of that Study were available February, 1992. Only the North Domingo Baca results will affect development in the Vineyard Sector Development Plan area. This Study produce important design criteria for storm drainage along the Paseo del Norte transportation corridor. The Study recommend the size and location of an additional Detention Dam on the North Domingo Baca Arroyo and quantified the design flow through structures like the crossing of Barstow Street.

As interim solutions, until the City improvements are finalized and placed into service, the Developers of Vineyard Estates of units I through III detained developed runoff and discharged at a flow-rate of 27 cubic feet per second into the North Domingo Baca Arroyo. This rate, 27 cubic feet per second, is approximately one-fourth the undeveloped flow from the same area. For Vineyard Estate Unit IV, the runoff and discharge from the Unit IV detention will be at a flow-rate of 18 cubic feet per second or less into the North Domingo Baca Arroyo.

Albuquerque Public Schools constructed ponding areas on La Cueva School property. Heights First Church of the Nazarene constructed a detention pond on their site. Additional detention ponds will likely be constructed on the Middle School site, and on apartment sites.

The Owners of property in Block 9 will be able to develop their property when a training dike plus North Domingo Baca Arroyo channel improvement are constructed. This will have the effect of managing storm drainage flow through the Sector Plan area and under a structure on Barstow Street. Without the construction of a training dike and channel improvement the lots in Block 9 and Barstow Street will remain in a floodway.

AMAFCA constructed a training dike along the south side of the La Cueva Arroyo north of the Vineyard sector plan area and in Signal Avenue right-of-way. This dike prevents La Cueva Arroyo flows during peak flood periods from leaving the La Cueva basin and crossing over to the North Domingo Baca. Since the North La Cueva Arroyo has no capacity restraints at Interstate 25, no detention ponds are required for the developed condition.

The Drainage Analysis of the La Cueva Land Use Guide area prepared for the City of Albuquerque by Bohannon-Huston, Inc. cited one of the advantages of Concept Three was that replatting would allow for the drainage to be carried to the arroyo easements in the streets, thereby saving on storm sewer expenditures. This concept anticipated multiple land use, and the highest percentage of impervious land surface (73%) was used in projecting rate of run-off.

A Conceptual Drainage Report was prepared for Vineyard Sector Development Plan Area. The Drainage Report is a separate document, but by reference is a part of this Sector Plan.

Recreation Trail

The City intends to develop a recreation trail along the planned North Domingo Baca Arroyo channel and arroyo's maintenance road. The trail would be one half mile long through this Sector Development Plan area.

Parkland Requirements

The City's park dedication and development ordinance allows dedication of land

for parks if acceptable, or the Developer may contribute to the actual improvements of a Neighborhood Park within one-half mile of the residential area. Another alternative would be to pay the City cash-in-lieu of land dedication or improvements.

Other Improvements

All other public improvements (street trees, street lights, etc.) will be constructed with each development phase and in accordance with City policy.

MITIGATION

The boundary between different land use or a change in density has the potential for conflict, such as lighting, noise, and sight impacts. These and other adverse impacts can be mitigated with a Landscape Buffer screen.

Landscape Buffer

Pursuant to Section 40.J of the Comprehensive City Zoning Code, the following conditions apply to buffer landscaping required for non-residential zones in the Vineyard Sector Development Plan area. The standard conditions of Section 40.J apply, unless one of the following conditions is more restrictive.

1. The standard buffer landscaping shall be a landscaping strip at least twenty feet wide, located along the residential/non-residential boundary or along the boundary between commercial/non-commercial. The buffer shall include a screen wall or continuous hedge at the property line at least 6 feet in height.
2. The landscape buffer strip shall be located on the non residential property and adjacent to the residential boundary.
3. The landscape buffer between commercial/non-commercial is intended to minimize the sight impact of the building rear loading and trash receptacles

areas associated with commercial property. Each use, be it commercial or non-commercial, shall provide a minimum 10 foot landscape buffer along the common commercial/non-commercial property line, to include a screen wall or continuous hedge at least 6 feet in height.

