

ORDINANCE 20-006

AN ORDINANCE OF THE VILLAGE OF CORRALES RELATING TO A PORTION OF THE FAR NORTHWEST SECTOR AS DESCRIBED HEREIN; RELATING TO THE DEVELOPMENT FEES ACT; ESTABLISHING A DESIGNATED SERVICE AREA BOUNDARY; ESTABLISHING LAND USE ASSUMPTIONS WITHIN THE DESIGNATED SERVICE AREA; SETTING FORTH THE TIME PERIOD OF THE PROJECTIONS AND A DESCRIPTION OF THE GENERAL NATURE OF THE CAPITAL IMPROVEMENT FACILITIES.

WHEREAS, an area within the boundaries of the Village of Corrales known as the Far Northwest Sector (FNWS) is the largest area of privately owned undeveloped land in the Village; and

WHEREAS, the Village Planning Commission, Village Council and other Village Committees or Commissions have been studying the potential for development and planning for the development of the FNWS for the past 20 years; and

WHEREAS, development issues have included but were not limited to the portion planned for commercial; the portion for residential, how to preserve existing uses which are in harmony with Village planning goals and finally how to accomplish financing and installation of infrastructure needed to accommodate development; and

WHEREAS, the purpose of this Ordinance is to continue the formal process of establishing a formula for payment of fees by developers to be used to finance infrastructure necessary because of the development of the land.

BE IT ORDAINED BY THE GOVERNING BODY, the Village Council of the Village of Corrales that:

## **Section 1. Service Area/Impact Fee Area**

The service area under the Development Fees Act §5-8-1 et. seq. NMSA 1978 is the Far Northwest Sector as described on Exhibit "A" to this Ordinance.

Exhibit "A" is the legal description of the service area and Exhibit "B" to this Ordinance is a map of the Far Northwest Sector service area. Vasa Ranch LLC, owners of the El Dorado de Corrales subdivision, requested and received approval of this subdivision pursuant to Village Ordinances and procedures in effect prior to the adoption of this Ordinance. Exhibit "C" to this Ordinance is a copy of the duly executed Subdivision Improvement Agreement Public And/Or Private between the Village of Corrales and Vasa Ranch, LLC entered into February 1, 2003. Pursuant to that Agreement, Vasa Ranch, LLC has agreed to construct capital improvements facilities to serve the property to be developed as the El Dorado de Corrales subdivision. The facilities agreed to be constructed are in full satisfaction of all Village Ordinance requirements existing as of February 1, 2003. Paragraph 12 of the Agreement exempts this subdivision from impact fees. The Agreement was entered into in full compliance with applicable Ordinances and procedures. Since the Developer has agreed to construct and dedicate all improvements required at the time of subdivision approval, the lots in the subdivision will not be counted as development units or be subject to impact fees. Exhibit "D" depicts off site capital improvements facilities constructed by Vasa Ranch LLC in accordance with the Agreement, namely the Dulcelina Curtis Bridge and the Calle Contenta paving and drainage. The value of these improvements shall not be considered in calculating impact fees assessed against lots in the entire service area. Based on Village of Corrales estimated costs for proposed capital improvements dated September 2003, Vasa Ranch LLC constructed improvements with a total cost in excess of potential impact fee charges in the service area.

## **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 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 generally aligned along the Los Montoyas

Arroyo/Harvey Jones Channel at the southern boundary and along the Dulcelina Curtis Channel on the eastern boundary. SSCAFCA also owns an approximately 4.4 acre parcel west of Road "A" and north of the Los Montoyas, currently scheduled for a drainage treatment facility.

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 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 therefore used in 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 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 total acreage in the Development Fees Service Area consists of 357 acres of A-1, 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 approximate 8.0 acre parcel in the NCOD was rezoned as Commercial and a Solar Panel facility has been constructed on that site.

Given an estimation that the Neighborhood Commercial and Office District now would provide a yield of approximately 70 buildable acres; and an extreme example where this district was solely Neighborhood Commercial and Office, the following situation could exist.

Scenario B: Should full build out occur for 144 residential units at 2.60 persons per household, a population increase of approximately 374 would occur.

In 2004-2005 the equivalent of 70 units were "developed". In the subsequent ten year period 2005-2015 an additional 10 units were "developed". Between 2015-2020, 9 units were "developed". It is assumed that there may be 10 "developed" units in 2020- 2025, and take until 2060 to reach a 100% build out.

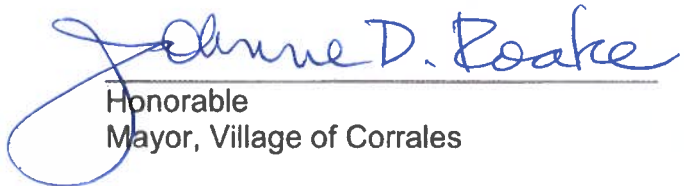
**Section 3. Capital Improvements Infrastructure that has been constructed:**

1. Harvey Jones 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. Access "A" at New Mexico State Hwy. 528 and Northern Blvd.
8. Acquiring the right of way and constructing Road "A" (Don Julio, through the NCOD).

