

The Village of Corrales



REF
307
COR.

Comprehensive Plan



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VILLAGE OF CORRALES

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PLANNING AND ZONING
ADMINISTRATION
CURTIS THOMSON

VILLAGE OF CORRALES ORDINANCE 186

AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE VILLAGE OF CORRALES, NEW MEXICO

WHEREAS, the Village of Corrales, New Mexico is authorized by Section 3-19-1 N.M.S.A. 1978, to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan; and

WHEREAS, pursuant to Sections 3-19-9 and 3-19-10 N.M.S.A. 1978, the Planning and Zoning Commission has prepared and adopted a general municipal plan otherwise known as the Village of Corrales Comprehensive Plan; and

WHEREAS, the Village Planning and Zoning Commission has provided a copy of said Village of Corrales Comprehensive plan to the Governing Body of the Village; and

WHEREAS, the Village finds and determines that it is desirable to adopt the village of Corrales Comprehensive Plan,

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF CORRALES, NEW MEXICO that:

Section 1. The Village of Corrales hereby adopts the Village of Corrales Comprehensive Plan and those sections included therein which are the Commercial, Residential, Farmland Preservation, and Open Space, as approved by the Planning and Zoning Commission at its meeting of December 1, 1987 and revised by the Village Council on January 20, 1988.

Section 2. This Ordinance shall take effect and be in full force from and after its adoption by the Village Council.

ADOPTED BY THE GOVERNING BODY OF THE VILLAGE OF CORRALES THIS 15th DAY OF FEBRUARY, 1988.

APPROVE:

Laura J. Warren

ATTEST:

Linda Jeffers

VILLAGE OF CORRALES

Mayor

Laura Warren

Village Council

Rex Franklin
Dorothy Trafton
Dee Turner
Gus Wagner

Mayor Pro Tem

Gus Wagner

Village Clerk

Linda Jeffers

Planning and Zoning Commission

Kent Blair - Chairman
Sandy Borgrink
Grace Cummins
Athaleen Davidson
Paul Davis
Ricardo Sanchez
Cliff Spirock

Planning and Zoning Administrator

Louis Kolker

Approved by the Village of Corrales
Planning and Zoning Commission 12/1/87

Adopted by the Village of Corrales Council 2/15/88

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INTRODUCTION

The village of Corrales, New Mexico has evolved through the centuries from an Indian settlement which predates the European presence in America to a small municipality on the urban fringes of Rio Rancho and Albuquerque. Corrales' natural amenities and semi-rural, historic character have provided a high quality community environment for its citizens. However, surrounding urbanization and growth within the Corrales valley threaten to alter these assets.

Corrales has always maintained a tradition of strong individualism and community self-determination. Finding itself faced with the problems of a stressed physical infrastructure and demands for increased services; and, realizing the need to plan for an manage growth more effectively; the Village has undertaken a lengthy planning process to determine its options and develop policies which will address the priorities and long-term goals of the community.

Purpose of a Comprehensive Plan

A Comprehensive Plan should establish the philosophical base and reasoning from which future zoning, subdivision, infrastructure and land use decisions will be determined. According to New Mexico State law (3-21-5 NMSA 1978 Comp), a community shall prepare the Comprehensive Plan for the municipality and its extraterritorial jurisdiction. The Plan should be based on surveys and studies of existing conditions and probably future growth patterns. It shall have the purpose of guiding and coordinating harmonious development and promoting health, safety, and in general the welfare of the community.

Preparation of this Comprehensive Plan

The Plan which follows is a compilation of the work of many citizens, the Village staff and the Planning and Zoning Commission. It is a revision of the original Corrales Master Plan prepared in 1974. The Revisions were initially undertaken in June 1982 by a Special Planning Task Force created by resolution of the Corrales Village Council. The Task Force developed a series of working papers which articulated issues and options and made recommendations for revising the Comprehensive Plan.

The Task Force identified growth management as the primary theme of the Comprehensive Plan revisions. The group felt that the core of the planning problem facing Corrales was how to effectively and efficiently meet the pressures of growth from outside the community and the dynamic impacts of growth within the Village.

The Task Force rejected the notion that nothing can stop the "suburbanization" of Corrales. It established the following goals to guide wise growth management.

ENCOURAGE, PRESERVE AND ENHANCE THE RURAL AND AGRICULTURAL CHARACTER OF THE VILLAGE;

DEFINE AND PROTECT OPEN SPACE, INCLUDING THE RIO GRANDE BOSQUE, THE SAND DUNES, ARROYOS, AND ESCARPMENTS;

ENCOURAGE DEVELOPMENT OF APPROPRIATE COMMERCIAL ACTIVITIES WITHIN THE VILLAGE TO PRESERVE ITS ECONOMIC CHARACTER AND ENHANCE ITS ECONOMIC DIVERSITY; and

FOSTER SOUND PLANNING OF RESIDENTIAL DEVELOPMENT THROUGH DESIGNING A SYSTEM OF ROADS AND STREETS WHICH IS ENVIRONMENTALLY SOUND AND APPROPRIATELY SCALED TO THE NEEDS AND LIFE STYLES OF RESIDENTS.

The Task Force qualified these goals by stating that the process by which implementation policies are enacted will determine the effectiveness of the Plan.

Among the foremost issues identified by the Planning Task Force were the location of a north-south road and flood control structure west of the Corrales Main Canal. The Task Force identified the need to examine potential groundwater contamination from increasing residential and commercial development. It analyzed a range of pertinent land use questions relating to open space, agricultural land preservation, housing patterns and commercial development. The final Task Force papers also addressed the issue of Village governance and revenues, the capacity of the Village to serve its citizens and ultimately to make the decisions needed to implement the rest of the Plan.

The Task Force report was published in its entirety in March 1984 and was distributed throughout the Village with a returnable questionnaire. Only about three percent (3%) of Village households returned the questionnaire; however, the responses were generally favorable to the recommendations in the Task Force working papers.

Following the publication and review of the Task Force report, the Village Planning and Zoning Commission held over thirty (30) public meetings to refine the Plan. The turnout at these meetings was comparable to the response generated by the questionnaires. During these meetings, which extended from May 1984 to February 1987, the public, Village staff and Commission developed specific goals, objectives, policies, and explanatory text on the land use issues. Many of the policies were controversial and there was never total consensus on any topic. The final Comprehensive Plan revisions were compiled, refined and voted on by the Planning and Zoning Commission and then submitted to the Village Council for adoption by ordinance.

Baseline Data Concerning Corrales

Corrales' population grew from slightly over 200 people in 1770 to about 600 people in 1880. By 1970, the population of the unincorporated "place" Corrales was reported in the US Census at 2214. In 1980, the US Census showed 2791 people living within the incorporated limits of the Village of Corrales, about 35% were of Spanish origin and slightly over 50% had lived in the Village longer than five years. The 1982 estimated population of Corrales was approximately 3600 people. This figure was based on information provided by the Public Service Company of New Mexico on the number of residential electric meters in service within the Village in 1982 times an average occupancy of 2.8 people per dwelling. Based on current data supplied by the Public Service Company of New Mexico the approximate 1987 population of the Village estimated to be 4500.

Current Land Use Characteristics

The distribution of population according to land use and housing types is shown on Map 3, which was generated from aerial photography and field land use surveys. Table 1 summarizes different land use area, as determined by platting and actual use. Table 2 shows the distribution of residential and nonresidential structures in the village.

