



## VILLAGE OF CORRALES

### ORDINANCE NO. 15-11

**AN ORDINANCE AMENDING THE LAND USE ASSUMPTIONS FOR THE FAR NORTHWEST SECTOR OF THE VILLAGE OF CORRALES AND CERTAIN ADJACENT AREAS, AS ADOPTED BY ORDINANCE NO. 365, PASSED AND ADOPTED SEPTEMBER 9, 2003 AND AS SUBSEQUENTLY AMENDED.**

**WHEREAS**, on September 9, 2003, the Village Council, the governing body (“Governing Body”) of the Village of Corrales (the “Village”), by Ordinance No. 365 adopted Land Use Assumptions for the Far Northwest Sector of the Village and certain adjacent areas, in accordance with the Development Fees Act, Sections 5-8-1 through 5-8-42, NMSA 1978; and

**WHEREAS**, on September 14, 2004, the Governing Body by Ordinance No. 390 adopted the Far Northwest Sector Capital Improvements Plan (“CIP”) of the Village of Corrales; and

**WHEREAS**, by Ordinance No. 07-03, adopted May 22, 2007, the Governing Body adopted amendments of the CIP and an impact fee chart; and

**WHEREAS**, by Ordinance No. 10-003, adopted August 24, 2010, the Governing Body amended the description of the service area covered by the Land Use Assumptions but did not otherwise amend the Land Use Assumptions; and

**WHEREAS**, by Ordinance No. 10-006, adopted August 24, 2010, the Governing Body adopted amendments of the CIP and the impact fee chart; and

**WHEREAS**, in accordance with the Development Fees Act and the Village’s Land Use Assumptions, the Governing Body has adopted and the Village has implemented impact fees for development in the Far Northwest Sector; and

**WHEREAS**, the Village must review and evaluate the Land Use Assumptions and the CIP at least once every five (5) years, and must also update the Land Use Assumptions and CIP as necessary and appropriate based on such review and evaluation, in accordance with Section 5-8-30, NMSA 1978; and

**WHEREAS**, the Village’s Capital Improvements Advisory Committee (“CIAC”) has reviewed and evaluated the Land Use Assumptions and the CIP, and has recommended that the Land Use Assumptions and the CIP should be amended and updated to reflect changes in the status of capital projects in the Far Northwest Sector and changes in assumptions and projections of land uses and revenues from impact fees since the Land Use Assumptions, CIP and impact fees were most recently adopted or amended; and

**WHEREAS**, the CIAC has specifically recommended amendment of Sections 2 and 3 of the

Land Use Assumptions, as adopted by Ordinance No. 365, to reflect completion of most anticipated projects and changes in the assumptions and projections of land uses and revenues from impact fees in the Far Northwest Sector; and

**WHEREAS**, the Governing Body finds that adoption of the amended Land Use Assumptions as provided herein is in the best interest of the Village.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Village of Corrales, New Mexico, that:

**1. Sections 2 and 3 of Ordinance No. 365, constituting Sections 2 and 3 of the Land Use Assumptions for the Far Northwest Sector of the Village, are amended to read, in their entirety:**

**Section 2. Land Use Assumption/Projections of Development Time Period**

The following is a description of the time period of the projections on the land use assumptions and general nature of the capital improvements facilities that have been constructed and may be proposed:

- **Time Period Of The Projections On The Land Use Assumptions:**

**PROJECTIONS OF CHANGES IN LAND USES**

Because of existing zoning, Corrales growth in the Far Northwest Section will be mostly residential. With the exceptions of those lands held by the Village of Corrales and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), the plan area remains in private ownership. The lands held by the Village and SSCAFCA are aligned along the Los Montoyas Arroyo/Harvey Jones Channel at the southern boundary and along the Dulcelina Curtis Channel on the eastern boundary.

