

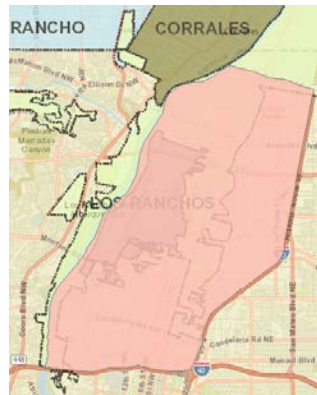
**Existing Sector Development Plan / Corridor Plan / Design Overlay Zone
Summary Sheet**

North Valley Area Plan

Web Address: <https://www.cabq.gov/planning/documents/northvly.pdf>

Joint plan with Bernalillo County	Yes
Date Adopted/Amended	City – 6/2/1993; County – 4/27/1993
Community Planning Area(s)	Near North Valley CPA, North Valley County CPA, & North I-25 CPA
Council District(s)	District 2, District 4, and County Commission Districts 1 & 4
Neighborhood Associations	Alameda North Valley NA, Alvarado Gardens NA, Cimino Compound Owners Assoc NA, El Camino Real NA, Gavilan Addition NA, Greater Gardner NA, Lee Acres NA, Los Alamos NA, Los Duranes NA, Los Poblanos NA, Martineztown Work Group NA, Matthew Meadow NA, Near North Valley NA, Rio Grande Blvd. NA, Rio Grande Compound HOA Inc., Santa Barbara Martineztown NA, South Guadalupe Trail NA, Spanish Walk NA, Stronghurst Imp. NA, Symphony HOA, Thomas Village NA, Thomas Village Patio HOA, Vista del Norte Alliance NA, Wildflower Area NA
NA Coalition	North Valley Coalition and Coalition of Neighborhood Associations, District 4

Plan Area: South of Sandia Pueblo, east of the Rio Grande, north of I-40, and west of I-25



Main Purpose/Impetus of Existing Plan: To ensure the orderly development and effective utilization of resources; to provide specific recommendations within general density and character guidelines; to provide the framework and direction for more specific planning; and to guide future development by addressing general land use, zoning, air quality, wastewater, drainage, transportation, housing, community design, agriculture, and implementation (adopting resolution).

Goals and Policies	Yes* (page 5)
SU-2 Zone Districts	No
Zoning Regulations	No
Capital Projects/Implementation	Yes (page 173)

* Reflected in updated Comp Plan or Zoning Code, see attached documents



**EXISTING CITY POLICIES
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611	North Valley Area Plan	1993	Agriculture & Rural Character	The County and City shall support and promote preferential taxation for agricultural property. a. Consider supporting amendments to the State Property Tax Code. i. Consider including preservation of qualified open space in Class A counties for the purpose of the preferential tax. ii. Consider improving the tax equity through a repayment provision where qualified land is converted to other uses. iii. Consider a waiver of the repayment provision where development meets cluster development and open space criteria.								11.1.1.1			1		
612	North Valley Area Plan	1993	Agriculture & Rural Character	The County and City shall promote small scale agriculture and retention of open space in the valley. a. Assist local growers and promote valley products. b. Support development according to Cluster Housing Principles in order to retain open space and agricultural potential.		5.3.3, 5.3.4, 5.3.4.c			8.1.1.c			11.1.1			5		
613	North Valley Area Plan	1993	Agriculture & Rural Character	The County and City shall amend the Comprehensive Plan boundaries to more closely reflect rural character areas.											0	1	Accomplished
614	North Valley Area Plan	1993	Agriculture & Rural Character	The County and City shall encourage or require retention of access to ditches for open space and irrigation purposes. a. Undertake the Acequia Multiple Use Study.							10.1.1.a, 10.4.4.e, 10.4.4.2				3		
615	North Valley Area Plan	1993	Air Quality	The City & County shall increase efforts to inform the public about the effect of motor vehicle usage on air quality.										13.4.1	1		
616	North Valley Area Plan	1993	Air Quality	The City & County shall increase efforts to inform the public about existing regulations pertaining to air quality & continue enforcement of existing air quality regulations.										13.4.1.c	1		
617	North Valley Area Plan	1993	Air Quality	The City & County shall initiate travel demand forecasting and a transportation system capacity analysis for the North Valley Plan Area as soon as practical.											0	1	Handled through MTP.
618	North Valley Area Plan	1993	Air Quality	The City & County shall explore ways to limit unauthorized motor vehicle use on irrigation facilities and other open areas & stabilize areas which are already considered substantial dust sources.											0	1	Handled by MRGCD and the City's Fugitive Dust Ordinance.
619	North Valley Area Plan	1993	Air Quality	The City & County shall make efforts to stabilize roads or parking areas.											0	1	Handled through regulation.

