

# East Route 66 Sector Development Plan – Land Use Survey

As you may know, Bernalillo County is in the process of updating the East Route 66 Sector Development Plan. This plan governs zoning and land use along Route 66 in the East Mountains. At present the plan applies to land from approximately the Sedillo Hill exit east to the County Line. This update will expand the plan area west to include all properties along the road from the edge of the Village of Tijeras east to the County Line. It will continue to allow property owners to adopt a special kind of (optional) commercial zoning unique to the East Route 66 corridor; with the update this opportunity will be extended to this expanded geographical area. The land uses allowed in this zoning category can be found here (LINK). We therefore need your help to reassess whether we should modify these uses to better reflect the character of the corridor. What kinds of future development you do or do not want in your community?

For more information about the plan, please refer to the project website (<http://www.bernco.gov/planning/east-route-66-sector-development-plan.aspx>) or contact Mino Savoca, Program Planner at Bernalillo County Planning & Development Services Department, at [bsavoca@bernco.gov](mailto:bsavoca@bernco.gov) or 505-314-0361.

**1. The current plan PROHIBITS these uses in the area. Are there any of these that you want to ALLOW in the area? Please check any uses you would like to ALLOW. [check boxes]**

- Amateur radio antenna/tower greater than sixty-five feet (65') in height
- Billboard
- Car wash
- Drive-thru facilities
- Drive-in facilities
- Laundromat
- Mobile Home
- Mortuary
- Multiple single-family dwellings on one lot
- Off-premise sign

Package liquor store

Parking lot

Restaurant serving liquor (note: this does not include beer and wine)

- 2. The commercial zoning allowed in the East Route 66 Sector Development Plan permits many commercial uses. These include uses found in O-1 Office zoning, C-1 Commercial zoning, and a few uses unique to SD-E66CC. A full, detailed list of these uses can be found at this link (<http://www.bernco.gov/uploads/files/Planning/E66-ZoningLanguage.pdf>). Some of these uses include:**

Single family housing, agricultural activity, automobile repair, banks, bed and breakfasts, places of worship, spas, drugstores, feed lots and fruit sales, dry cleaners, group homes, gyms, kennels and vet offices, libraries and museums, daycares and nursing homes, medical clinics and drugstores, office buildings, photo studios and radio/TV studios, restaurants, retail shops, trailer sales, liquefied petroleum gas and propane sales, sheet metal working studios, schools, self-storage and warehouses, and wireless telecommunications towers up to 65' tall.

**Should any of these uses be PROHIBITED? Please list them below [text box]**

**Should any uses NOT mentioned here be ALLOWED? Please list them below [text box]**

- 3. The plan allows property owners to apply for special permission to develop specific uses through a process known as Special Use Permits. In most parts of the county, property owners may apply for any use listed under Section 18-B (link: [https://library.municode.com/nm/bernalillo\\_county/codes/code\\_of\\_ordinances?nodeId=BECOCO\\_APXAZO\\_ZOBUPLDE\\_S18SPUSPERE](https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances?nodeId=BECOCO_APXAZO_ZOBUPLDE_S18SPUSPERE)). The plan only **ALLOWS** special use permits for the following uses: Contractor's yard, contractor's equipment storage, public building or utility structure, school bus operation and school bus parking lot, winery, or a specific use. At public meetings, members of the public expressed interest in allowing special use permits for the following uses. Should any of these uses be **ALLOWED** as a special use permit? [check boxes]**

Park for mobile or manufactured homes

Truck Plaza

Overnight Campground for tents or RVs

A Planned Development Area (PDA) clustering housing and/or commercial uses  
Other use from 18-B (check box with text box)

- 4. On a scale of 1-5, with 1 being the least and 5 being the most, how concerned are you about the following issues in the East Route 66 corridor? (Radio buttons 1-5, "least" -> "most")**

