

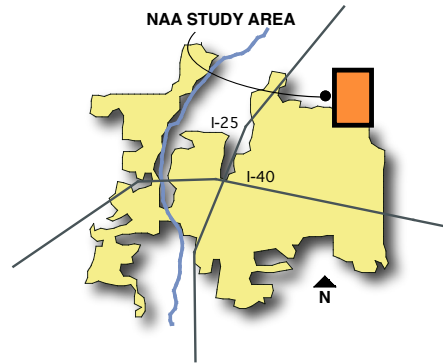
Preparation of a Comprehensive Plan Amendment Study for a Portion of North Albuquerque Acres, Bernalillo County, New Mexico

North Albuquerque Acres is a largely vacant tract of land located in the northeastern portion of Bernalillo County. As an area suitable for urban land uses and services, the 1976 Albuquerque/Bernalillo County Comprehensive Plan designated it as Developing Urban for densities of three to six dwelling units per acre. However, efforts to aggregate the land into large, developable urban tracts have been unsuccessful, causing the area to build out with scattered, individual houses using on-site wells and septic tanks.

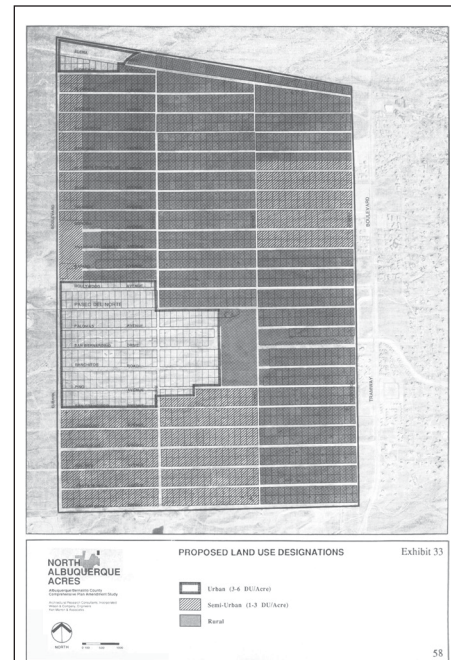
The study's purpose was to determine the most appropriate Comprehensive Plan land use designation for the area. Natural and man-made conditions, existing and anticipated, were examined. Both broad community and local issues were taken into account. The study made a policy recommendation to change much of the area to Rural and Semi-Urban designations. Additional policies included: recommendations to update other planning documents to reflect conditions of the new area designations, strictly enforcing environmental regulations in the Rural and Semi-Urban areas; extending water and sewer to areas with potential for higher densities; strengthening zoning provisions; and encouraging recreational use of area arroyos.

Client: Bernalillo County, New Mexico

Completion: 1987



Project location (left)



Proposed land use designations (below left). Land use illustration (below right)