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620	North Valley Area Plan	1993	Air Quality	The City & County shall encourage limiting driving of motor vehicles on critical CO days (i.e. No-burn days).										13.4.1.b	1		CO is no longer a critical issue, but other air quality problems are associated with burning wood and driving.
621	North Valley Area Plan	1993	Air Quality	The City & County shall encourage the communities of Los Ranchos de Albuquerque, Corrales, and Rio Rancho to participate in addressing air quality issues in the North Valley.											0	1	Handled through the MTP.
622	North Valley Area Plan	1993	Community Design	The City and County shall recognize and maintain the land use pattern along the mesa edge which separates non-residential uses in the North I-25 Subarea from residential uses in the Edith Subarea. a. Limit access to newly granted industrial zoned properties from the Edith Subarea. b. Ensure adequate setbacks, height limits, lighting controls, buffer landscaping and other measures necessary to limit potential impacts of development in the North I-25 Subarea. c. Consider North Valley Character and potential neighborhood impacts in new development within the North 1-25 Subarea.		5.1.1.10, 5.6.4.a									2		
623	North Valley Area Plan	1993	Community Design	The City and County shall adopt additional signage restrictions through design overlay zoning for Village Centers and arterials including Alameda Boulevard, Second Street, Edith Boulevard, and Montano Road.								11.2.3.c			1		
624	North Valley Area Plan	1993	Community Design	The City and County in Coordination with interested neighborhood and business associations shall work to encourage recognition of the North Valley as a unique regional resource. a. Consider "welcome" signage at appropriate entrance locations to the North Valley. b. Consider North Valley character and potential neighborhood impacts in new development within the North 1-25 Subarea.				7.3.2				11.1.2.a			2		

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625	North Valley Area Plan	1993	Community Design	The County and City shall encourage rural standards for development especially within the Semi-Urban and Rural Comprehensive Plan areas of the North Valley. a. Amend the City and County Subdivision Ordinances and Development Process Manual to: i. Allow retention of existing street widths in appropriate locations. ii. Allow reduced standard street widths in new development iii. Allow construction of soft-surface trails instead of sidewalks. iv. Encourage retention of access to ditches for irrigation and recreation consistent with the Acequia Multiple use study. v. Encourage a variety of lot sizes and housing types in new development. vi. Encourage limitations on exterior lighting, including streetlights.			7.3.2				10.2.3, 10.3.1.b	11.1.2, 11.2.3.c			3		
626	North Valley Area Plan	1993	Community Design	The County shall develop a process requiring survey and mitigation of archaeological sites before development is initiated. a. Create a County landmarks commission to designate and protect historic and prehistoric features								11.4.4.2, 11.4.4.3			2		
627	North Valley Area Plan	1993	Community Design	The County and City shall protect cottonwoods through site design, relocation, and surfacing to limit compaction and allow water infiltration. a. Develop and adopt a tree protection ordinance in the City and County which requires protection of existing cottonwood trees.			7.5.1, 7.5.1.2					11.1.2.b			3		
628	North Valley Area Plan	1993	Community Design	Some portion of the park dedication requirements in the North Valley may be met through on-site space retained through cluster development in perpetuity.		5.3.3									1		
629	North Valley Area Plan	1993	Community Design	The County and City shall protect open land adjacent to the Bosque through promotion and application of cluster principles, design overlay zoning, and/ or acquisition.		5.3.3						11.3.1.e, 11.3.3, 11.3.3.d, 11.3.3.1			5		
630	North Valley Area Plan	1993	Community Design	The City shall undertake a Coordinated planning process with the All Indian Pueblo Council and neighborhood representatives for streetscape improvements, land uses, and transportation in the vicinity of the old Albuquerque Indian School site.											0	1	Handled through Master Plan for Albuquerque Indian School area.

