

**1.1 Introduction**

The Master Plan Citizen's Advisory Committee was appointed by the Mayor and Board of Trustees in December, 1998. They were charged to assist the Mayor and Board in developing the 2010 Master Plan for the Village of Los Ranchos. The primary objective was to formulate a growth strategy for the Village for the next ten years. The Citizen's Advisory Committee was comprised of volunteers that were either residents, local businesses or property owners. All were interested in participating and developing a vision for the Village of Los Ranchos 2010 Master Plan. The Master Plan Committee met for the first time on December 1, 1998 and continued to meet weekly through November, 1999.

The first task specified in the work program was to solicit input on the existing 1992 Master Plan. This effort was conducted in December, 1998 and January 1999 to gain insight from interested persons as to their experience with the Master Plan, the strengths and weaknesses of the document. Flyers announcing the meetings were available at local businesses and at the Village Hall. In addition, public service announcements were published in the Albuquerque Journal Westside Edition. The informational sessions were held December 17, 1998, and January 7, 1999, and a fifteen people attended the meetings.

The CAC met and discussed planning related topics in an effort to develop a comprehensive land use plan addressing issues of land use, transportation, housing, agriculture, open space, water, ditches, flood and drainage, historic, cultural, public facilities and services, commercial, village form. Local experts were invited to the CAC meetings in which professionals shared their expertise and educated the committee about issues.

## *Master Plan Summary*

As part of the public input process, four visioning workshops were held in the spring of 1999. Flyers inviting members of the public were distributed to each household by a local Boy Scout Troop. As with the informational meetings, flyers were also available at local businesses and the public service announcements were published in the Albuquerque Journal Westside Edition. Contributions made by meeting participants provided invaluable insights into issues affecting different areas of the village. The major points raised at the workshops included planning, transportation, infrastructure, environment, housing, noise, lighting, business economy, agriculture.

Meeting participation was one method the CAC utilized to gather public input. However, a questionnaire was mailed to residents and/or businesses of the village. An overwhelming response rate of thirty-six percent (36%) was attained (See the questionnaire results in the Appendix)!

To be efficient and give committee members and opportunity to contribute specific expertise subcommittees were formed to address specific elements of the plan. Typically subcommittees met and discussed the vision of a particular issue and formulated that vision into a goal and objectives. Specific action steps were developed that would implement each goal. The CAC, as a full committee then reviewed each goal, objective and action step proposed and voted to accept, reject or modify the proposed language.

One subcommittee, the agricultural subcommittee, gained particular notoriety when they initiated a village-wide competition for a village flower. The Board of Trustees accepted the Hollyhock and Rose as the official flowers of the Village.

## *Master Plan Summary*

A consultant was hired to provide professional expertise to the CAC so that a realistic Master Plan could be developed. The consultant participated in several workshops and meetings, reviewed survey results, analyzed growth trends and with all the input, helped develop a Master Plan. A pre-draft was released to the community in October, 1999 in an effort to gain additional input from residents, the business community and property owners alike and shortly thereafter a public hearing was held in November, 1999 where public comment was again accepted.

After a year of public involvement, many meetings and discussions about the Village and its future a new Master Plan was adopted in December, 1999. This document shall attempt to guide the Village to 2010.

## *Master Plan Summary*

### **1.2 Problem Statement**

As identified by the Citizen's Advisory Committee, at imaging workshops, and through community surveys, the following issues and problems to be addressed in this Master Plan. Some of these issues may conflict. See the section relating to policies and goals for the actions that address each problem statement.

#### **Village Form:**

- What is Village character?
- How can the Village preserve its semi-rural character (trees and greenery, agriculture, ditches, low density but mixed lot sizes)?
- Can the identifiable entry ways into the Village be created?

#### **Agriculture:**

- How can the Village protect agricultural lands?
- What techniques can be used to promote small-scale agriculture and specialty crops?