TABLE 1: LAND USE BY AREA AND OCCUPANCY

Land Use Type	Area (Ac.)	Approx. Occupancy (%) 1986
Low Density Residential (.75-2.5 Acre Lots)	2700 Ac.	70%
Moderate Density Residential (<.75 acre lots)	350 Ac.	50%
Mixed Commercial/Public Residential (lots vary)	100 Ac.	65%
Agricultural and Very Low Density Residential (>2.5 acre lots)	1200 Ac.	0%
Vacant Mesa Land in Large Tracts (>2.5 acre lots)	1900 Ac.	0%
=====		
Total	6250 Ac.	35%

TABLE 2: RESIDENTIAL AND NONRESIDENTIAL STRUCTURES

Residential Units	1987 Estimated Number
Single Family Residences	1232
Mobile Homes	213
Apartment Units	168
Total	1613
=====	
NonResidential Units	
Commercial Units	140
Institutional Units	20
Total	160

POPULATION FORECASTS

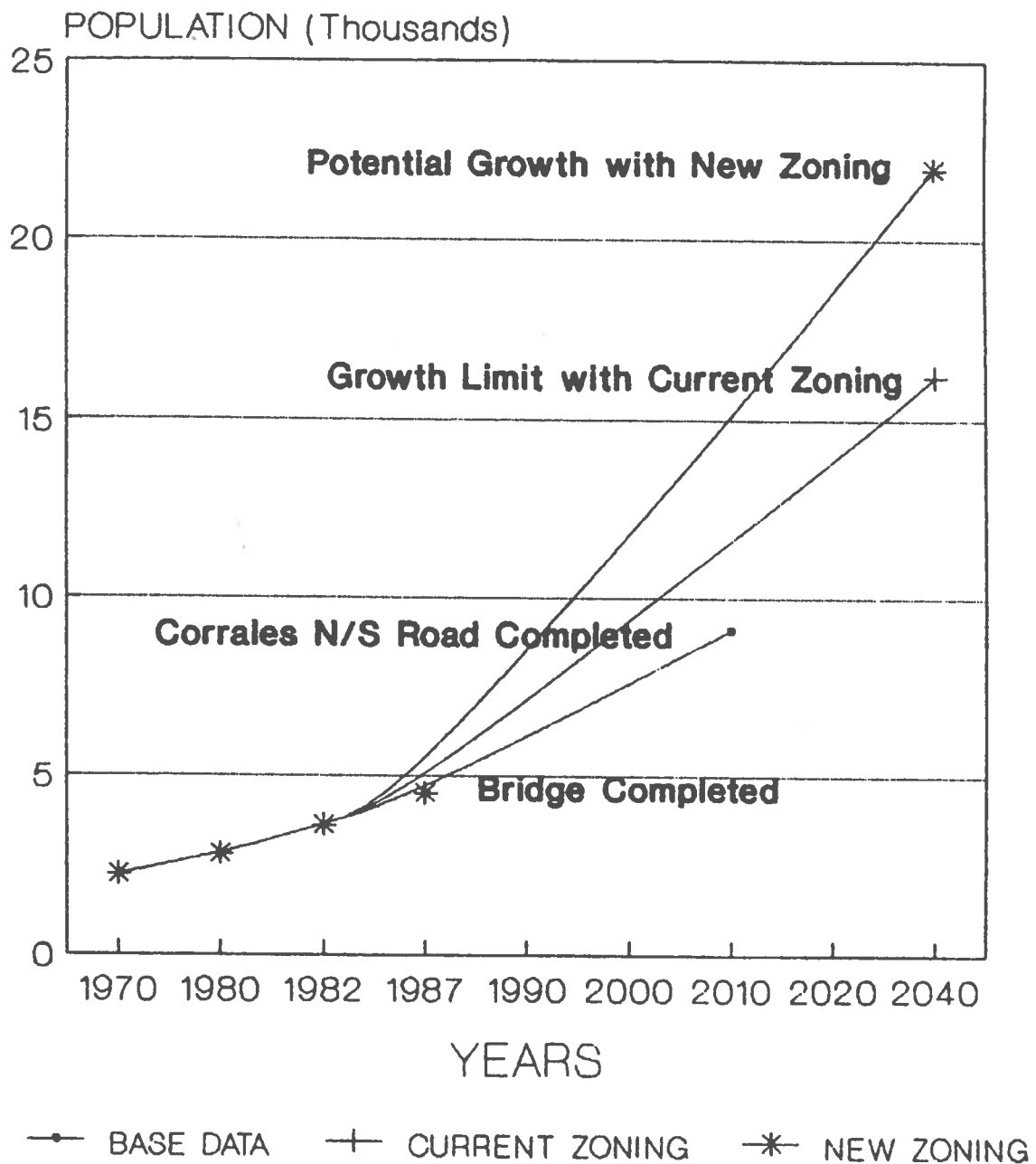


FIGURE 1

Population forecasts

Population growth in Corrales depends on a number of factors; zoning and land use controls, the provision of access to landlocked land, growth in the surrounding region and its effect on Corrales land markets, natural population increases and migration to name a few. Population forecasts can include a variety of different techniques ranging from simple mathematical projections of past growth trends to complex models that consider such things as the effects of economic factors on development patterns. This document provides an upper and lower limit for future population growth in Corrales rather than a single figure, and it discusses some of the possible influences on growth.

Utilizing the data supplied by the Public Service Company on residential electric meters within the incorporated area of the Village. The numbers were projected out using a straight line method to obtain a baseline for population growth within the Village to the horizon year 2010. These lower limits for possible future population growth within the Village are shown in Table 3.

TABLE 3: SOCIOECONOMIC DATA

Year	1982	1987	2010
Population	3600	4500	9080
Housing(total)	1278	1613	3140
Single Family	1103	1232	N/A
Mobile Homes	137	213	N/A
Multifamily	38	168	N/A

The upper limit or full capacity for population growth in Corrales is determined by the intensity of development allowed on available land. (The Village's present one- and two-acre-per dwelling zoning restrictions and the availability of undeveloped lots and acreage would permit approximately 4000 additional dwellings to be constructed.) This would result in an estimated 11600 additional people in Corrales or a total of about 16200 people. If zoning restrictions were changed to allow higher densities, the capacity for growth would also increase.

Figure 1 shows a range of possible population growth patterns. Using the figures in Table 3 as the lower limit an exponential growth curve is shown to illustrate possible upper limits. Under one scenario the exponential curve would level off as the capacity for growth with current zoning was approached. Growth could continue unrestrained however if the controls on development were changed. It is probable that actual growth will fall somewhere between the lower limit and the capacity for growth under current zoning.

A number of factors may act to restrain or stimulate growth in corrales. Several of these are suggested in Figure 1 to illustrate how events might influence growth. The completion of one or more bridges over the Rio Grande will probably stimulate development of west side communities such as Corrales. The inconvenience of the work trip will be less of a deterrent to prospective residents with more bridges. Growth in Corrales will also probably increase when a

1. The above projections should not be used for any engineering or environmental projections.

north-south road is constructed to provide access to the approximately 1700 acres of land which is landlocked west of the Corrales Main Canal. If a quality road is provided with good access to the arterial street system, the marketability of this land will improve.