4. The buffer landscaping shall consist primarily of trees or shrubs which grow to a height of at least fifteen feet within five years of planting. The trees or shrubs in the landscaping strip shall form largely an opaque screen.

5. If a dedicated public street forms the boundary between residential/non-residential or commercial/non-commercial, street trees shall be planted on both sides of the street to form an effective landscape screen.

Section 7

Maps

The Vineyard

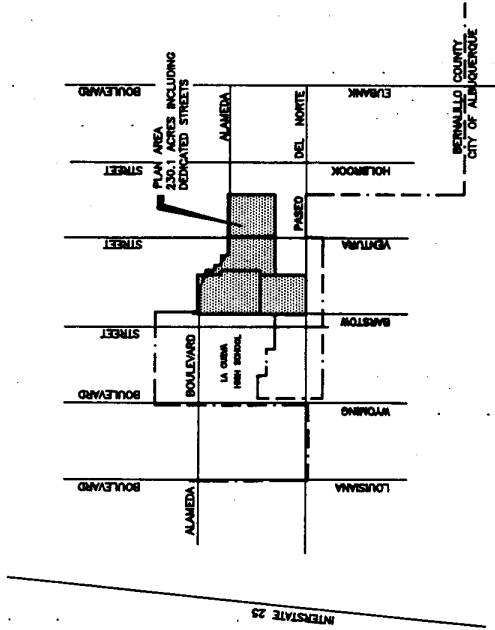