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

**Drainage improvements on the Village property at Road "A" and Tract "F"**

**PASSED, ADOPTED AND APPROVED** this 12<sup>th</sup> day of November, 2020

  
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Honorable  
Mayor, Village of Corrales

ATTEST:

  
\_\_\_\_\_

Clerk, Village of Corrales

## Development Fees Service Area: Technical Description

Beginning at the point common to the north boundary of the Village of Corrales and the outside of the westerly wall of the existing concrete structure of the Dulcelina Curtis Channel,

Thence, southerly, southeasterly, easterly, and northeasterly along the outside of the westerly and the southerly walls of the Dulcelina Curtis Channel to the outside of the northerly wall of the existing concrete structure of the Harvey Jones Channel,

Thence, southwestward along the outside of the northerly wall of the Harvey Jones Channel to a point identified as channel wall stationing '118' on the Harvey Jones Channel,

Thence, southeasterly across the Harvey Jones Channel to a point on the outside of the southerly wall of the existing concrete structure of the Harvey Jones Channel identified as channel wall stationing '118' on the Harvey Jones Channel,

Thence, northeasterly along the outside of the southerly wall of the Harvey Jones Channel to the westerly right-of-way of the 120' wide Corrales Main Canal parcel,

Thence, southerly along the westerly right-of-way of the 120' wide Corrales Main Canal parcel to the southerly right-of-way of Camino Todos Los Santos,

Thence, westerly along the southerly right-of-way of Camino Todos Los Santos to the westerly right-of-way of Loma Larga Road,

Thence, northerly along the extension of the westerly right-of-way of Loma Larga Road to the southerly right-of-way of Paseo Tomas Montoya,

Thence, southwestward along the southerly right-of-way of Paseo Tomas Montoya to a point opposite channel wall stationing '121' on the Harvey Jones Channel,

Thence, northerly across the Paseo Tomas Montoya right-of-way and the Harvey Jones Channel to a point on the outside of the northerly wall of the Harvey Jones Channel identified as channel wall stationing '121' on the Harvey Jones Channel,

Thence, westerly along the outside of the northerly wall of the Harvey Jones Channel to the end of the Harvey Jones Channel,

Thence, south to the centerline of the Harvey Jones Channel / Harvey Jones Channel Inlet Structure,

Thence, westerly along the meandering centerline of Los Montoyas Arroyo to the westerly boundary of the Village of Corrales,

Thence, north-northeasterly along the westerly boundary of the Village of Corrales to a point 150 feet southwestward of (and measured perpendicular to) the projected centerline of Northern Blvd.,

~~Thence, northwesterly along a line 150 feet southwestward of and paralleling the projected and existing centerline of Northern Blvd. to the westerly right-of-way of Rio Rancho Blvd. (NM 528),~~

~~Thence, northeasterly along the westerly right-of-way of Rio Rancho Blvd. (NM 528) to a point 150 feet northeasterly of (and measured perpendicular to) the centerline of Northern Blvd.,~~

**Thence, northwesterly along a line 150 feet southwesterly of and paralleling the projected centerline of Northern Blvd. to the easterly right-of-way of Rio Rancho Blvd. (NM 528),**

**Thence, southwesterly along the easterly boundary of Rio Rancho Blvd. to a point 600 feet southwesterly of (and measured perpendicular to) the projected centerline of Northern Blvd.,**

**Thence, northwesterly on a line perpendicular to the centerline of Rio Rancho Blvd. to the westerly right-of-way of Rio Rancho Blvd.,**

**Thence, northeasterly along the westerly right-of-way of Rio Rancho Blvd. to a point on the south right-of-way of Northern Blvd.,**

**Thence, 200 feet north-westerly along the south right-of-way of Northern Blvd.,**

**Thence, northeasterly (and measured perpendicular to the center line of Northern Blvd.) to the north right-of-way of Northern Blvd.,**

**Thence, southeasterly to a point of the westerly right-of-way of Rio Rancho Blvd,**

**Thence, northerly 700 feet along the westerly right-of-way of Rio Rancho Blvd.,**

**Thence, southeasterly (and measured perpendicular to the centerline of Rio Rancho Blvd.) to a point of the easterly right-of-way of Rio Rancho Blvd.,**

**Thence, southwesterly along the easterly right-of-way of Rio Rancho Blvd. to a point 150 feet northeasterly of the existing and projected centerline of Northern Blvd.**

**Thence, southeasterly along a line 150 feet northeasterly of and paralleling the existing and projected centerline of Northern Blvd. to the north boundary of the Village of Corrales,**