#### **Ditches:**

- How can the Village preserve and maintain the ditch system for both irrigation and recreational use?
- What tools are available to prevent ditch closure and ensure access to irrigation?

#### **Open Expanses:**

- What methods are available to protect open expanses?
- Can the Village provide access to the Bosque?

#### **Historic and Cultural:**

- What is the best method to preserve Village historic and cultural resources?

**Residential:**

- How can the Village keep its neighborhoods free of excessive noise, traffic, and light?
- How can the Village retain existing residential uses and zoning densities while allowing mixed lot sizes?
- Should the Village limit apartments, and mobile homes?
- What is the best method to consistently enforce land use regulations?

**Commerce:**

- Can the Village attract small destination businesses as well as small businesses selling everyday items?
- How can the Village prevent 'big box' commercial development?
- Does the Village want to prevent commercial activity outside of Fourth Street?
- What can the Village do to improve the appearance of Fourth Street?

**Community Facilities:**

- Can the Village provide needed community services and uses within Village budget?
- Can drainage in the Village be improved?
- When will Village-wide sewer infrastructure be completed?

**Transportation:**

- How can the Village encourage safe pedestrian and bicycle travel?
- What policies need to be developed to preserve rural character of residential roadways?
- Can the Village limit traffic volumes and speeds in residential neighborhoods and near schools ?
- How can the Village make Fourth Street more pedestrian-friendly?

### 1.3 Master Plan Goals, Policies and Actions

#### **Vision Statement:**

*Los Ranchos de Albuquerque is an incorporated historic village in the Rio Grande valley corridor. Its North Valley location provides a unique environment that includes trees, open ditch irrigation systems, small agricultural plots that allow for livestock, diverse neighborhoods and businesses, all in a relaxed, peaceful and friendly environment.*

#### **Overall Village Goals:**

- The goal is to reflect a village character through:
  - relatively low density and diversified residential land uses
  - density and intensity of village scale commercial development appropriate to village needs and primarily focused on 4th Street
  - continued agricultural uses, including animal husbandry; and
  - preservation of historic or archeologically significant features, traditional land use patterns and identifiable familiar vernacular characteristics (such as tripas, acequias, Buffalo Curve, and old buildings).
- The goal is to create and promote the village as a destination point where visitors and residents alike want to be and can take part in the village lifestyle.
- The goal is to plan for the future of the area based upon its three major corridors: Rio Grande Boulevard, Guadalupe Trail and Fourth Street; to preserve the unique character of each and to maintain and enhance the richness of architectural and land use types within a range appropriate to village scale.

**Village Form Goal**

*The goal is to preserve and enhance the historic and “Valley” character of Village neighborhoods, roadways, mixed-use centers, and corridors.*

**Agriculture Goal**

*In recognition of the importance of agriculture to the history and character of this valley area, and in recognition of a limited and diminishing amount of land suitable for agricultural uses, a primary goal of the Village is to encourage agriculture.*

**Ditch Goal**

*In recognition of the importance and uniqueness of the ditch irrigation system in providing a renewable supply of water that sustains the diversity of life in the valley and its agriculture, the goal is to preserve and enhance the ditch irrigation system.*

**Action Steps for each goal and policy are found in Section 4.0.**

**Village Form Policy A:** The Village will promote private development that is in keeping with village scale.

**Village Form Policy B:** For each of the character areas and residential corridors, the Village will preserve the unique characteristics.

**Village Form Policy C:** The Village will create and promote a sense of place.

**Agriculture Policy A:** In any action effecting land use, the Village shall consider agriculture, including livestock raising, vegetation and open expanses, the most important factors that maintain village character and atmosphere.

**Agriculture Policy B:** The Village will coordinate with various jurisdictions and agencies at all levels to preserve agriculture.

**Agriculture Policy C:** The Village will promote agriculture and “greening” through public education and incentives.

**Ditch Policy A:** The Village shall consider the ditch system as a vital component in the life of the community and shall support its preservation to the fullest extent possible.