SECTOR DEVELOPMENT PLAN

The Vineyard

SECTOR DEVELOPMENT PLAN · ALBUQUERQUE, NEW MEXICO

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
7.1	VICINITY MAP
7.2	EXISTING CONDITIONS
7.2A	WATER UTILITIES MASTER PLAN
7.2B	SANITARY SEWER MASTER PLAN
7.3	LAND USE MAP
7.4	DRAINAGE
7.5	TRANSPORTATION
7.5A	ALAMEDA BLVD. ROADWAY GEOMETRY
7.6	ZONING MAP



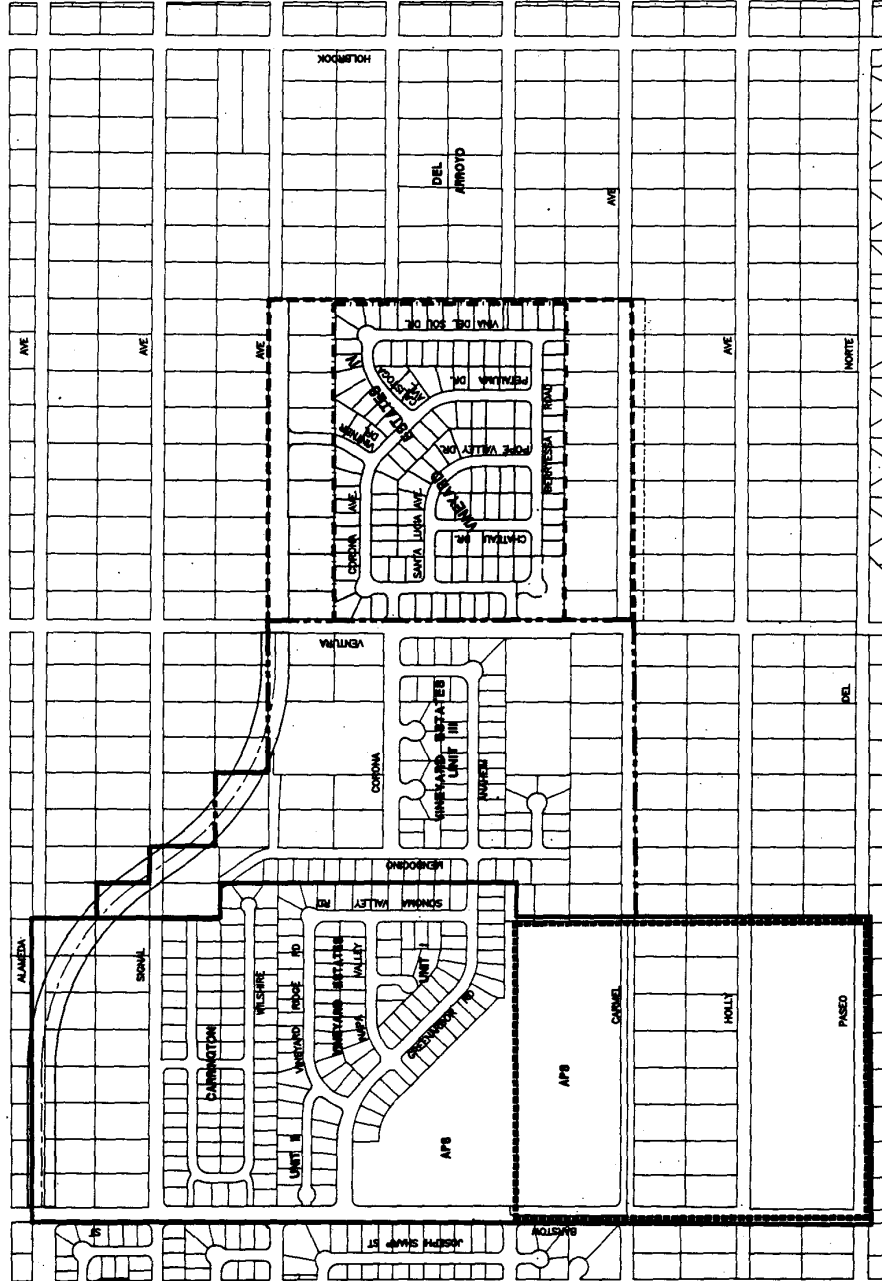
JMM
 JEFF HORTENSEN & ASSOCIATES, INC.
 6410-S MIDWAY PARK N.W. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (CSD: 349-4620)