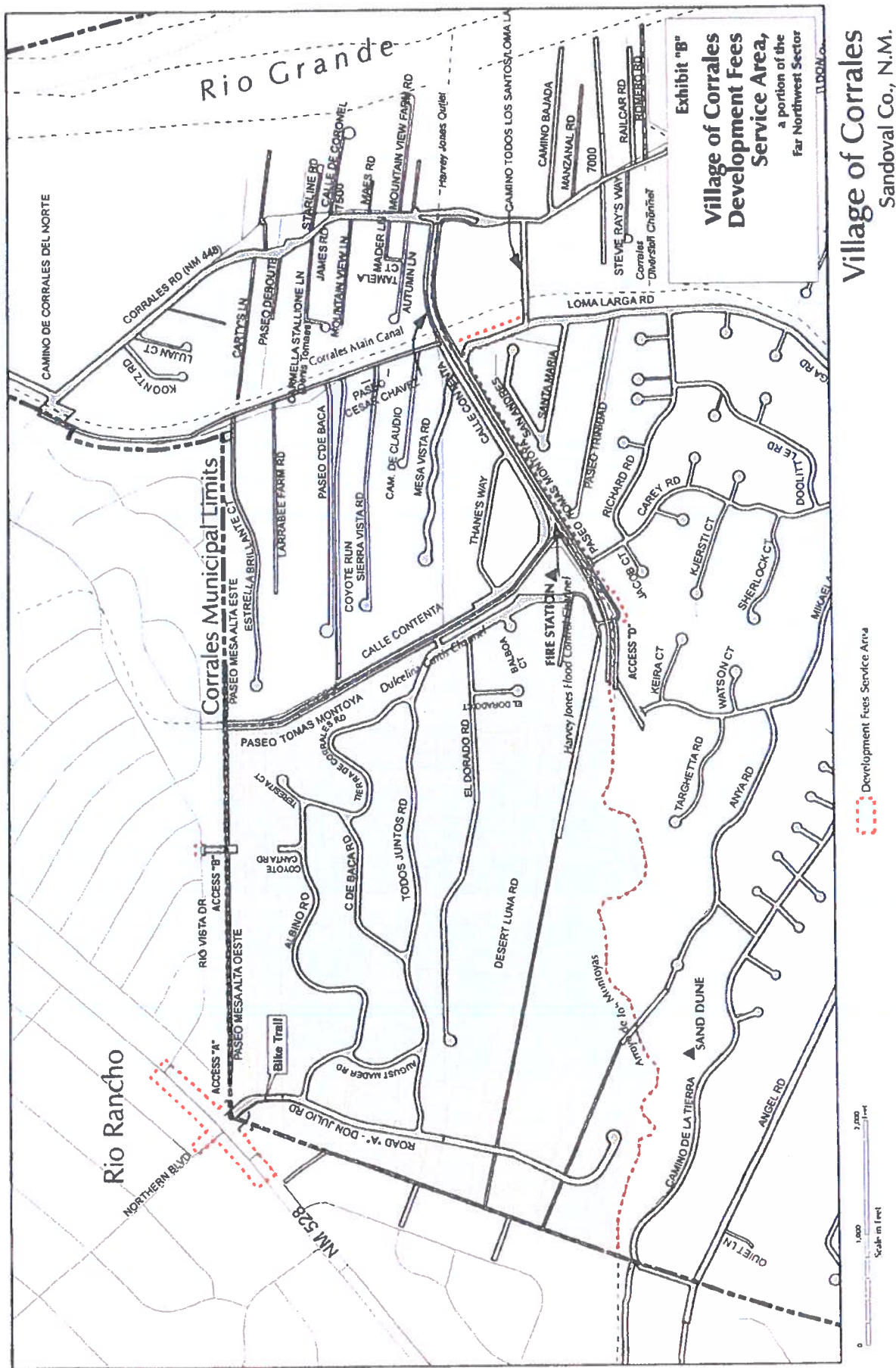
**Thence, easterly along the north boundary of the Village of Corrales to the west right-of-way of the unnamed publicly dedicated road, between Blocks 155 and 166 of Unit Seventeen, Rio Rancho Estates Subdivision,**

**Thence, northerly along the existing and projected west right-of-way of the unnamed publicly dedicated road to the north right-of-way of Rio Vista Drive,**

**Thence, easterly along the north right-of-way of Rio Vista Drive to the projected east right-of-way of the unnamed publicly dedicated road,**

**Thence, southerly along the projected and existing east right-of-way of the unnamed publicly dedicated road to the north boundary of the Village of Corrales,**

**Thence, easterly along the north boundary of the Village of Corrales to the outside of the westerly wall of the existing concrete structure of the Dulcelina Curtis Channel, and point of beginning.**



Private roads within the Village limits are shown with no gray shading.

7/14/10