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**Open Expanses Policy A:** In all planning actions, the Village shall consider open spaces, including vegetation and wildlife habitat.

**Historic and Cultural Policy A:**  
The Village will utilize and enhance local cultural features as a way to create a sense of place.

**Historic and Cultural Policy B:**  
The Village will celebrate local histories within a historic context.

**Residential Policy A:** The Village will enforce zoning densities and design requirements in residential areas.

***Open Expanses Goal***  
*In recognition of the value of visually accessible open expanses to the character, atmosphere, and welfare of this Valley area, the goal is to identify and encourage the preservation of open expanses, vegetation and wildlife to the greatest extent possible and in a manner appropriate to each sector of the Village.*

***Historic and Cultural Goal***  
*The goal is to recognize and preserve Village history and culture and their importance within the Rio Grande Valley.*

***Residential Goal***  
*The goal is to maintain residential development in keeping with the rural and diverse character of the Village.*

*Action Steps for each goal and policy are found in Section 4.0.*

**Commercial Goal**

The goal is to revitalize the 4th Street area as the Village's major commercial and mixed use corridor through both public and private efforts.

**Community Facility Goal**

The goal is to ensure the existence and availability of all services necessary to the health, safety, and welfare of all Village citizens, while recognizing the scale and resource limitations of the Village government.

Action Steps for each goal and policy are found in Section 4.0.

**Commercial Policy A:** The Village strongly supports the business community and will use various economic incentives to strengthen local businesses as well as attract new ones.

**Commercial Policy B:** The Village will recognize and enhance the commercial activities.

**Commercial Policy C:** The Village will promote development of a Village Center at Fourth Street and Osuna Road.

**Commercial Policy D:** The Village will promote development of a Neighborhood Center at Fourth Street and Ranchitos.

**Commercial Policy E:** The Village shall support home occupation businesses and agricultural related businesses outside the commercial corridor.

**Commercial Policy F:** To encourage business activity on Fourth Street, the Village will create a mixed use zone.

**Community Facility Policy A:** The Village will provide community facilities and services as funding allows.

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**Transportation Policy A:** The Village shall identify Fourth Street as its main commercial corridor and shall provide the infrastructure to meet commercial goals.

**Transportation Policy B:** The Village shall maintain Guadalupe Trail and Rio Grande Boulevard as residential/agricultural corridors.

**Transportation Policy C:** The Village shall encourage the use of trails and non-vehicular transportation.

**Transportation Policy D:** The Village will provide infrastructure for safe traffic volumes and speeds to the extent possible on its roads.

**Transportation Policy E:** The Village shall maintain and create safe public rights-of-way.

***Transportation Goal***

*The goal is to preserve the village scale and valley nature of the roadways and to enhance possibilities for pedestrian, equestrian, bicycle, mass transit, and other alternatives to vehicular traffic.*

*Action Steps for each goal and policy are found in Section 4.0.*

**Implementation Policies**

***Policy 1:*** *The Village will revise its land use ordinances to ensure proper development review and administration.*

***Policy 2:*** *The Village will adopt design requirements for areas of unique character.*

***Policy 3:*** *The Village will cooperate with the Village business community to help promote existing and recruit new local businesses.*

***Policy 4:*** *The Village, through committees and organizations, shall take the lead in educating residents about important community issues.*

***Policy 5:*** *The Village will revise its review procedures for site plans, subdivision plats, and rezonings to conform to Master Plan goals.*

***Policy 6:*** *The Village will identify areas for acquisition through a variety of means.*

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***Policy 7:*** *The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussion.*

***Policy 8:*** *The Village will link its capital planning with Master Plan goals and objectives.*

***Policy 9:*** *The Village will seek funding from various sources to implement projects identified in the Master Plan.*