SHEET 7.1



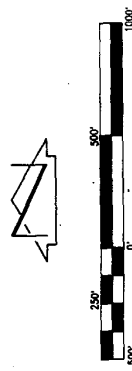
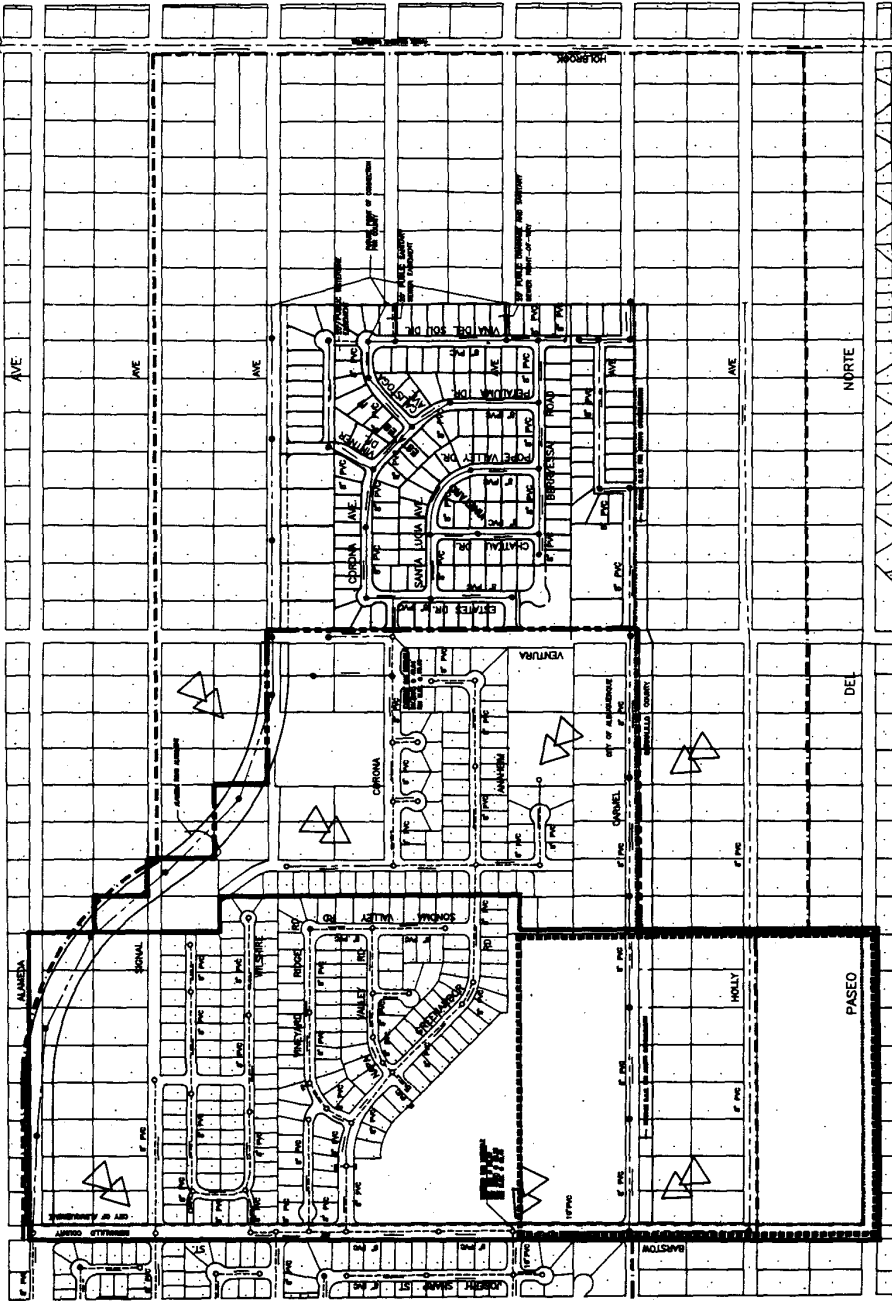
LEGEND