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631	North Valley Area Plan	1993	Drainage	Upon approval by the Middle Rio Grande Conservancy District(MRGCD) and the Bureau of Reclamation, the City, County, Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) and MRGCD shall fund and construct planned drainage improvements in the North Valley as expeditiously as possible to alleviate periodic flooding.									12.1.4		1		
632	North Valley Area Plan	1993	Drainage	The City and County should allocate adequate funding for trash and debris clean-up in the arroyos to prevent debris from accumulating in the North Diversion Channel outfall area. AMAFCA should attempt more frequent trash clean-up of the outfall area.	4.1.3.3								12.3.2.g		2		
633	North Valley Area Plan	1993	Drainage	The City and AMAFCA shall test and monitor storm water for contaminants and implement management programs to reduce pollutants which exceed acceptable levels per State or Federal guidelines.										13.2.3.2	1		
634	North Valley Area Plan	1993	Drainage	The County shall implement the Bernalillo County Storm Drainage Ordinance to prevent inadequate provision for drainage in new development.									12.1.4.a		1		
635	North Valley Area Plan	1993	Drainage	The City shall incorporate earth-tone tinting or soil cement for visible concrete culverts, choke downs, or other structures on the Alameda Drain.									12.1.1		1		
636	North Valley Area Plan	1993	Drainage	The City shall use rip-rap, where feasible, for bank stabilization on the Alameda Drain.											0	1	Handled by MRGCD.
637	North Valley Area Plan	1993	Drainage	The City shall design any necessary guard rails or other fencing associated with drainage improvements to aesthetically blend with the character of the Valley so long as it meets transportation safety needs											1		
638	North Valley Area Plan	1993	Drainage	The City and County shall design maintenance roads and other areas adjacent to drains to allow multiple use as recreational trails.											1		
639	North Valley Area Plan	1993	Drainage	The City and County shall require grading and re-vegetation as appropriate to prevent erosion and sediment deposition within future grading and drainage plans.										13.2.3.d	1		
640	North Valley Area Plan	1993	Drainage	The City and County, with approval by the MRGCD where appropriate, shall implement the Facility Plan for Arroyos and future trails plans with regard to multiple use of the arroyos and ditches as trail corridors.									12.4.5		2		
641	North Valley Area Plan	1993	Drainage	Prior to widening the North Diversion Channel, AMAFCA shall investigate other options and the impacts of all options addressed, including possible mitigation efforts.									12.1.4		3		Handled by AMAFCA.

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642	North Valley Area Plan	1993	Goals & Issues	To recognize the North Valley area as a unique and fragile resource and as an inestimable and irreplaceable part of the entire metropolitan community.								11.1.2.a			1		
643	North Valley Area Plan	1993	Goals & Issues	To incorporate the Rio Grande and its Bosque into the North Valley planning process to protect the natural qualities of the river corridor while providing low-impact recreational opportunities.								11.3.3			1		
644	North Valley Area Plan	1993	Goals & Issues	To locate commercial and industrial development within the 25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.		5.1.1.i									1		
645	North Valley Area Plan	1993	Goals & Issues	To develop incentives to preserve farmland and open space and to maintain ditches and acequias for agricultural and low impact recreational purposes.					8.1.1.c			11.1.1.1, 11.1.3			3		
646	North Valley Area Plan	1993	Goals & Issues	To preserve and enhance the environmental quality of the North Valley Area by: a) maintaining the rural flavor of the North Valley b) controlling growth and maintaining low density development c) providing a variety of housing opportunities and life styles including differing socioeconomic types d) reducing noise level impacts			6.4.3, 6.4.3.1, 6.4.3.2			9.1.1					4		
647	North Valley Area Plan	1993	Goals & Issues	To preserve air, water and soil quality in the North Valley area. To prohibit hazardous waste disposal sites and transfer stations and solid waste disposal sites; and to address problems of individual waste disposal systems on lots of inadequate size.									12.3.2.a	13.2.3, 13.4.1	3		
648	North Valley Area Plan	1993	Goals & Issues	To increase and improve public recreation and open space areas (including MRGCD - maintained ditches) compatible with neighborhood desires.							10.4.4.d				1		
649	North Valley Area Plan	1993	Goals & Issues	To reduce or eliminate flooding and improve ponding and drainage capacities in the plan area.									12.1.4		1		
650	North Valley Area Plan	1993	Goals & Issues	To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/ established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/ industrial.		5.2.1.g									1		
651	North Valley Area Plan	1993	Goals & Issues	To develop a strategy for arterial roadways that creates a transportation system compatible with a semi-rural lifestyle.			6.1.1.d								1		