Jobs and economic development

Light and noise

Preserving wildlife habitats

Preserving the scenic and rural character of the area

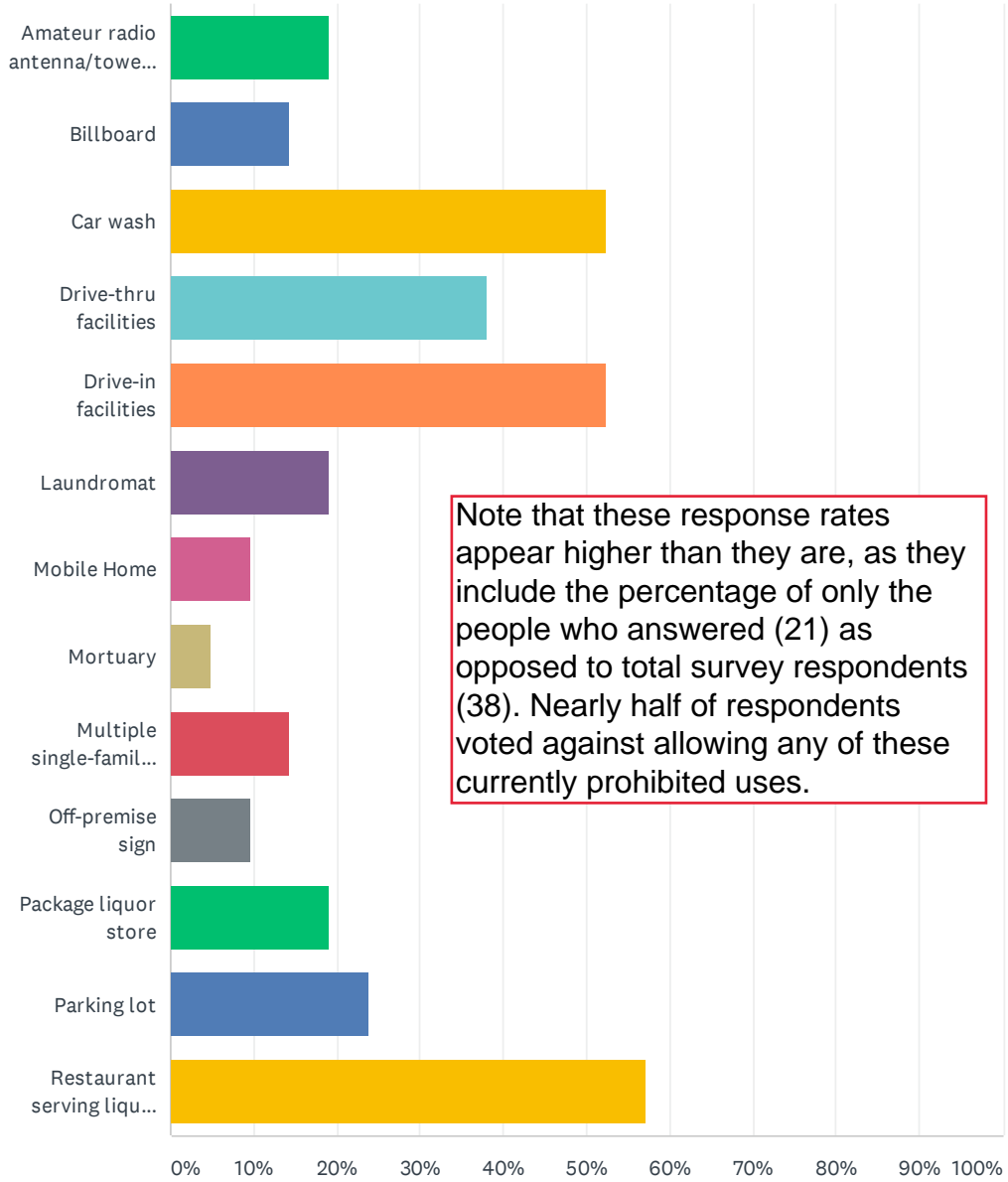
Traffic

Water availability

- 5. Are there any other considerations the East Route 66 Sector Development Plan should make as it anticipates future development? Do you have any closing comments? Would you like to clarify any of your answers above? [text box]**

Q1 The current plan PROHIBITS these uses in the area. Are there any of these that you want to ALLOW in the area? Please check any uses you would like to ALLOW.

Answered: 21 Skipped: 17



## Land Use

ANSWER CHOICES	RESPONSES	
Amateur radio antenna/tower greater than sixty-five feet (65') in height	19.05%	4
Billboard	14.29%	3
Car wash	52.38%	11
Drive-thru facilities	38.10%	8
Drive-in facilities	52.38%	11
Laundromat	19.05%	4
Mobile Home	9.52%	2
Mortuary	4.76%	1
Multiple single-family dwellings on one lot	14.29%	3
Off-premise sign	9.52%	2
Package liquor store	19.05%	4
Parking lot	23.81%	5
Restaurant serving liquor (note: this does not include beer and wine)	57.14%	12
Total Respondents: 21		

Q2 The commercial zoning allowed in the East Route 66 Sector Development Plan permits many commercial uses. These include uses found in O-1 Office zoning, C-1 Commercial zoning, and a few uses unique to SD-E66CC. A full, detailed list of these uses can be found at this link (<http://www.berncoco.gov/uploads/files/Planning/E66-ZoningLanguage.pdf>). Some of these uses include: Single family housing, agricultural activity, automobile repair, banks, bed and breakfasts, places of worship, spas, drugstores, feed lots and fruit sales, dry cleaners, group homes, gyms, kennels and vet offices, libraries and museums, daycares and nursing homes, medical clinics and drugstores, office buildings, photo studios and radio/TV studios, restaurants, retail shops, trailer sales, liquefied petroleum gas and propane sales, sheet metal working studios, schools, self-storage and warehouses, and wireless telecommunications towers up to 65' tall.