Corrales has probably not yet experienced the high point in its population growth rate. When the adjacent Albuquerque west mesa and Rio Rancho become more urbanized, Corrales will be exposed to greater development pressures. It is likely that in the immediate context of Rio Rancho, Seven Bar Ranch, and the Paradise Hills area, Corrales will be viewed as a most desirable place to live. With bridges and more vacant land available, Corrales' population will grow dramatically.

Growth may possibly level out however, due to several factors. As many of the prime sites are developed, the cost and difficulty of developing land will limit growth. The price of land in Corrales already narrows the market primarily to the middle and upper income groups or to people who inherit land from family holdings. Existing narrow platting, the incongruous road system, and the fact that much of the undeveloped land is owned by a multitude of long-tenured residents may also limit growth in some areas.

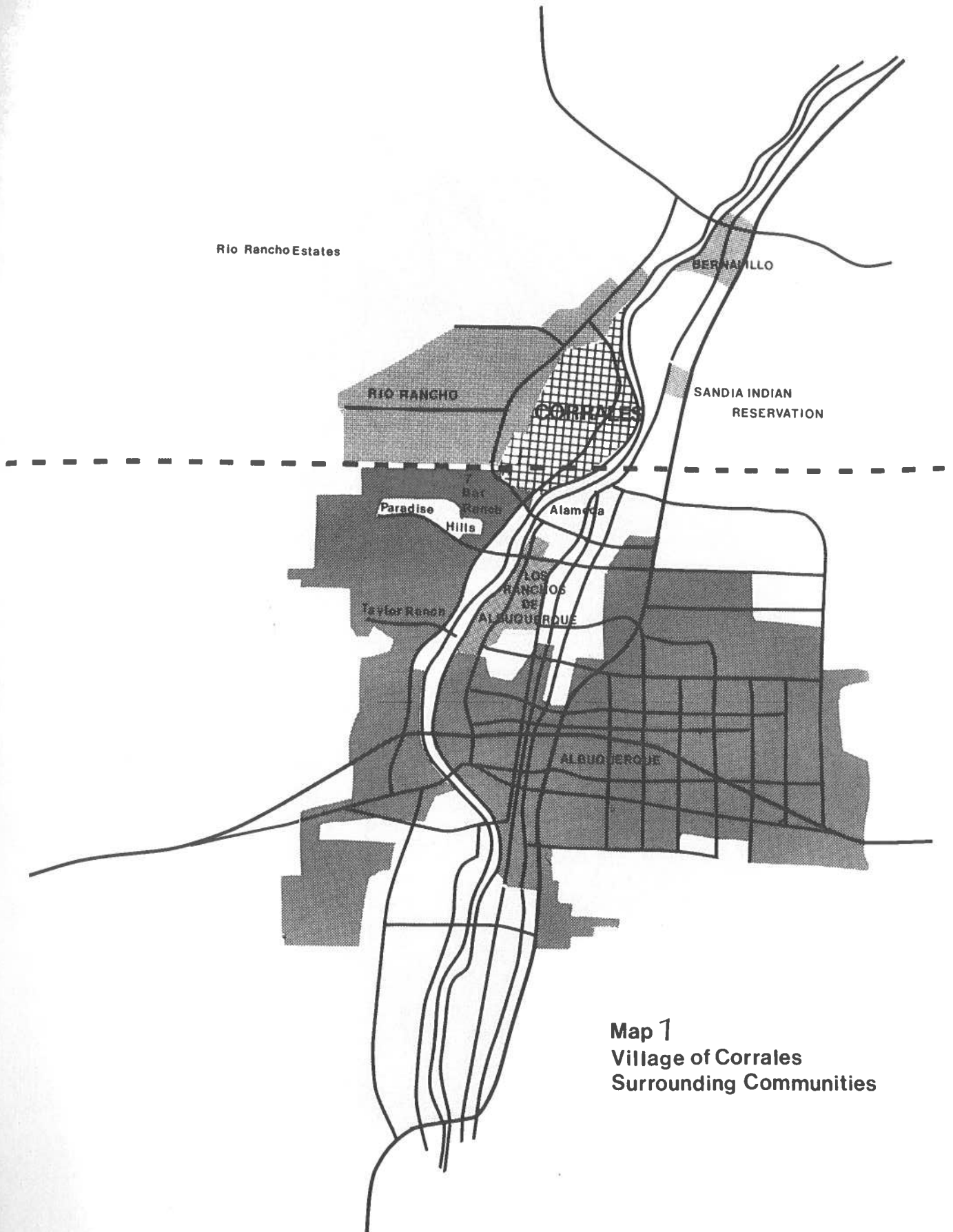
Unique land patterns make it difficult for developers to assemble enough land to accomplish the necessary improvements for large, well planned and marketable residential subdivisions. As growth does take place in Corrales, the quality of life in terms of such things as noise, traffic congestion, or water quality may deteriorate to a point where the Village is a less desirable place to live. Thus, growth would be limited. It is also quite possible that the Village will develop services such as municipal water and sewer and adopt a new philosophy which allows much higher intensity growth. To some extent, Corrales can manage growth to a desired level through careful planning and administration of its land use regulations.

Growth Management

The major focus of the Corrales Planning Task Force was growth management. The essence of their Working Papers was to preserve the qualities which make Corrales a livable environment and at the same time to allow the demand for development to be fulfilled in an orderly fashion. This document identifies the goals, objectives, and policies which should be achieved to handle the growth which inevitably will take place in Corrales. The Plan proposes to accomplish this by preserving a system of open space, providing incentives and methods to preserve agricultural land, providing a planned commercial area which respects the historic character of the Village, and by establishing guidelines which assure quality residential development.

Format of this Plan

Each chapter is broken into sections covering the goals, objectives, and policies of the Village. Each chapter is intended to present a series of concise statements detailing the Village position on each issue.