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652	North Valley Area Plan	1993	Goals & Issues	To designate and preserve sites of historic and archaeological significance.								11.2.2, 11.4.2			2		
653	North Valley Area Plan	1993	Goals & Issues	To establish area beautification standards and designate sites for beautification through community neighborhood input.	4.1.3.1										1		
654	North Valley Area Plan	1993	Housing	The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. a. Maintain and expand areas zoned for residential uses including A-1, R-1, MH. b. Limit encroachment of non-residential uses into residential areas. c. Encourage residential zoning of parcels with residential use.						9.1.1					1		
655	North Valley Area Plan	1993	Housing	The County and City shall encourage mixed use development and redevelopment which incorporates housing. a. Encourage rezoning land in the Edith Boulevard, and Mid-North Valley East subareas for residential and mixed uses.		5.1.1.d				9.1.2.e					2		
656	North Valley Area Plan	1993	Housing	The City and County shall promote lower-income rehabilitation projects in neighborhoods with existing moderately-priced homes and areas vulnerable to speculation, redevelopment, and displacement of lower-income residents. a. Expand efforts to leverage private investment in housing programs for lower-income North Valley residents and target resources to assistance of very low-income renters. b. Study the implications and impacts of accessory apartments in some residential areas. c. Undertake a survey to compile reliable data on incomes and housing cost burdens for North Valley households.						9.1.1, 9.1.1.d, 9.1.2.1, 9.1.2.2, 9.5.1.a					5		

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657	North Valley Area Plan	1993	Housing	<p>The County and City shall remove disincentives, provide incentives, and/ or require housing development which meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity.</p> <p>a. Amend the City Zoning Ordinance to add cluster principles and reduce the cluster housing district "minimum district size" in RA- 2 to two acres.</p> <p>b. Amend the County Zoning Ordinance to add cluster principles and to include Cluster Housing as a Special Use.</p> <p>c. Provide for densities greater than 1 dwelling unit/ acre in Rural and Semi-Urban Areas through adoption and promotion of Ouster Housing Principles.</p> <p>d. Adopt standards for homeowner associations, including provisions which would enable the City or County to bill the association for maintenance costs if necessary and requirements for open space in perpetuity.</p>		5.3.3, 5.3.4.1, 5.3.4.2, 5.5.3.b.i v, 5.5.3.2, 5.5.4.h				9.1.2.3, 9.2.3					8		
658	North Valley Area Plan	1993	Transportation	<p>1. The City and County shall encourage the smooth flow of traffic on arterials.</p> <p>a. Retain existing residential zoning on Alameda Boulevard, Second Street, Montano Road, and on future roadway corridors.</p> <p>b. Limit access to Second Street, Alameda Boulevard, and Montano Road from adjacent properties except where alternative access is not available or feasible</p>			6.1.8, 6.2.8.h								2		