- INITIAL BOUNDARY WAREHOUSING DEVELOPMENT PLAN
- FIRST AMENDMENT AREA ADDED WAREHOUSING DEVELOPMENT PLAN
- SECOND AMENDMENT AREA ADDED WAREHOUSING DEVELOPMENT PLAN
- PROPOSED THIRD AMENDMENT AREA WAREHOUSING DEVELOPMENT PLAN
- PROPOSED WAREHOUSING UNIT #1 PLAT



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 ANDERSONVILLE, N.C. 27013
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EXISTING CONDITIONS SHEET 7.2



LEGEND

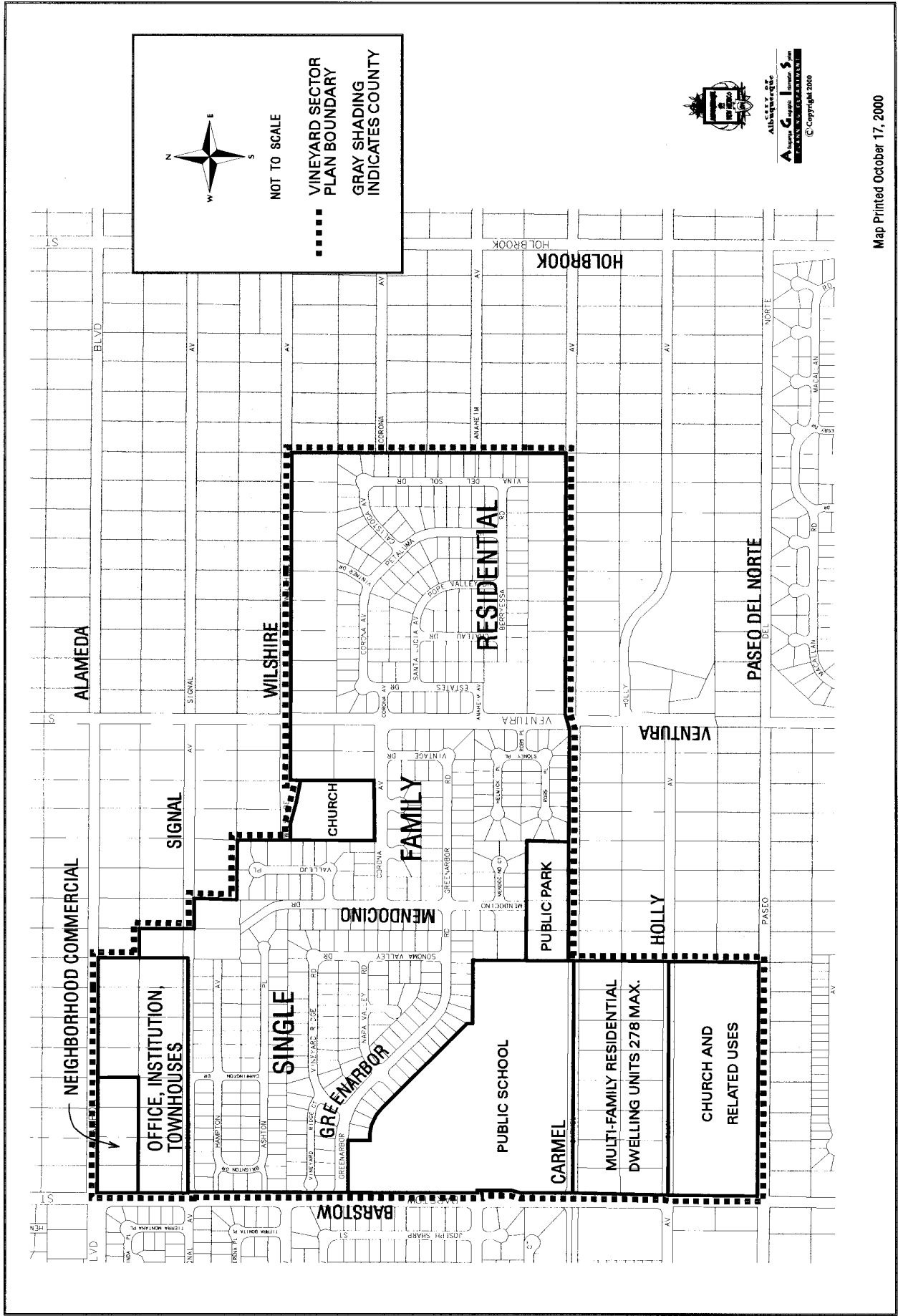
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- FUTURE SANITARY SEWER LINE
- FUTURE SANITARY SEWER MANHOLE
- DRAINAGE AREA BOUNDARY
- MIRAL BOUNDARY
- WINDWARD SECTOR DEVELOPMENT PLAN
- FIRST WINDWARD AREA ADDED
- WINDWARD SECTOR DEVELOPMENT PLAN
- SECOND WINDWARD AREA ADDED
- WINDWARD SECTOR DEVELOPMENT PLAN
- PROPOSED DIRECTION OF FLOW



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 ALBUQUERQUE, NEW MEXICO 87109
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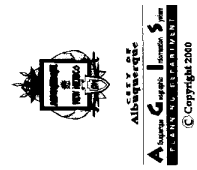
SANITARY SEWER MASTER PLAN SHEET 7.2B