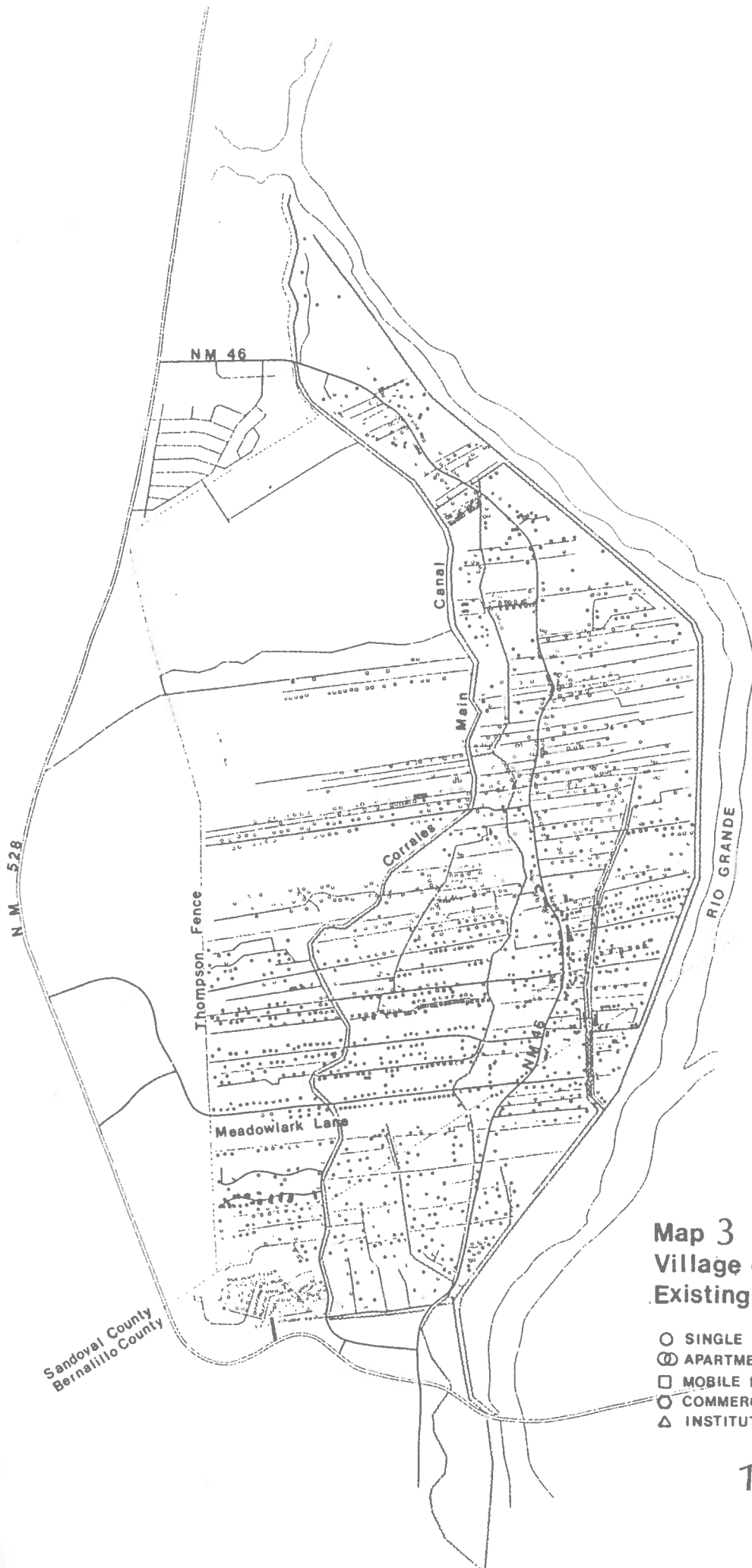
Map 1
Village of Corrales
Surrounding Communities



Map 2
Village of Corrales
Plan Area Boundaries

■ VILLAGE LIMITS 1988
□ EXTRATERRITORIAL ZONE

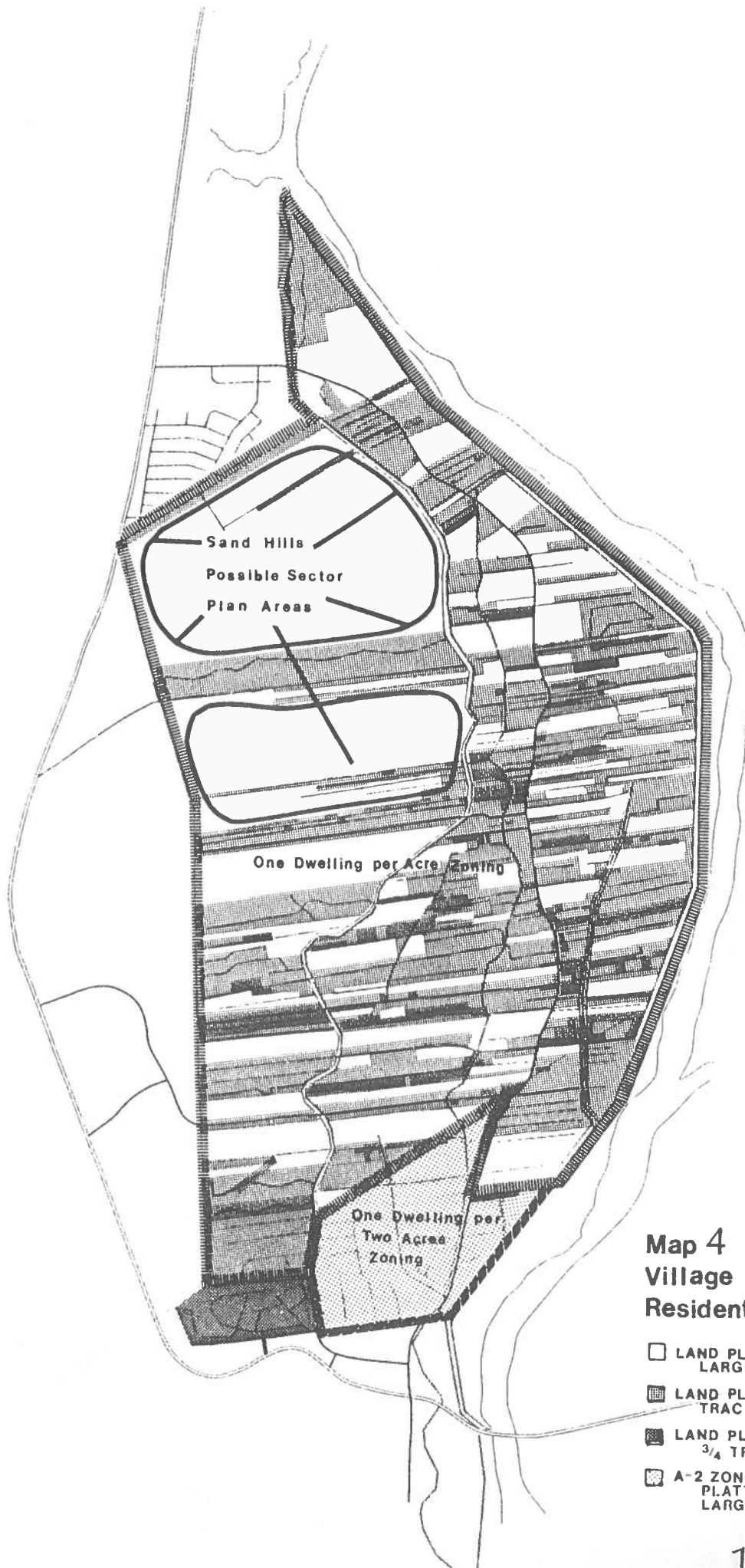
1988



Map 3
Village of Corrales
Existing Land Use

- SINGLE FAMILY RESIDENCE
- ⊙ APARTMENTS
- MOBILE HOME
- ⊗ COMMERCIAL USE
- △ INSTITUTIONAL USE

1986



Map 4
Village of Corrales
Residential Development

- ☐ LAND PLATTED IN 3 ACRE OR LARGER TRACTS
- ☒ LAND PLATTED IN $\frac{3}{4}$ - 3 ACRE TRACTS
- ☒ LAND PLATTED IN LESS THAN $\frac{3}{4}$ TRACTS
- ☒ A-2 ZONED LAND GENERALLY PLATTED IN 2 ACRE OR LARGER TRACTS

RESIDENTIAL DEVELOPMENT

2.1 GOAL

Manage growth in the Village of Corrales to assure and maintain quality residential development

2.2.OBJECTIVES

2.2.1. Encourage and preserve the agricultural and rural residential character of the Village

2.2.2. Assure that the impacts of new development on the environment of Corrales are appropriate

2.2.3. Protect existing groundwater from contamination and assure proper wastewater disposal methods

2.3 POLICIES

2.3.1. The Village should re-affirm and improve its one and two acre per dwelling unit maximum densities to preserve the rural lifestyle and high quality environment of Corrales.