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659	North Valley Area Plan	1993	Transportation	<p>The City and County shall actively promote sustainable transportation in and through the plan area by encouraging reduced automobile use and improving the safety of non-motorized travel.</p> <p>a. Consider restriping narrower driving lanes on Candelaria Road, Griegos Road, Twelfth Street , and Fourth Street to provide additional space for sidewalks or walkways, bikeways, and bus stops.</p> <p>i. Undertake a transportation analysis to determine the impact of reduced lane width on roadway capacity and on the transportation network.</p> <p>b. Provide convenient local transit service and related amenities.</p> <p>i. Seek agreements with the Village of Los Ranchos and the County for bus service along Fourth Street (Route 10) including service to the portion of Fourth Street now within the Village's jurisdiction, and extension of Route 10 north to Alameda Boulevard.</p> <p>ii. Explore possible future locations and agreements for small Park and Ride facilities in the North Valley at existing commercial centers and where bus service terminates</p>			6.1.3, 6.2.7.a, 6.7.2.b	7.1.2.1							4		
660	North Valley Area Plan	1993	Transportation	<p>c. Target North Valley commuters and area employees for Sun Tran and Ridepool promotional activities.</p> <p>d. Pursue necessary analysis and subsequent improvements for trails and bikeways identified in the plan.</p> <p>i. Seek agreement with the Middle Rio Grande Conservancy District to establish notification procedures for ditch closures that include posting the affected right-of-way and holding advertised public meetings.</p> <p>ii. With the MRGCD, undertake a study of multiple use of ditches and associated rights-of-way.</p>			6.1.3, 6.1.3.1, 6.2.5.e, 6.2.5.2								4		

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661 North Valley Area Plan	1993	Transportation	<p>3. The City and County shall limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character.</p> <p>a. Consider alternative access to the North 1-25 Subarea by extending the Alexander Roadway Study Corridor north of Osuna Road to Paseo del Norte.</p> <p>i. Undertake a transportation analysis to determine the impact of the recommendation on the transportation system.</p> <p>b. Consider removal of the Elena/Balboa Study Corridor from the Long Range Major Street Plan.</p> <p>i. Undertake a transportation analysis to determine the impact of this recommendation on the transportation system.</p> <p>c. Limit the future number of lanes on Edith Boulevard north of Osuna Road by changing the functional classification of Edith Boulevard on the Long Range Major Street Plan from a minor arterial to a collector, or adding an exception for Edith Boulevard to the General Standards for rights-of-way for minor arterial streets contained in the addendum to the Long Range Major Street Plan to limit the right-of-way width of Edith to 68 feet.</p> <p>d. Retain and expand residential zoning of land in the lower valley especially in the Edith, Mid-North Valley east, Second/Fourth, and Alameda Subareas.</p>			6.1.1, 6.2.9, 6.2.9.a, 6.2.9.b								4		
662 North Valley Area Plan	1993	Transportation	<p>The City and County shall limit conflicts between rail travel, roadways, and land use.</p> <p>a. Consider grade separation of Alameda Boulevard and Montano Road at &SF tracks.</p> <p>b. Examine land use impacts of potential rail station park and ride locations on residential areas.</p> <p>c. Seek agreements to limit future rail spur locations to commercially zoned land.</p>			6.2.7.a, 6.2.9, 6.2.9.a, 6.7.2.5								4		