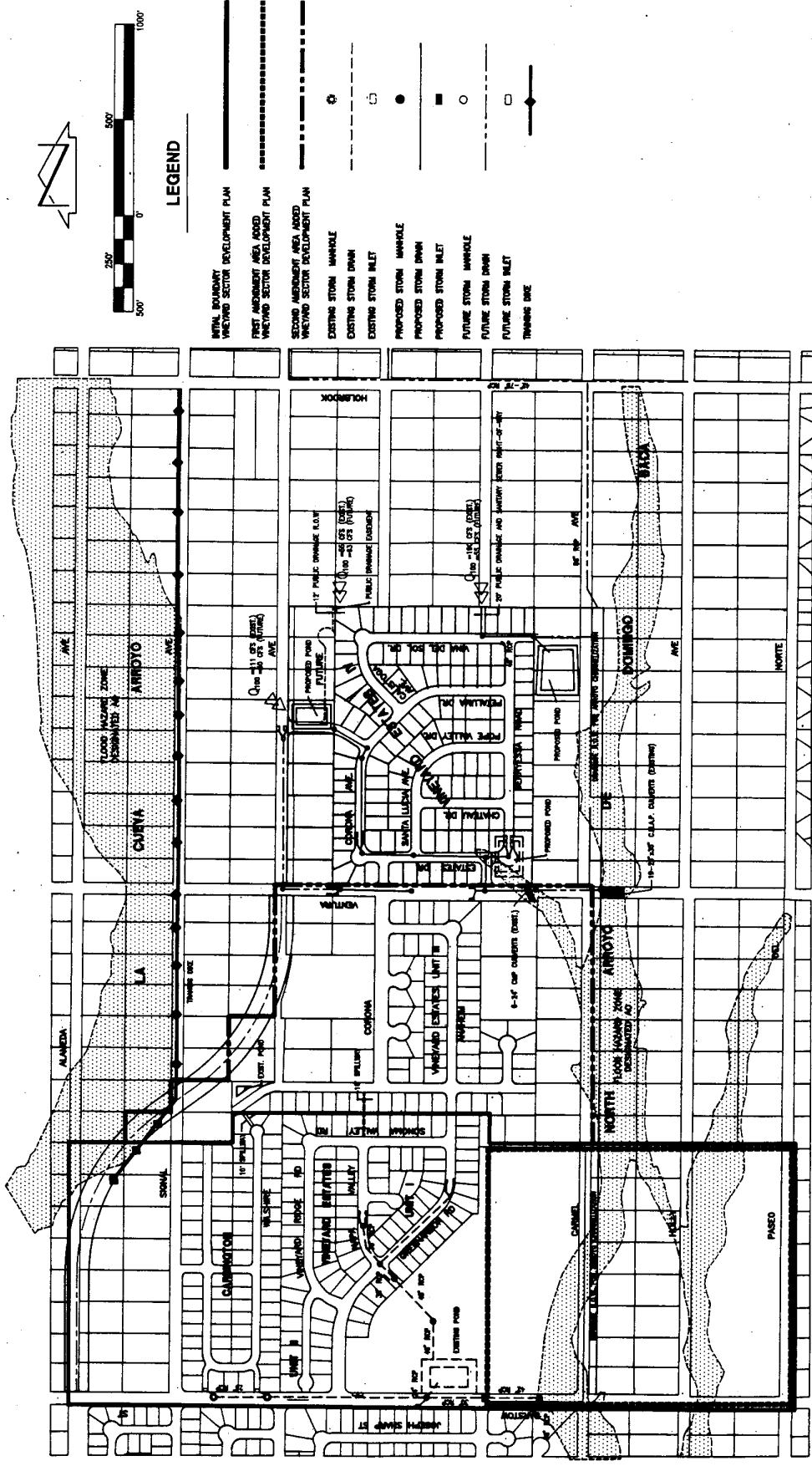
VINEYARD SECTOR DEVELOPMENT PLAN - LAND USE



