

CITY of ALBUQUERQUE

TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-15-220 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

1 RESOLUTION

2 STATING THE POSITION OF THE CITY COUNCIL THAT THE CITY SHOULD
3 HAVE INPUT ON THE PROPOSED SANTOLINA DEVELOPMENT BASED ON
4 THE JOINTLY ADOPTED PLANNED COMMUNITIES CRITERIA AND
5 ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

6 WHEREAS, the Albuquerque/Bernalillo County Comprehensive Plan is a
7 jointly-adopted policy guiding coordinated and harmonious land development
8 in the metropolitan area within and outside City limits; and

9 WHEREAS, the Comprehensive Plan established 48 square miles of
10 Reserve Area to the city's southeast and west within which only low density,
11 rural "Conventional Development" or "Planned Communities" should occur (§
12 I.B.2); and

13 WHEREAS, criteria for Planned Communities within the Reserve Area was
14 jointly adopted by the City and the County as amendments to the
15 Albuquerque/Bernalillo County Comprehensive Plan (Resolution No. 151-
16 1990); and

17 WHEREAS, the jointly-adopted criteria for Planned Communities envisions
18 substantially self-sufficient mixed-use communities; and

19 WHEREAS, the Planned Communities Criteria for Reserve Areas
20 established in the Comprehensive Plan (Section II.B.2.a (as amended by
21 Enactment No. 32-1991) includes the following: "Negotiated sharing of service
22 costs by the developer and local government(s), with water, sewer and street
23 systems installed to meet city requirements; planned communities shall not
24 be a net expense to local government(s);" and

25 WHEREAS, the Planned Communities Criteria (Section II.A.2.d) further
26 state that "[a] planned community master plan shall not be approved if it fails

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1 to demonstrate its own sense of place, self-sufficiency, environmental
2 sensitivity, separation from the contiguous Albuquerque urban area by
3 permanent open space and the provision of infrastructure which is not a net
4 expense to the local government(s);” and

5 WHEREAS, the City’s Planned Communities Criteria states that “Phasing of
6 planned communities through development agreements between the
7 communities (sic) developers and the City as well as other appropriate units of
8 local government should be established as an appropriate mechanism to
9 assure reasonable and equitable allocation of financial responsibility for
10 capitalization, operation, maintenance, and rehabilitation of public services
11 and facilities in the planned communities” (ACR § 1-1-10(D)); and

12 WHEREAS, Santolina is a proposed 13,000-acre master-planned
13 community on Albuquerque’s Southwest Mesa within the Reserve Area of the
14 Comprehensive Plan that is envisioned to one day be home to 90,000 people;
15 and

16 WHEREAS, the developers of Santolina, Western Albuquerque Land
17 Holdings (WALH), have applied to the Bernalillo County Commission for
18 approval of a Level A Master Plan, the first stage in obtaining the entitlement
19 to develop in this area; and

20 WHEREAS, the developer and County are also negotiating a Level A
21 Development Agreement detailing responsibility and phasing for
22 infrastructure and services pursuant to the Planned Communities Criteria as
23 referenced above; and

24 WHEREAS, economists hired for and against the project have differed on
25 the likelihood that Santolina will come at “no net expense” to local
26 government(s); and

27 WHEREAS, it is expected that the developers of Santolina will seek
28 approval for Tax Increment Development Districts as a financing mechanism
29 for infrastructure subsequent to approval of the Level A Master Plan; and

30 WHEREAS, the City and County have agreements for provision of key
31 services including but not limited to water, sewer, public safety, the
32 transportation system, public transit, senior citizen services, animal welfare,
33 recreation and libraries that are shared with the County for mutual benefit; and

1 WHEREAS, connections to and capacity of City infrastructure such as
2 storm sewer systems and transportation and road networks may be affected
3 for provision of services to Santolina; and

4 WHEREAS, increasing lengths and volume of infrastructure and systems
5 affect the City and indicate a need for coordination; and

6 WHEREAS, an excess of housing stock is known to have negative effects
7 on the preservation and protection of residents and businesses of existing
8 historic and traditional areas that are County taxpayers.

9 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
10 ALBUQUERQUE:

11 SECTION 1. The City Council interprets the reference to “local
12 government(s)” in the jointly-adopted Albuquerque/Bernalillo County
13 Comprehensive Plan and Planned Communities Criteria to mean that the City
14 should also have input and the opportunity to coordinate with the County on
15 the proposed Santolina Level A Master Plan.

16 SECTION 2. The City Council requests that the Bernalillo County
17 Commission postpone a final decision on the Santolina application until such
18 time that the above requests can be accommodated.

19 SECTION 3. The City Council directs Council Staff to promptly forward a
20 copy of this resolution to the Bernalillo County Commission.

21 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence
22 clause, word or phrase of this resolution is for any reason held to be invalid or
23 unenforceable by any court of competent jurisdiction, such decision shall not
24 affect the validity of the remaining provisions of this resolution. The Council
25 hereby declares that it would have passed this resolution and each section,
26 paragraph, sentence, clause, word or phrase thereof irrespective of any
27 provisions being declared unconstitutional or otherwise.

28 SECTION 5. EFFECTIVE DATE. This resolution shall take effect five days
29 after publication by title and general summary.

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