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663	North Valley Area Plan	1993	Village Centers	<p>The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.</p> <p>a. Evaluate proposed development and redevelopment projects using Village Center Principles and the following guidelines.</p> <p>i. Within 300 feet of intersections, building setbacks should not exceed 10 feet from the public right-of-way.</p> <p>ii. Within 100 feet of intersections, sidewalks should be unobstructed by curb cuts or driveways.</p>		5.1.6, 5.1.7, 5.2.1.h									3		
664	North Valley Area Plan	1993	Village Centers	<p>Main entrances should be visible to the pedestrian and directly accessible.</p> <p>b. Utilize the guidelines to test ideas and build support for the Village Center Principles prior to establishing new requirements.</p> <p>c. Target public investments which meet Village Center Principles including right-of-way improvements and public buildings.</p>		5.1.6.d									1		
665	North Valley Area Plan	1993	Village Centers	<p>The County and City shall explore techniques for implementing Village Center Principles including Transferable Development Rights, Design Overlay Zoning, and zoning ordinance amendments.</p> <p>a. Draft a map of possible receiving and sending areas for transferable development rights and use the effort to evaluate the TDR method of controlling density and to guide decision making under the present zoning laws.</p> <p>b. Undertake a Rank Three planning process to create Design Overlay Zones for one or several Village Center locations.</p> <p>c. Explore possible Zoning Ordinance amendments to create other zoning tools such as Rural Commercial Zoning to implement the principles including possible limits to floor area ratio or total square footage of new commercial structures.</p>		5.1.7, 5.7.2.3									2		
666	North Valley Area Plan	1993	Wastewater	<p>North Valley areas with the greatest concentrations of older septic tank systems and therefore the greatest potential groundwater contamination shall be the highest priority for sewer line extension and financial aid for sewer hook-up.</p>									12.1.2		1		

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667	North Valley Area Plan	1993	Wastewater	<p>2. The County shall take an active role in planning and managing wastewater collection and treatment systems in unincorporated County areas.</p> <p>a. Participate in an evaluation of wastewater options for the North Valley to determine the type, location, and cost of collection systems.</p> <p>b. Identify potential low density, low lying areas appropriate for onsite alternative systems in the near and long term.</p> <p>c. Promote and monitor the use of approved non-polluting on-site wastewater treatment systems which are acceptable, affordable, and desirable to homeowners and amend sewer line extension priorities where on-site systems are successfully operated and maintained.</p> <p>d. Limit conventional discharging septic tank systems for new homes and encourage installation of alternative on-site wastewater treatment systems.</p> <p>e. Explore and recommend financing and management options for the various alternatives.</p>									12.1.3		1		
668	North Valley Area Plan	1993	Wastewater	Wastewater systems shall be designed to serve the North Valley at future development densities allowed by existing zoning.									12.1.2		1		
669	North Valley Area Plan	1993	Wastewater	Where sewer systems are available for new construction, the City and County shall promote new housing development according to Cluster Housing Principles in order to shorten the length of collector lines and maintain open space.		5.3.1, 5.3.3							12.5.4.a		3		
670	North Valley Area Plan	1993	Wastewater	Where the location of future sewer collectors is known, the City and County shall obtain necessary easements through the subdivision process.									12.1		1		
671	North Valley Area Plan	1993	Wastewater	<p>The presence or absence of sanitary sewer in the North Valley shall not be the sole factor in determining appropriate housing densities.</p> <p>a. Existing zoning and Comprehensive Plan Areas shall provide the basis for determining appropriate housing densities in the North Valley.</p> <p>b. Cluster Housing Densities may be allowed through approved site plans that meet the Cluster Housing Principles.</p>		5.3.3									1		

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672	North Valley Area Plan	1993	Wastewater	<p>The City and County shall consider restricting permissive uses of land in the North Valley to protect groundwater quality especially where sanitary sewer service is not available.</p> <p>a. Create overlay zoning for wellhead protection areas consistent with adopted policies of the Groundwater Protection Policy and Action Plan.</p> <p>b. Consider limiting allowed uses of M-1 zoned land where sanitary sewer is not available.</p> <p>c. Consistent with recommendations of the Groundwater Protection Policy and Action Plan, strictly enforce the County Liquid Waste Ordinance (88-1) and evaluate the need to limit densities of septic tank systems.</p>										13.2.3.1	1		
673	North Valley Area Plan	1993	Zoning & Land Use	<p>1. The Comprehensive Plan area boundaries shall reflect existing character, resources and development potential in the North Valley.</p> <p>a. City and County shall adopt the following proposed Comprehensive Plan boundary changes:</p> <p>Developing Urban to Rural. north of Calle Del Fuego, east of Edith Boulevard, south of Tramway Road, and west of the North Diversion Channel.</p> <p>Developing Urban to Semi-Urban, north of Osuna Road, east of the AT & SF Railroad tracks, south of Ranchitos, and west of the Municipal Limits.</p> <p>Established Urban to Semi-Urban, north of the Gallegos Lateral, east of the Chamisal Lateral, south of Osuna Road, and west of the Alameda Lateral railroad tracks.</p> <p>Established Urban to Semi-Urban, north of Montano Road, east of the AT & SF Railroad tracks, south of Osuna Road, and west of the Municipal Limits.</p> <p>Established Urban to Semi-Urban, north of I-40, east of the Rio Grande, south of the Municipal boundary, and west of Gabaldon Road.</p>											0	1	Accomplished.