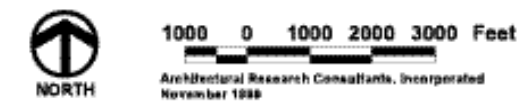
***Policy 10.*** *The Village will reorganize the administration of land use ordinances.*

***Policy 11.*** *The Village will review the Master Plan for applicability and effectiveness no later than 2002.*

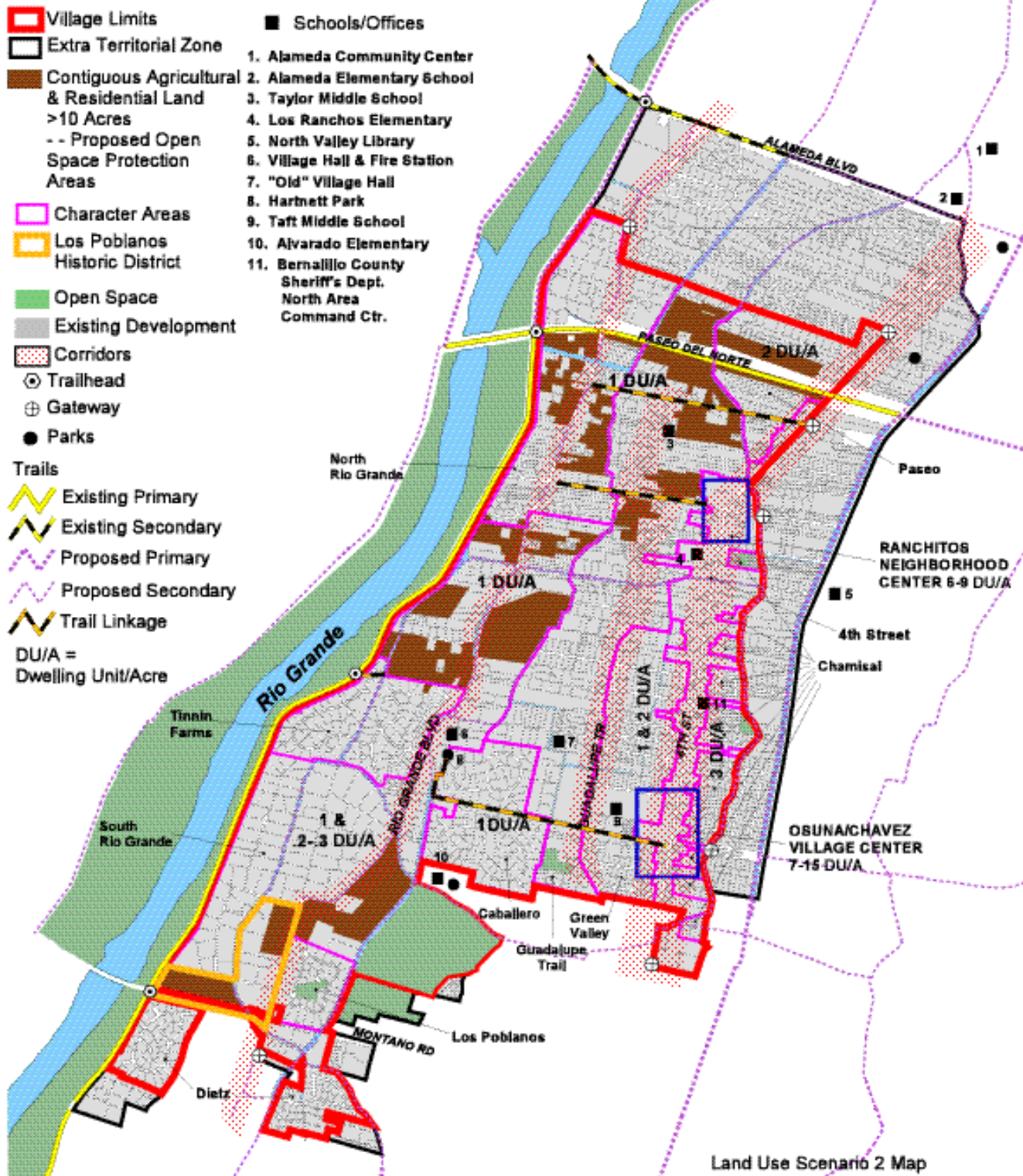
***Policy 12.*** *Create a neighborhood commercial zone that allows:*