A. The Village should continue to have a one dwelling unit per acre density zone. This zone should protect the basic low density character of the Village and encourage a mix of socioeconomic groups to live in the village.

B. The Village should continue to have a one dwelling unit per two acres density zone. This would protect the zoning continuity of a portion of the Village with long-standing restrictions on density and mobile homes. It is a zone that reflects the preference of the residents and is consistent with the overall goals for residential development.

C. The Village should recognize the existence of dwelling units on less than one acre lots.

2.3.2. The Village should pursue a policy of annexing all territory east of the Thompson fence line.

A. The village should make widely known its desire for land owners currently in the extraterritorial area to annex to the Village via the petition method.

B. When a petition is received by the Village with a surplus of land area under valid signatures, the Village should attach as much additional land area as feasible to be included in the annexation.

C. The Village should ask the governor to form a boundary commission with the intent of annexing all remaining areas east of the Thompson fence line to the Village of Corrales.

2.3.3. The Village should develop an environmental impact or performance oriented land use control system to provide flexibility in development alternatives.

2.3.3. A. The Village should develop a mechanism which allows flexibility in development standards, and which provides a means of evaluating the impact of development. Flexibility should allow for developments that provide a net benefit for the Village over conventional development standards.

B. This control mechanism should evaluate the performance of a development proposal within established criteria such as the following:

- 1) impact on groundwater and drainage
- 2) degree of buffering, maintenance of views, solar rights
- 3) noise impacts
- 4) requirements for new roads or added use of existing roads
- 5) preservation of farmland and open space
- 6) preservation of historic features or other Village assets
- 7) impact on schools and emergency services

2.3.4. The Village should resolve problems resulting from existing land platting which is incompatible with public safety and quality residential development.

- A. The Village should identify areas where potential for groundwater contamination exists, and institute a systematic testing program.
- B. The Village should restrict development in areas where pollution of groundwater is found, and should require state Environmental Improvement Division approval for wells and liquid waste disposal systems prior to granting a Village development permit.
- C. Subdivisions should be required to provide water quality test data for the area being developed.
- D. The Village should explore mechanisms which would discourage or if possible disallow development of substandard lots which are unsuitable for residential use, even though they may be grandfathered.

2.3.5. The Village should create residential zoning conditions for clustered housing, townhouse development and mobile home development subject to the density provisions as specified in the Village Ordinances.

A. The Village should allow clustered housing and create the appropriate zoning ordinances and administrative mechanisms necessary to assure that such developments will be of the highest quality.

B. The Village should allow nontraditional housing developments such as mobile home parks, condominiums, townhouses and the like only in designated zones and create the appropriate zoning ordinances and administrative mechanisms necessary to assure that such developments will be of the highest quality.

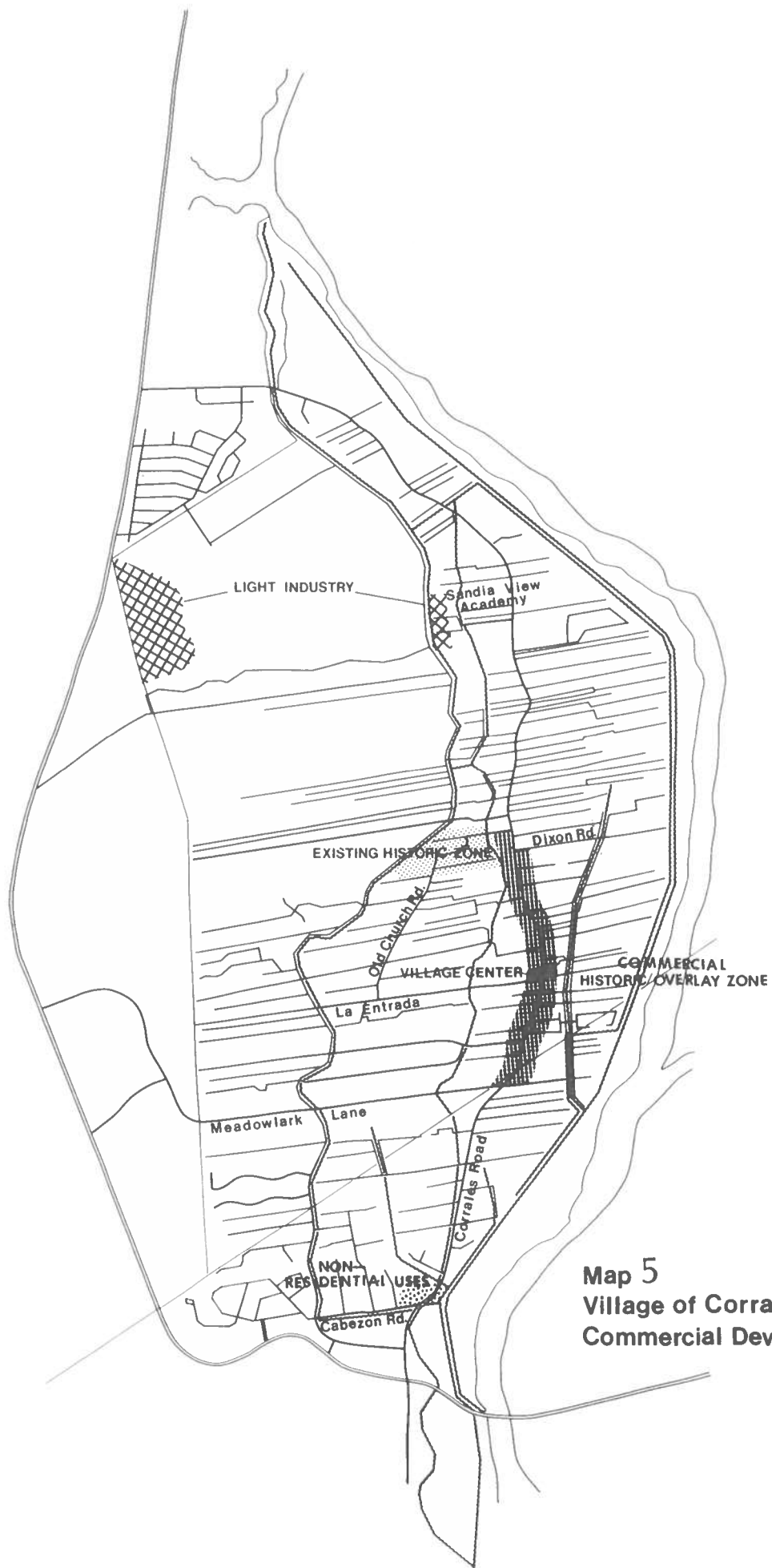
2.3.6. The Village should develop techniques to better plan for and manage necessary community services and infrastructure improvements in order to keep pace with residential growth and population demands.

2.3.7. The Village should require that residential developments comply with specific improvement standards for roads and drainage facilities and other improvements if necessary.