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North Valley Area Plan**

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674	North Valley Area Plan	1993	Zoning & Land Use	<p>2. The City and County shall stabilize residential zoning and land use in the North Valley Area.</p> <p>a. Limit the location, duration and type of new uses allowed by Special Use Permit.</p> <p>i. Restrict new Special Use Permits for heavy commercial and manufacturing uses in North Valley residential zones to owner-occupied businesses with five or fewer employees on 1 /2 acre or greater.</p> <p>ii. Limit the time period between approval of new Special Use Permits and issuance of a building permit to one year.</p> <p>b. Cancel discontinued Special Use Permits, permits granted where existing conditions of approval are not met, and permits that are otherwise in violation of the Zoning Ordinance.</p> <p>i. Undertake systematic inspection of Special Use Permits beginning with permits granted in residential zones.</p> <p>ii. Determine the need for new positions for zoning and planning activities especially as they relate to County Special Use Permits and area plan implementation.</p> <p>c. Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide for agricultural activities and spacious development especially in Semi-Urban and Rural areas where such land is adjacent to irrigation ditches.</p>		5.5.4.g									1		

EXISTING CITY POLICIES
North Valley Area Plan

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675	North Valley Area Plan	1993	Zoning & Land Use	<p>d. Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.</p> <p>i. Amend the County Zoning Ordinance to require buffering and landscaping between non-residential uses and land used or zoned for residential purposes.</p> <p>ii. Through the site plan review and approval process, require special buffer landscaping, fencing, lighting controls, increased setbacks, and/ or other measures to protect County residential uses below the mesa edge from potential impacts of City non-residential development in the North I-25 subarea.</p> <p>e. Retain the low density character of Rural Areas of the North Valley.</p> <p>i. Amend the County Zoning Ordinance to provide a lot area minimum for R-1 zoned land in the Rural Area equal to the area required to meet Liquid Waste Ordinance requirements or 3/4 acre, whichever is greater.</p> <p>f. Undertake a planning process for areas of Mid-North Valley East and Mid-North Valley West to address land use conflicts, nonconforming uses, redevelopment of vacant land, affordable housing, transportation, streetscape improvements, cultural sites, and other issues.</p> <p>g. Where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses</p>		5.1.1.10, 5.6.4.a									2		

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North Valley Area Plan**

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676	North Valley Area Plan	1993	Zoning & Land Use	<p>3. The City and County shall limit new strip commercial development and associated signage on valley arterials.</p> <p>a. Retain existing residential zoning on Alameda Boulevard, Second Street, Montano Road, and on future roadway corridors.</p> <p>b. Undertake Rank Three planning to create design overlay zoning along Alameda Boulevard (County), Second Street (City /County), and Montano Road (City).</p> <p>c. Promote commercial development and redevelopment of existing commercially zoned properties.</p> <p>i. Assist existing and potential businesses with organization and promotion efforts.</p> <p>ii. Undertake a Coordinated Rank Three planning effort with the City, County and Village for the Fourth Street Corridor.</p> <p>d. Adopt and promote Village Center Principles for new and redeveloped commercial properties.</p> <p>i. Undertake Rank Three planning to implement Village Center Principles.</p>		5.1.1.c									1		
677	North Valley Area Plan	1993	Zoning & Land Use	The County and City shall seek adoption or endorsement of the Area Plan by the Villages of Los Ranchos de Albuquerque and Corrales for the areas included in these municipalities' planning and platting jurisdictions.											0		County is keeping North Valley Area Plan - this policy will remain in that plan.