- specific commercial uses,*
- density bonus incentives, and*
- provision for parking areas.*

# Los Ranchos Conceptual Master Plan Scenario 2



- Village Limits
  - Extra Territorial Zone
  - Contiguous Agricultural & Residential Land >10 Acres
  - Proposed Open Space Protection Areas
  - Character Areas
  - Los Poblanos Historic District
  - Open Space
  - Existing Development
  - Corridors
  - Trailhead
  - Gateway
  - Parks
  - Schools/Offices**
    1. Alameda Community Center
    2. Alameda Elementary School
    3. Taylor Middle School
    4. Los Ranchos Elementary
    5. North Valley Library
    6. Village Hall & Fire Station
    7. "Old" Village Hall
    8. Hartnett Park
    9. Taft Middle School
    10. Alvarado Elementary
    11. Bernalillo County Sheriff's Dept. North Area Command Ctr.
- Trails
- Existing Primary
  - Existing Secondary
  - Proposed Primary
  - Proposed Secondary
  - Trail Linkage
- DU/A = Dwelling Unit/Acre



Land Use Scenario 2 Map

# Master Plan Summary

## Exhibit 1-2: Action Matrix

<b>Village of Los Ranchos Master Plan Implementation Policy Action</b>			<b>Plan Element Cross Reference</b>	<b>Agency/Committee Responsibility</b>
<b>No.</b>	<b>No.</b>	<b>Description</b>		
1		<i>Amend Land Use Ordinances</i>		
	1	Ensure densities reflect character zones	Residential	VLR-Planning
	2	Amend sign ordinance	Commercial	VLR-Planning
	3	Amend parking regulations	Commercial	VLR-Planning
	4	Adopt landscaping requirements	Commercial	VLR-Planning
	5	Adopt 'dark skies' ordinance	Commercial	VLR-Planning
	6	Amend home occupations ordinance	Commercial	VLR-Planning
	7	Create Village & Neighborhood Center zones	Commercial	VLR-Planning
	8	Adopt residential design requirements	Residential	VLR-Planning
	9	Adopt mechanisms for preserving open space	Open Space	VLR-Planning
	10	Mechanisms for preserving ditches & agriculture	Ditches & Agriculture	VLR-Planning
	11	Adopt rural residential roadway design standards	Transportation	VLR-Planning
12	Create a Neighborhood Commercial Zone (N)	Commercial	VLR-Planning	
2		<i>Design Guidelines</i>		
	1	Village Center	Commerce, Transportation	VLR
	2	Corridor Roadways	Transportation	VLR
	3	Los Poblanos Historic District	Historic & Cultural	VLR
3		<i>Promote and Recruit Businesses</i>		
	1	Prepare a detailed economic development plan	Commerce	VLR & business community
	2	Foster cooperation between business & government	Commerce	VLR & business community
	3	Encourage local banks to provide low-interest loans to local businesses	Commerce	VLR & business community
	4	Organize and hold festivals	Commerce	VLR & business community
	5	Establish a Village MainStreet program	Commerce	VLR & business community
	6	Recruit appropriate commercial uses	Commerce	VLR & business community
	7	Apply for funding assistance	Commerce	VLR & business community
8	Prepare recruitment tools: brochures, site maps, and directory	Commerce	VLR & business community	
4		<i>Promotion and Educating the Public</i>		
	1	Tool lending, market products, brochures, workshops, demonstration projects, fairs.	Agriculture	VLR & Agriculture Committee
	2	Inventory, educate public	Ditches	VLR & Ditch Committee
	3	Festivals, profile, brochures, site maps, directory	Commerce	VLR & business community
	4	Install markers, tour guide, workshops, booths at festivals	Historical & Cultural	Historical & Cultural Landmark Committee
5		<i>Site Plan, Plat, Rezoning Review</i>		
	1	Require commercial corridor plan review	Commercial	VLR-Planning
	2	Subdivision residential design requirements	Residential	VLR-Planning
	3	Review for cluster development	Residential, Open Space	VLR-Planning
	4	Review for ditch access, agricultural uses, well protection, use of native vegetation	Ditches, Agriculture	VLR-Planning
6		<i>Acquisition</i>		
	1	Identify significant properties	Open Space	VLR-Planning
	2	Work with state land trust	Open Space	NM Land Trust
	3	Combine with infrastructure projects	Community Facilities	VLR