- A. The roads in all major new subdivisions should be dedicated to the Village and constructed to Village standards.
- B. In minor land divisions or where special conditions exist, private roads should be allowed providing that they meet standards established to protect the public. For example:
 - 1) the roads are of sufficient width and construction to accommodate emergency vehicles;
 - 2) the roads are legally described by platting or metes and bounds and include maintenance responsibilities, a list of beneficiaries, etc.;
 - 3) the easements are recorded;
 - 4) the easements are perpetual;
 - 5) the private nature of the easement does not landlock or adversely impact adjacent property;
 - 6) the easement does not restrict police, fire or other necessary Village services; and
 - 7) the acreage involved is five (5) acres or less.
- C. Developers should be held responsible for the costs of infrastructure as well as other additional fiscal impacts of their development on the Village's resources.
- D. The Village should develop appropriate means of assessing developers for the impact their development creates on existing conditions, such as: open space allocations, new road construction and existing road maintenance, drainage facilities, extension of public utilities, and emergency and police services.
- E. The Village should prepare and adopt a comprehensive drainage and floodplain management plan which includes specific standards and facilities needed for implementation of the plan.
- F. Village ordinances should require full disclosure statements for all subdivisions at the time of final plat approval.

2.3.8. Specific area plans should be prepared to anticipate residential growth in undeveloped areas.

- A. A detailed plan should be prepared for the undeveloped land west of the Corrales Main Canal. This plan should address transportation, density, and drainage issues. The plan should be developed after a public dialogue with property owners and other affected residents, and it should reflect the agreed upon land use. Much of the undeveloped land west of the Corrales main canal is unincorporated, but it is a functional and traditional part of the Village.
- B. Detailed plans should also be prepared for other areas of the Village where there are large tracts of undeveloped lands suitable for residential development.



Map 5
Village of Corrales
Commercial Development

COMMERCIAL DEVELOPMENT

3.1 GOAL

Encourage appropriate commercial development

3.2 OBJECTIVES

3.2.1. Allow and encourage appropriately scaled commercial development in Corrales in order to create a stable and sufficient revenue source which will permit the Village government to perform necessary services.

3.2.2. Assure that commercial development in the Village is accomplished in a manner which complements the residential-agricultural character of Corrales and that it harmonizes with adjoining land uses.

3.2.3. Enhance the architectural character and appearance of the central Village (Corrales Road) area and assure that the aesthetic, cultural, and educational values of Corrales' heritage and history are preserved.

3.2.4. Enhance the economic vitality of the Village by promoting the availability of employment for local residents and the provision of appropriate goods and services.

3.2.5. Promote quality development within the Village of Corrales by establishing commercial development standards and regulating the impact of commercial activity.

3.2.6. Give notice to residents and business developers alike where commercial activity will be allowed and what restrictions will be imposed on commercial development.

3.2.7. Develop a well-planned commercial core area for the Village of Corrales which integrates public and municipal facilities, commercial activities, parking, and other amenities.

3.2.8 Develop appropriate commercial and light industrial areas in the northwest quadrant of the Village which will attract nonresidential uses without creating adverse impacts upon the interior of the Village.

3.3 POLICIES

3.3.1. The Village of Corrales should allow additional and appropriate commercial development within a central core area along Corrales Road.

A. This area should include as permissive uses a mixture of commercial, office, municipal, residential and agricultural and uses.

1) Requests for commercial or office zoning within this area should be considered on a case by case basis in terms of how effectively each proposed development meets standards established for commercial development, including landscaping, parking, architecture and site planning.

2) As part of this process, it should be the obligation of the developer to show that the proposed commercial activity does not impose an undue negative impact on the community.

B. The criteria utilized by the Village to evaluate development impacts should include, but not be limited to, considerations such as the following:

- 1) public safety, health and welfare;
- 2) adequacy of on-site parking for employees and consumers;
- 3) impact on Village traffic circulation;
- 4) effect on physical environment (e.g., surface drainage, groundwater, noise, air quality, etc.);
- 5) compatibility with design and architectural characteristics, for example those that enhance the historic appearance or aesthetic integrity of the Village;
- 6) traffic safety;
- 7) effect on existing residential neighborhoods.

C. The central core area should be defined as the area on both sides of Corrales Road between Meadowlark Lane on the south and Old Church Road on the north for the west side of Corrales Road, and Dixon Road on the north for the east side of Corrales Road.

1) The depth of commercial zoning in this area should be in the range of 200 to 500 feet from Corrales Road in an east or west direction. The allowed depth should be determined on a case by case basis according related to the specific needs of the proposed development and its impacts on the adjoining area.

2) Commercial or office developments should be allowed adequate depth from Corrales Road to permit off street parking, interior streets, plazas, or other site features; however such developments should relate to Corrales Road and should not have primary access on minor residential streets.

3) The impacts of commercial or office development on adjoining neighborhoods should be considered and minimized at the time of site plan review.

3.3.2. An Historic Overlay Zone should be created in the central Village.

A. An Historic Overlay Zone should be created by the Village ordinances to regulate the appearance and architectural character of property which has historical or cultural significance in Corrales.

B. The purpose of the Historic Overlay Zone should be to:

- 1) Protect, enhance and perpetuate areas of historical, cultural, architectural, artistic, and geographic significance within the Village of Corrales;

- 2) Protect and enhance the Village's economic base by attracting tourists and visitors;
- 3) Stabilize and improve property values;
- 4) Foster civic pride by protecting the Village's unique cultural heritage;
- 5) Ensure the harmonious, orderly and efficient development of this area.

3.3.3. The Village should define, review and regulate the appearance and compatibility of nonresidential development.

- A. The Village of Corrales should create a variety of different nonresidential zone designations or a Special Use Zone designation, as necessary, to define and regulate the appearance and compatibility of nonresidential activities within the Village.
- B. The purpose of these designations and associated processes of obtaining development permits should be to assure that commercial, office or industrial proposals are appropriate and compatible with desired qualities in the specific areas of the Village.
- C. Special Use Permits and/or Overlay Zones should be allowed to control and regulate specific development in regard to its use, architectural style and site development plans, in accordance with the restrictions set forth in the establishment of that zone.
- D. The Village ordinances should require an enforceable site development plan reviewed by the Planning and Zoning Commission for any major improvements affecting all nonresidential use, any change in nonresidential use, and modifications of existing structures proposed for a change of use to a nonresidential character.