1. It is estimated that approximately 224 of the 357 acres could be “buildable 1 acre lots” (*Village of Corrales Planning and Zoning revisions to Larkin Group estimates dated October 25, 2002*). The estimate excludes all 39 lots of the El Dorado de Corrales subdivision. They are not counted as development units or to be subject to impact fees because this subdivision came in for approval and the developer satisfied all then existing land use policies, regulation and laws and further complied with the development agreement duly and properly entered into. He was required to construct off site improvements consisting of the Dulcelina Curtis Bridge, Calle Contenta paving and drainage, the cost of which spread over 39 lots is substantially the same as if these lots were to have been assessed impact fees. The Capital Improvements Advisory Committee recommends using the more conservative estimate of 214 “buildable 1 acre lots” as an appropriate reflection of area conditions. The 214 figure is used on the Land Use Assumptions.

2. Of the 214 available, approximately 73.5 acres (*Larkin Group Ltr. Dtd. May 17, 2002*) are established for the Neighborhood Commercial and Office District on the west end of the service area to provide for a zone district similar to the Neighborhood Commercial and Service District found along Corrales Road.

## DENSITIES, INTENSITIES AND POPULATION

The Village of Corrales has evolved through the centuries from a Pueblo Indian settlement to a small municipality between Albuquerque and Rio Rancho. According to the 2010 Census, the Village of Corrales now has a total population of 8,329, with just under 2.6 residents per dwelling unit.

The A-1 agricultural and rural residential zone district maintains a rural and open space character of lands within the village with low-density residential and agricultural development. As such, densities are limited to one dwelling unit per net acre. Given the estimation that the Development Fees Service Area may provide for 214 dwelling units, the following situation could exist:

Scenario A: Should full build out occur for 214 residential units at 2.60 persons per household, a population increase of approximately 556 would occur.

An amendment to the CCR Declarations in the La Tierra de Corrales Subdivision reduced the NCOD area subject to zone change to 51 acres. As the NCOD now would provide a yield of approximately 40 buildable acres, an extreme example if this district was developed completely as Neighborhood Commercial and Office, is the following:

Scenario B: Should full build out occur for 174 (214-40) residential units at 2.60 persons per dwelling unit, a population increase of approximately 452 would occur.

In 2004-2005 the equivalent of 70 units were “developed” (Impact Fee paid or credited) in the FNWS. In the subsequent ten year period 2005-2015 an additional 10 units were “developed”. Conservatively, it is assumed that there will be no “developed” units in 2015- 2020, 30 units in 2020-2035 (2 per year), and take until 2060 to reach a near 90-100% build out (3-4 per year).

### **Section 3. Capital Improvements Infrastructure that has been completed:**

1. Harvey Jones Channel Bridge (Access “D”)
2. Rio Vista Entrance (Access “B”)
3. Paseo Tomas Montoya West of Loma Larga to Access “D”
4. Loma Larga from Camino Todos Los Santos to Paseo Tomas Montoya
5. Fire Department well and tank

6. Road segment "L" south of El Dorado de Corrales Subdivision to road segment "J"
7. Intersection at NM 528 and Northern Blvd. (Access "A")
8. Acquiring the right of way and constructing Road "A" through the NCOD.

**Capital Improvements Infrastructure that may be constructed:**

Drainage improvements in the Village channel west of Road "A".

Connection between Road "A" and the Rio Rancho boundary at NM528.

**2. Except as expressly amended herein, Ordinance No. 365, as amended by Ordinance No. 10-003, and the Land Use Assumptions therein adopted shall not be affected by this Ordinance and remain in full force and effect.**

SEVERABILITY CLAUSE: Should any section, paragraph, clause or provision of this Ordinance be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance. The Governing Body of the Village of Corrales hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, word or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words or phrases being declared unconstitutional or otherwise invalid.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

**PASSED, APPROVED AND ADOPTED** by the Governing Body of the Village of Corrales, New Mexico, this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

APPROVED:

\_\_\_\_\_  
The Honorable Scott Kominiak  
Mayor

ATTEST:

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Jennifer A. Hise  
Village Clerk