Exhibit 1-2: Action Matrix (continued)

Implementation Policy Action			Plan Element Cross Reference	Agency/Committee Responsibility
No.	No.	Description		
7	<i>Coordination</i>			
	1	Ditch maintenance, closure, trail use	Open Space	MRGCD
	2	Participate in regional open space planning	Open Space	COA, MRGCD, NMSP
	3	Regional transportation and trails	Transportation	MRGCOG, COA
	4	City-County consolidation	Implementation	COA, BC
	5	Exercise Village's ETZ planning & zoning authority	Residential, Commerce	BC
	6	Joint powers agreements: roads, water, sewer, police, fire, ETZ	Community Facilities, Open Space	MRGCD, COA, BC
	7	Coordinate with PNM on utility consolidation	Commerce	PNM
	8	Work with State Historic Preservation Office	Historical & Cultural	SHPO
	9	Lobby state legislature on Greenbelt Tax law and real estate transfer tax	Open Space, Ditches, Agriculture	NMSL
10	Coordinate with county on Greenbelt status	Open Space, Ditches, Agriculture	BC	
8	<i>Capital Improvements</i>			
	1	4th Street improvements, streetscape amenities	Transportation	VLR, NMSHTD
	2	Traffic calming devices	Transportation	VLR
	3	Install identification & information signage	Commerce, Historic & Cultural	VLR, business community, Historical & Cultural Landmark Committee
	4	Sewer improvements	Community Facilities	COA
	5	Drainage Improvements	Community Facilities	COA, VLR
	6	Trail improvements	Transportation	MRGCOG, MRGCD, VLR
	7	Community facilities	Community Facilities	VLR
8	Transit facilities	Transportation	VLR, MRGCOG	
9	<i>Identify various funding sources</i>			
	1	Trails funding	Transportation	NMSP
	2	CDBG funding	Community Facilities	NMLGD
	3	TEA-21 funds	Transportation	MRGCOG
	4	Real estate transfer tax	Open Space	VLR Trustees, NMSL
5	Formation of a land trust	Open Space	Unidentified	
10	<i>Land Use Administration</i>			
	1	Transfer land use approval to administration	Implementation	VLR-Planning
2	Retain land use approval by Trustees	Implementation	VLR-Trustees	
11		<i>Review Master Plan</i>	Implementation	VLR

**Jurisdiction or Agency**  
VLR Village of Los Ranchos  
Planning  
Agriculture Committee  
Ditch Committee  
Historical & Cultural Landmark Committee  
business community  
COA City of Albuquerque  
BC Bernalillo County  
SHPO State Historic Preservation Office  
PNM Public Service Company of New Mexico  
NMLGD New Mexico Local Government Division  
NMSP New Mexico State Parks  
NMSL New Mexico State Legislature  
NMSHTD New Mexico State Highway and Transportation Department  
MRGCD Middle Rio Grande Conservancy District  
MRGCOG Middle Rio Grande Council of Governments

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