

SECTION 13 2010 MASTER PLAN ACCOMPLISHMENTS

In 1998 the Mayor and Board of Trustees appointed a Citizen's Advisory Committee to assist in developing the 2010 Master Plan for the Village of Los Ranchos. After a year of public involvement, many meetings and discussions about the Village and its future, the 2010 Master Plan was adopted in December 1999 to provide guidance to the Village until the year 2011.

The 2010 Master Plan has proven to be a solid, well devised, inspired and far reaching document. Many of the issues vital to the Village in 1999 are still vital issues, namely, maintaining the rural, agricultural nature of the Village, planning future growth, sustaining and protecting the remaining cultivated land and ditch systems.

By utilizing the underlying structural framework provided by the 2010 Master Plan, the 2020 Master Plan builds upon a solid foundation and looks forward to the future of the Village, addresses concerns and building trends of the 21st Century such as energy conservation, green building, transportation needs and controlled growth - all within Village scale.

13.1 Plan Implementation Policies

Many of the Plan Implementation Policies of the 2010 Master Plan were implemented and accomplished in the last ten years:

In 2000 the Planning and Zoning Commission was established, thereby changing the approval process and relieving the Board of Trustees of the necessity of hearing all applications. (Plan Implementation Policy 1: The Village will revise its land use ordinances to improve proper development review and administration and Plan Implementation Policy 10: The Village will reorganize the administration of land use ordinance).

In 2003 Ordinance 183 was adopted to meet many of the Master Plan goals and policies. Its development was a multi-year effort. This was the first comprehensive zoning ordinance for the Village. (Plan Implementation Policy 1: The Village will revise its land use ordinances to improve proper development review and administration).

In 2004 Ordinance 191 reinstated the 280 foot setback on Rio Grande Boulevard, creating South Rio Grande Character Areas A, B and C. (Plan Implementation Polity 2: The Village will adopt design requirements for areas of unique character).

In 2006 a comprehensive research project was completed and the Village zone map was corrected, updated and adopted. (Plan Implementation Policy 1: The Village will revise its land use ordinances to improve proper development review and administration).

The Village wrote a new Village Center Ordinance in 2007 bringing the entire concept back into Village scale by reducing the VC area which had expanded beyond the Master Plan recommended area with Ordinance 172 and creating guidelines for the VC Project area at Fourth and Osuna. This project is underway and will be a big part of Village development over the next few years. (Plan Implementation Policy 3: The Village will cooperate with the business community to help promote existing and recruit new local businesses).

A feasibility study was performed last year for the N Zone concept. Since the Master Plan was written, the area has been developed, North Valley Academy, I-C Food Mart, Wells Fargo Bank. An N Zone concept is no longer feasible for the area. (Plan Implementation Policy 12: Create a neighborhood commercial zone that allows: specific commercial uses, density bonus incentives, and provision for parking area).

The old Northdale Shopping Center was completely renovated, bringing in Walgreens, the bank and other shops. New development along Fourth Street occurred at the Shops at Los Ranchos and the Rincon de Los Ranchos commercial complex, in addition to those at Ranchitos. Rancho Farms, Autozone at Fourth and Nara Visa, Paul Davis Restoration and Z-Coil were all constructed. Many remodels were completed along Fourth Street as well. (Plan Implementation Policy 3: The Village will cooperate with the business community to help promote existing and recruit new local businesses).

The Unser Racing Museum complex was opened in 2005 and Challenger Center in 2010 on Montaña Road. The Barn in Hartnett Park was erected for a Village Community Center. (Plan Implementation Policy 8: The Village will link its capital planning with Master Plans goals and objectives).

Bernalillo County completed the Rio Grande sewer projects, Area I, J and K in early 2009, connecting residences to ABCWUA sanitary sewer system, thereby making sanitary sewer service available throughout the whole Village. (Plan Implementation Policy 7: The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussions and Plan Implementation Policy 8: The Village will link its capital planning with Master Plans goals and objectives).

The 4th Street improvement project Phase I was completed in May, 2007 which widened 4th Street from Schulte to Vineyard. A separate storm sewer system was installed at that time for drainage on 4th Street. (Plan Implementation Policy 8: The Village will link its capital planning with Master Plan goals and objectives).

Funding for a pedestrian and bicycle path on Rio Grande Blvd. was obtained and the path was incorporated into the Bernalillo County repaving project after completion of the Area

I and J sewer projects. The path was built in 2010. (Plan Implementation Policy 7: The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussions and Plan Implementation Policy 8: The Village will link its capital planning with Master Plans goals and objectives).

Open Space acquisitions include the joint project with the City of Albuquerque and Bernalillo County for Anderson Fields Open Space; the 22 acre Blanchard property between Fourth Street and the Albuquerque Main Canal north of Paseo del Norte; a one acre parcel on Osuna by Zia Gardens and 22 acres at the Buffalo Curve which included the Anderson Winery. (Plan Implementation Policy 6: The Village will identify areas for acquisition through a variety of means and Plan Implementation Policy 7: The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussion).

Annexations to the Village occurred in 2003, 2004, 2006 and 2008, thereby expanding the Village east of Fourth Street towards Second Street (El Pueblo properties, Zia Gardens, Nico Trail, Paraiso Escondido and North Valley Business Park). (Plan Implementation Policy 3: The Village will cooperate with the business community to help promote existing and recruit new local businesses).

Based on the 2010 Master Plan, the Village has updated Village Ordinances to better enable the Village to maintain its unique character, historical roots and special Valley flavor. (Plan Implementation Policy 5: The Village will revise its review procedures for site plans, subdivision plats and rezoning to conform to Master Plan Goals).

The new Fire Station was designed and planned for Fourth and Schulte Road. (Plan Implementation Policy 7: The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussion).

The Village Growers Market, Lavender and Harvest Festivals have grown and greatly increased through the ensuing years. Lavender Festival visitors numbered around 20,000 people in 2009. (Plan Implementation Policy 4: The Village, through committees and organizations, shall take the lead in educating residents about important community issues).

13.2 Trends for 2010 to 2020

In 2004-5 new economic and development trends swept the nation and caught the Village unprepared for McMansions and high density developments.

In response, the Village passed Ordinance 209 and Ordinance 216 implementing a Village wide Floor Area Ratio (FAR) and design guidelines, new setbacks, stepbacks and solar angles for residential development. These ordinances were a major step in preserving the rural agricultural nature of the Village.

Economic upswings over the past ten years have made the Village desirable real estate. Land prices have soared, causing the loss of prime agricultural lands to subdivision.

Additionally, the undeveloped areas between Fourth and the Chamisal Lateral have been much sought after property by developers advocating high density housing – mostly seeking small lots (less than 1/3 acre which is Village minimum).