Map Printed October 17, 2000

SHEET 7.3



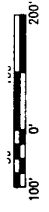


LEGEND

- MURAL BOUNDARY
- WREYARD SECTOR DEVELOPMENT PLAN
- FIRST AMENDMENT AREA ADDED
- WREYARD SECTOR DEVELOPMENT PLAN
- SECOND AMENDMENT AREA ADDED
- WREYARD SECTOR DEVELOPMENT PLAN
- EXISTING STORM MANHOLE
- EXISTING STORM DRAIN
- EXISTING STORM INLET
- PROPOSED STORM MANHOLE
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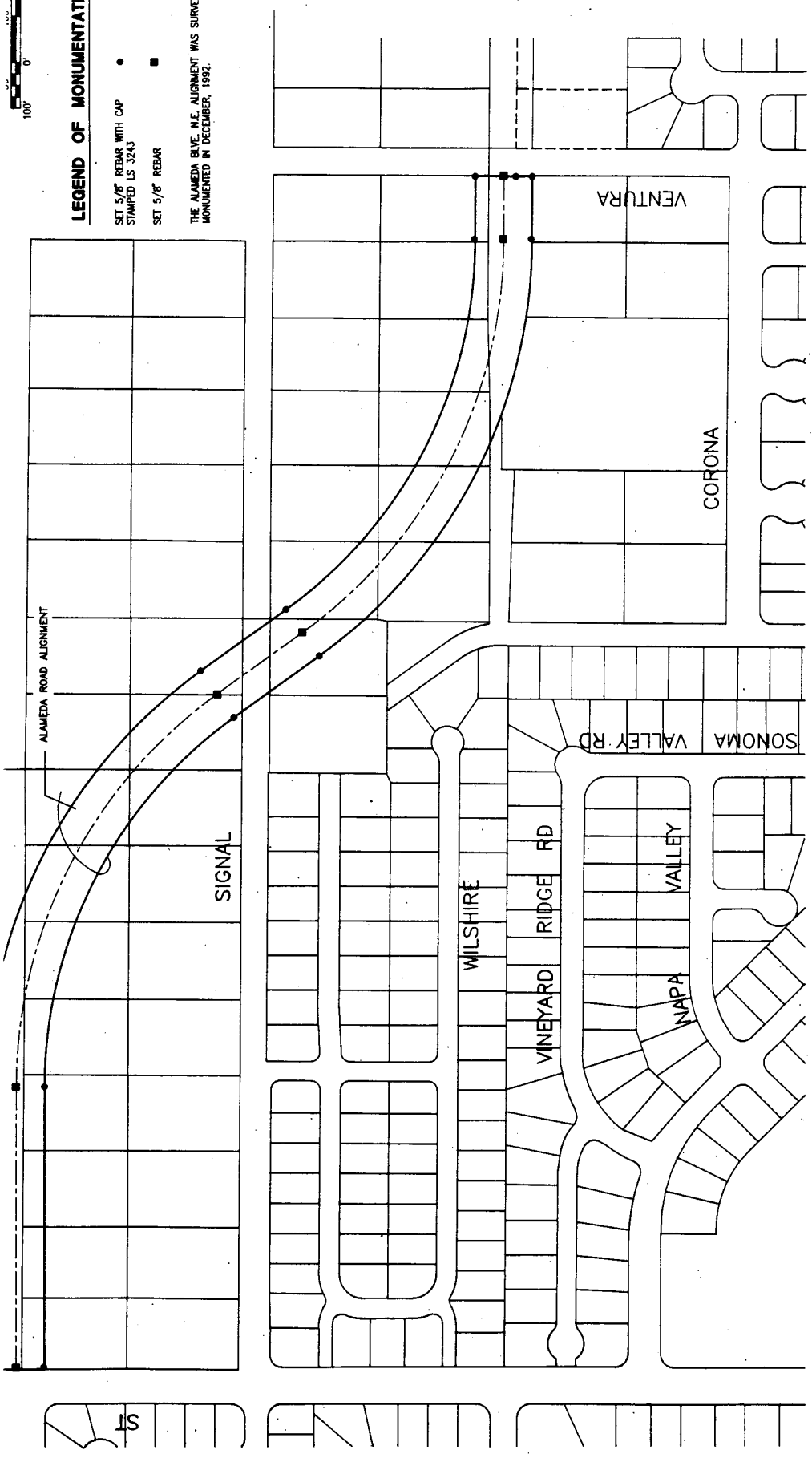
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 ALBUQUERQUE, N.M. 87109
 ENGINEERS & SURVEYORS (CSD) 515-4250



LEGEND OF MONUMENTATION

- SET 5/8" REBAR WITH CAP STAMPED LS 3243
- SET 5/8" REBAR

THE ALAMEDA BLVD. N.E. ALIGNMENT WAS SURVEYED AND MONUMENTED IN DECEMBER, 1892.

