

Placitas Area Plan

Staff Recommendations

November 13, 2008

Land Use Recommendations

Due to the uniqueness of the various neighborhoods within the Placitas Area Plan, Staff recommends various Community Zoning Districts within the Plan Area:

Proposed Districts:

- West Placitas Residential District
- West Placitas Rural Commercial District
- Village of Placitas Community District
(Includes Rural Commercial District in Village)
- District for Canon de Las Huertas/ Tecolote
- Ideal Acres/San Francisco Community District
- Diamond Tail Zoning District

West Placitas Residential District

- Allows for the existing Minimum lot size of $\frac{3}{4}$ Acre (1 du per Acre)
- Allows for Home Based Business
- Allows for Design Criteria that Promotes and Favors Southwest Architectural Design
- Set Design Criteria that Restricts Manufactured Housing
(Similar Design Guidelines as RRE)
- Conformity of Housing Types and Design Style

West Placitas Rural Commercial District

- Restricts "Rural" Commercial Development to Two Existing Nodes (La Puerta Realty and the Homestead Mercantile)

- Allows for a maximum floor area of a rural commercial structure to be no larger than 8000 Square Feet
- A maximum lot build out of 50%
- Architectural Design Criteria that reflects a Southwestern Vernacular
- Screening of Mechanical Equipment and Garbage-Refuse Facilities
- Landscape Buffering adjacent to residential uses (Berm and Landscaping)
- Restricts building frontage of commercial structures from opening to NM 165 at Homestead Mercantile Site
- Height Restriction of 28 ft from grade to Highest point of a structure to grade

Village of Placitas Community District

(Historic Village/Dome Valley)

Residential Criteria

- Designate Placitas Community District as a “Right to Farm” area
- Reduce Set back requirement to 10 feet from all property boundaries, and allow for an administrative variance procedure for property owners that cannot meet a 10 Ft Set back
- Require a 10 ft. setback on all structures as well the from the center line of a community Acequia
- Due to the diverse housing types, keep existing residential standards and design criteria for the district
- Continue to Allow Home Based Business as currently allowed by Sandoval County
- Height Restriction of 28 feet

Commercial Overlay Criteria

- Allows for a commercial node located in the village on properties located adjacent to NM 165 from the Camino de Las Huertas westward and terminating at the Windmill Mercantile

- Allows for a maximum floor area of a structure to be no larger than 8000 Square Feet
- A maximum lot build out of 50%
- Less Restrictive Parking Requirement
- Architectural Design Criteria that reflects a Southwestern Vernacular
- Screening of Mechanical Equipment and Garbage-Refuse Facilities
- Landscape Buffering adjacent to residential uses (Berm and Landscaping)
- Height Restriction of 28 ft from grade to Highest point of a structure

Canon de Las Huertas/ Tecolote Community District

- Designate as a “Right to Farm” area
- Require a 10 ft. setback on all structures as well the from the center line of a community Acequia
- Due to the diverse housing types, keep existing residential standards and design criteria for the district
- Continue to Allow Home Based Business as currently allowed by Sandoval County
- Height Restriction of 28 feet

Ideal Acres/San Francisco Community District

- Increase the minimum lot size from a ¾ acre minimum lot size to a 2 acre lot minimum.
- Due to the diverse housing types, keep existing residential standards and design criteria for the district
- Continue to Allow Home Based Business as currently allowed.
- Height Restriction of 28 feet

Diamond Tail Community District

- Based on Existing Master Plan Approval

Area Plan Wide Land Use Recommendations

- Slope and Ridge Top Development Criteria
(Set back and height requirements on slopes and ridges)
- Night Sky Protection
- Incentive for Ridge top Protection and Protection
Wildlife Corridors (example: allowing cluster housing development to
preserve open space)
- Drainage/ Ponding Requirements to be developed by
ESCAFCA
- Water Conservation Strategies

Transportation Recommendations

- No current major plans or alteration to Road Networks
In the Placitas Plan Area
- County Development however must reserve the ability to
Study any future roadway in the future based on any future
Growth Conditions
- Recommend that a Placitas Bus Line be Added
to the Easy Sandoval Express along NM 165
(Connectivity to 550 Rail Runner Station)
- Add a Park and Ride Location at Homestead
Mercantile and the Village of Placitas
- Develop NM 165 as a Pedestrian/Equestrian Trail
from the Village to Bernalillo
- Ensure that the re-design of the 550/I-25
Interchange include connective for pedestrian access

Open Space/Cultural Resources Recommendations

- Work with the congressional delegation to transfer
the BLM's Montezuma tract to the Forest Service and
Protected as national wilderness designation (however, with protection for
Traditional community uses)

- Ensure permanent protection of the City of Albuquerque Open Space Tract (The County should be prepared at any point in time to Purchase or acquire the tract if ever disposed by the City of Abq.)
- Support the Las Huertas Land Grant in Acquisition of BLM tract Located in the center of the Planning area if identified for disposal by the BLM
- Develop NM 165 Trail System and Las Huertas Creek (Below NM 165) as a trail system for the Plan Area
- Sandoval County Should Develop an Open Space Program attached to an Open Space Bond for the Purchase of Critical Open Space, Cultural Resources, and parcels critical to Wildlife Passage (If Sandoval County proceeds with an open space bond for the purchase of open space bond, The Planning and Zoning Commission will then need to develop and open space plan for procedure, purchase and management of open space property)
- Support incentives for development patterns that preserve open space

Water/Waste Water Recommendations

Water

- Restrict domestic water well usage per dwelling by Zoning Ordinance and Subdivision Ordinance to 1/3 of an acre-foot (with restricted outdoor water use for landscaping).
- Require appropriate water availability reports for master plan at the time of application submittal
- Sandoval County Should Continue to develop studies to understand water conditions in the plan area to develop better water policy for the plan area
- Support the encourage shared wells as well as the development of community water system(s)

Waste Water

- Work with the Village of Placitas to plan and develop a community scale community waste water system

- Develop studies that regularly evaluate water contamination due to septic tanks

Storm Water/Drainage Recommendations

Support ESCAFCA in the Development of Policy and Regulations that improve drainage and storm runoff

Generalized Recommendations

- Support ESCAFCA in the implementation of the Wilson Report
- Set back requirement for banks of drainage ways
- Implementation of proposed interventions recommended in the Wilson Report
- Require an engineered storm water detainment plan approved by ESCAFA for residential permits
- Work with ESCAFA for drainage facilities to serve multi-purpose function such as recreation and trails (La Huertas Creek)

Public Facilities Recommendations

- Develop a Public Facilities campus location on approximately 6 Acres of land owned by Sandoval County (Existing Placitas Fire Station Site and Placitas Library)
- Allows for any other future county facility in the plan area to locate at this location for the purpose of clustering public facilities.
- Allow for the development of some recreational facilities at this location for youth
- The Sandoval County Fire Department is Planning Fire Station for West Placitas and would like to Locate Near Anasazi Trails