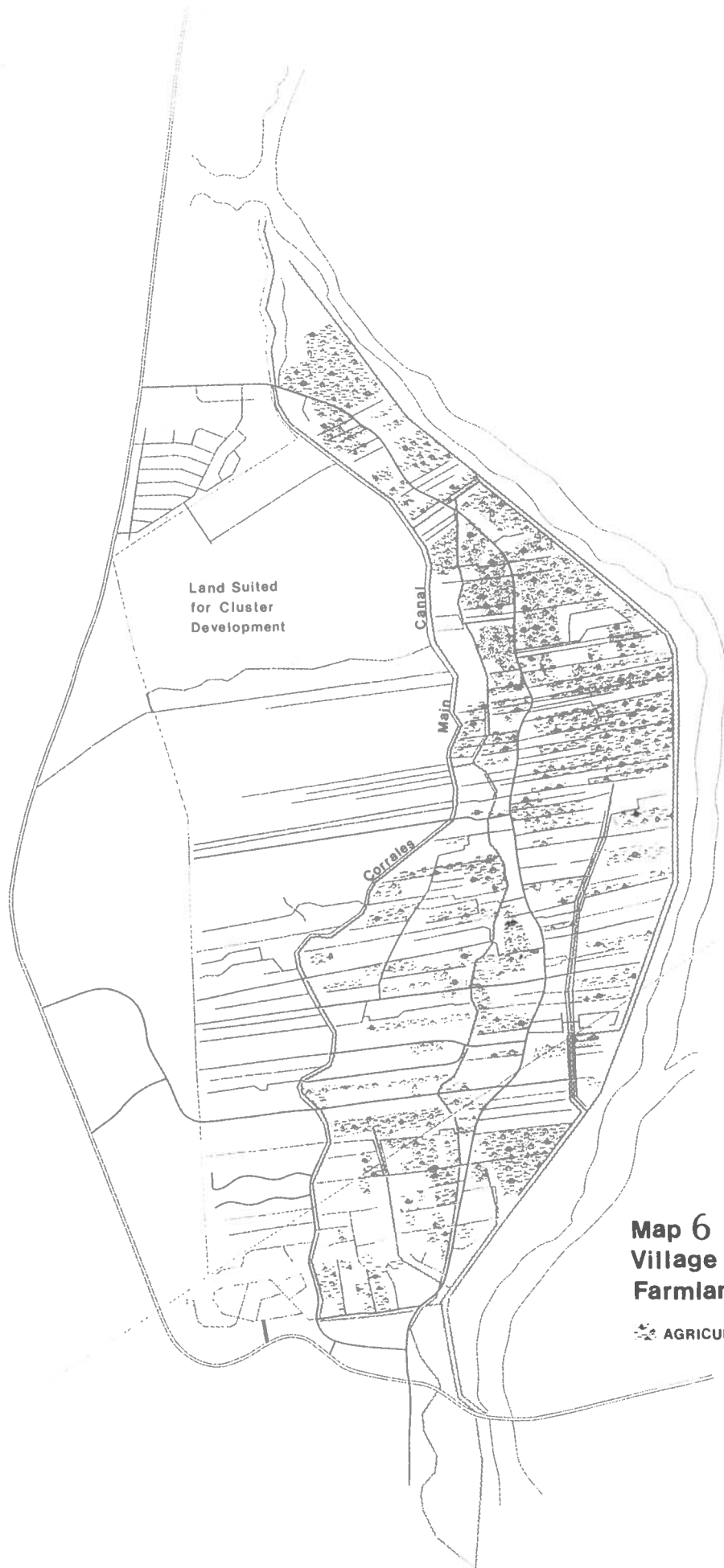
3.3.4. The Village should define the location of nonresidential land uses.

- A. Except for previously granted zoning, the Village of Corrales should allow nonresidential uses in appropriate, designated areas including:
 - 1) Uses adjacent to Rio Rancho Industrial Park East - the area lying along the Thompson fence line north of the Los Montoyas Arroyo and south of Rio Rancho Unit Seventeen should be designated for light industrial and commercial uses.
 - 2) Uses at Sandia View Academy - this area has established industrial and commercial activities. Light industrial uses and limited retail or wholesale trade should be allowed to continue where established.
 - 3) Uses at the intersection of Corrales and Cabezon Roads - the established uses in this area should be recognized and allowed to continue.
 - 4) Home Occupations - The Village should continue to encourage and foster small business start-ups by permitting home occupations, provided that they are not disruptive to adjacent residential or agricultural land uses and fit in with the character of the Village. The Village should also establish restrictions such as the maximum number of employees and/or gross receipts permitted by a home occupation permit to encourage increased commercial activity within the designated commercial areas of the Village.

- B. The Village of Corrales should disallow commercial, office, or industrial activities, other than home occupations and agricultural land uses, in all parts of the Village except in the specifically designated zones.
- C. Any consideration of a request for nonresidential zoning in any geographic area not set forth in the plan should include a public hearing for an appropriate amendment to the text of this plan.

3.3.5. The Village should prepare a plan for a Village Center.

- A. The Village of Corrales should prepare a specific site plan for the development of a Village Center area and municipal complex which contains facilities such as a community center building, a senior citizen center, a public plaza, a public parking area, and other public facilities. Such a plan would provide for an integrated community center which would contain a variety of public facilities. The plan should be used to guide and stage future public improvement decisions.
- B. The plan might also be expanded to consider public improvements such as sidewalks for the entire commercial core area. Improvements of this kind would enhance the appearance, accessibility, and thus commercial viability of the whole downtown Corrales area.



Map 6
Village of Corrales
Farmland Preservation

 AGRICULTURAL LAND USE

1986

FARMLAND PRESERVATION

4.1 GOAL

Encourage the preservation of agricultural land.

4.2. OBJECTIVES

4.2.1. Assure property owners that agricultural activity within the Village can and will be accommodated.

4.2.2. Manage growth in the Village in a manner which will encourage preservation of farmland.

4.2.3. Encourage both residential and nonresidential development in the Village which preserves farmland.

4.3. POLICIES

4.3.1. The Village should develop incentives to encourage development which preserves farmland.

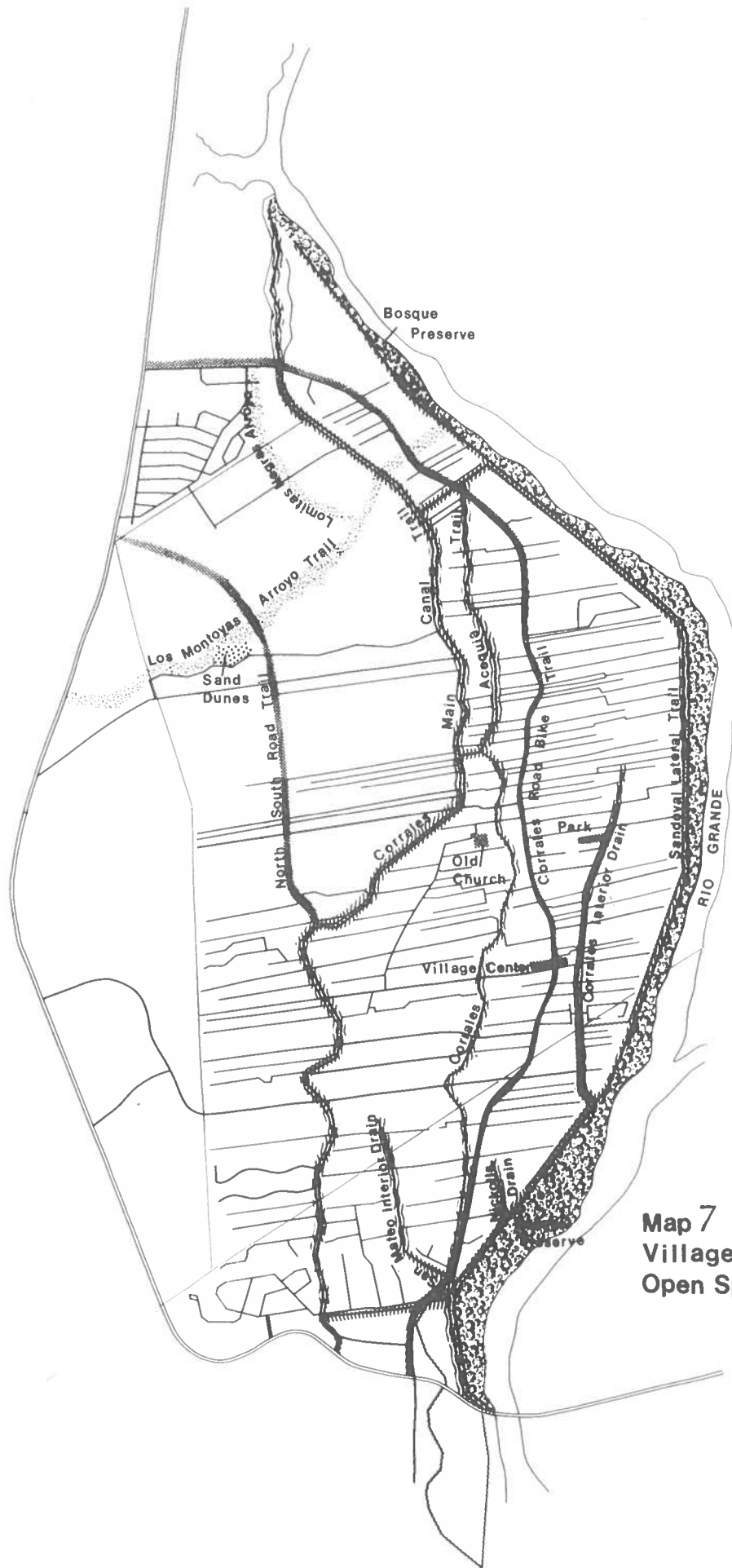
A. The Village should create residential zoning conditions for clustered housing or consolidated developments which secure farmland preservation through recorded plat subject to density provisions as specified in the Village ordinances.