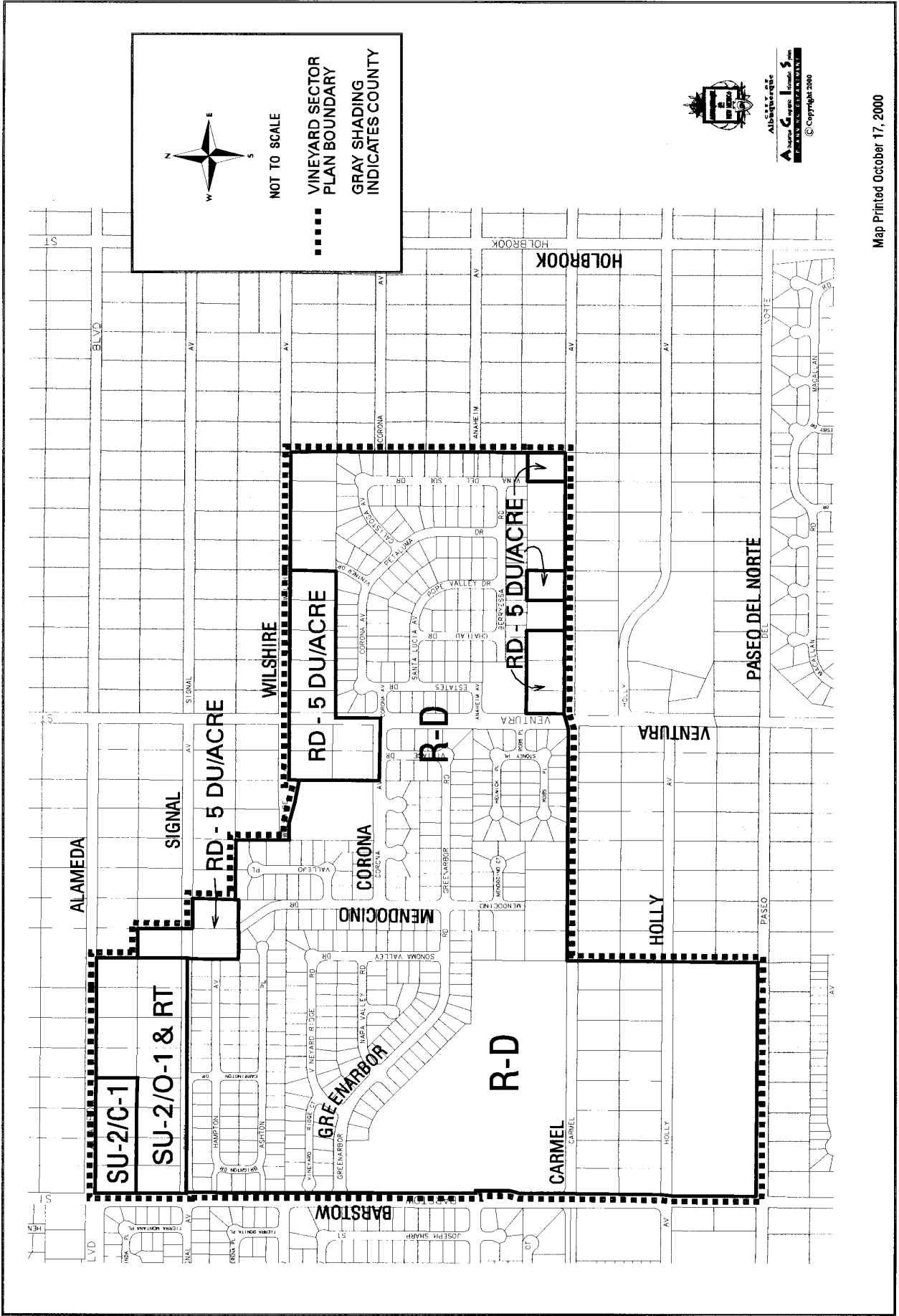


JMA
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SHEET 7.5A

ALAMEDA BLVD. ROADWAY GEOMETRY

VINEYARD SECTOR DEVELOPMENT PLAN - ZONING



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SHEET 7.6