B. The Village should allow developers to perpetuate the agricultural use of property through recorded plat in lieu of mandatory open space dedication.

4.3.2. The Village should enact a Right to Farm Ordinance paralleling the State of New Mexico's Right to Farm Act of 1983.

The Village should adopt an ordinance which states that farmers can carry on activities necessary to agricultural production. This would affirm the Village's support for continued farming.

4.3.3. The Village should encourage the development of local outlets such as a community farmer's market.



Map 7
Village of Corrales
Open Space Plan

OPEN SPACE

5.1. GOAL

Define and protect public open space.

5.2. OBJECTIVES

5.2.1. Establish as open space and preserve these natural resources:

The Riverside Bosque – wooded areas, water resources, wildlife and recreation
The Arroyos – natural drainage
The Sand Dunes – unique natural formations
The Escarpment – selected areas along the Thompson fence line
The Farmlands – open fields and orchards

5.2.2. Develop these active recreational facilities:

A Village Center/Plaza
A public area around the Old Church
Additional parks and picnic sites
A soccer field and other playing fields
An area designated for dirt bike use
A public swimming pool
Bike and equestrian trails

5.3. POLICIES

5.3.1. The Village should acquire natural open space.

- A. The Bosque should be maintained under Village control.
- B. The Sand Dunes should be maintained under Village ownership.
- C. A pedestrian equestrian trail which parallels the proposed North-South Road should be developed as the North-South Road is developed.
- D. The Village should acquire selected escarpment areas along the Thompson fence line and preserve those as mixed desert grasslands.

5.3.2. The Village should establish priorities for recreational facilities acquisition.

- A. The Village should acquire property for use as a public plaza/center as a first priority.
- B. A property for a permanent soccer field and other playing fields should be acquired as a second priority.
- C. Development of recreational facilities should follow the acquisition of the necessary land area.

- D. The Old Church property should be maintained under Village ownership.

5.3.3. The Village should develop methods for dedication, acquisition and preservation of open space.

- A. The Village should enact a mandatory open space dedication or cash-in-lieu of open space requirement as part of its development approval process.
- B. The Village should deposit cash from the above source into a fund for acquisition and management of open space and recreational facilities. This fund should also be established as a trust to which individuals and corporations may donate tax deductible contributions for open space and recreational purposes.
- C. The Village should support state legislation enabling conservation easements or transferable development rights in order to preserve open space.
- D. The Village should spend public monies where necessary to acquire open space or develop recreational facilities.
- E. The Village should support open space and recreational programs undertaken by private groups such as The Nature Conservancy.
- F. The Village should establish equitable means of distributing the costs for the acquisition and maintenance of open space throughout the Village to all residents.

5.3.4. The Village should carefully regulate uses of the Corrales Bosque Preserve.

- A. The Village should continue to limit motorized access to the Bosque unless specific permission is granted by the Village or Conservancy District.
- B. The Conservancy should be encouraged to refrain from constructing any additional ditch crossings onto the levee except as may be essential for access to the area by fire and rescue vehicles. Gates erected should be of such a design that they will prevent all unauthorized vehicular access, including trail bikes.
- C. The Village should coordinate with the Soil Conservation Service and other design/funding agencies in the design of flood control structures such as the Los Montoyes Flood Control Channel, to ensure incorporation of features which will prevent passage of dirt bikes and other vehicles along the channel into the Bosque.
- D. Roads and river crossing should not be permitted in the Corrales Bosque for any reason whatsoever. Particularly, the Village should vigorously oppose the construction of any river crossings through the Corrales Bosque.
- E. The Bosque is not an appropriate site to construct developed recreational areas such as picnic tables, fire pits, campgrounds or sports fields.
- F. The Bosque should not be used for commercial ventures, outdoor concerts or musical events, large social functions, meetings, rallies, or sports events.
- G. The Village should regulate the use of all spraying of pesticides and herbicides in the Bosque.

- H. The Village should ensure public availability of interpretive brochures describing the unique features of the Corrales Bosque to serve as an aid to appreciation of the natural area and as a guide to its special features. The brochure should also briefly list the major legal prohibitions which apply to the Bosque.
- I. Recognizing the value of the Corrales Bosque and its levee system for flood control, the Village should also ensure that unnecessary flood control projects to not jeopardize the natural areas. Should it be necessary to rebuild the levees, borrow material should be brought in from other areas to avoid the digging of borrow pits in the Bosque.
- J. Proposals for biological and/or vegetative manipulations within the Corrales Bosque should be undertaken only after consultation with a biologist/botanist working with the Corrales Bosque Advisory Commission. A biologist/botanist should be called upon from time to time to evaluate the conditions of the Bosque and make recommendations as to what might improve and/or assure the preservation of the natural environment.

5.3.5. The Village should develop methods for preserving the natural arroyos.

- A. Through subdivision platting, arroyos should be maintained in a natural state for conveyance of storm water and appropriate passive recreation such as horseback riding and hiking.
- B. Motor vehicles of all types should be prohibited by ordinance from utilizing public arroyos.
- C. The minor arroyos should be managed by private owners once the adjoining land is developed in accordance with approved drainage plans that conform to a master drainage plan for the Village.

5.3.6. The sand dunes should be maintained in a natural state, with prohibitions placed on vehicular use, sand hauling, trash dumping, and other disruptive activities.

- A. Picnic facilities of a limited scale which complement the natural landscape of the dunes should be developed eventually at the sand dunes.
- B. The sand dunes should be tied into a network of open space via the Los Montoyas Arroyo, and more active recreational facilities should also be integrated in the area of the sand dunes.

5.3.7. In cooperation with the Middle Rio Grande Conservancy District, the Village should support a policy of open access for pedestrians and equestrians along all MRGCD structures.

5.3.8. A pedestrian-equestrian trail which parallels the proposed North-South Road should be developed and maintained for bicycling, pedestrian and equestrian use.

5.3.9. The Village should establish a specific fund for open space management and recreational area development.

- A. The fund should be created from cash in lieu of open space payments, donations, fund-raising events and other sources.

- B. The Village should utilize the Nature Conservancy Trust Fund to help manage the Bosque.
- C. The Village should actively seek state, federal, and private grants for open space management and recreational facility development.