Answered: 16 Skipped: 22

ANSWER CHOICES	RESPONSES	
Should any of these uses be PROHIBITED? Please list them Here	75.00%	12
Should any uses NOT mentioned here be ALLOWED? Please list them Here	43.75%	7

#	SHOULD ANY OF THESE USES BE PROHIBITED? PLEASE LIST THEM HERE	DATE
1	Any business that has a high density use of water, such as group homes, kennels, nursing homes, medical clinics, and high density office buildigs should be prohibited	2/15/2020 12:51 PM
2	trailer sales, self-storage and warehouses	2/12/2020 9:07 PM
3	Single family housing, automobile repair, banks, bed and breakfasts, places of worship, spas, drugstores, dry cleaners, group homes, gyms, kennels and vet offices, libraries and museums, daycares and nursing homes, medical clinics and drugstores, office buildings, photo studios and radio/TV studios, restaurants, retail shops, trailer sales, liquefied petroleum gas and propane sales, sheet metal working studios, schools, self-storage and warehouses, and wireless telecommunications towers up to 65' tall	2/12/2020 2:31 PM
4	telecom towers without concealment	2/12/2020 11:17 AM
5	All of them	2/12/2020 11:01 AM
6	retail shops, banks, drugstores, dry cleaners, gyms, restaurants, radio/TV studios, trailer sales, w.t. towers, feed lots	2/10/2020 11:13 AM
7	Anything that uses water. And also anything higher than 20 feet.	2/8/2020 9:13 AM
8	No wireless towers	2/7/2020 12:25 PM
9	No	2/5/2020 2:03 PM
10	feed lots	2/4/2020 3:29 PM
11	Anything that uses water should be prohibited until the county can get some real projections for the sustainability of the water in that area.	2/4/2020 1:40 PM
12	Self storage and warehouse	1/30/2020 5:22 PM

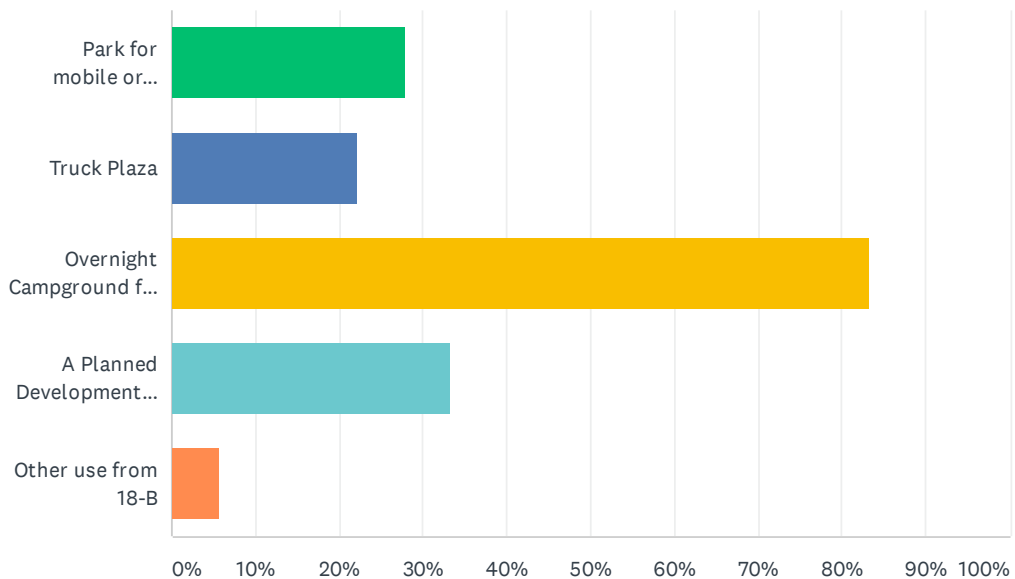
## Land Use

#	SHOULD ANY USES NOT MENTIONED HERE BE ALLOWED? PLEASE LIST THEM HERE	DATE
1	agricultural activity, feed lots and fruit sales	2/12/2020 2:31 PM
2	brewery/restaurant	2/12/2020 11:31 AM
3	Drive in theater and restaurants in the 50s & 60 style	2/11/2020 12:46 PM
4	liquor sales	2/10/2020 9:37 AM
5	No	2/5/2020 2:03 PM
6	short term RV park	2/4/2020 3:59 PM
7	Trailer sales	1/30/2020 5:22 PM

Q3 The plan allows property owners to apply for special permission to develop specific uses through a process known as Special Use Permits. In most parts of the county, property owners may apply for any use listed under Section 18-B (link:

[https://library.municode.com/nm/bernalillo\\_county/codes/code\\_of\\_ordinances\\_nodeId=BECOCO\\_APXAZO\\_ZOBUPLDE\\_S18SPUSPERE](https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances_nodeId=BECOCO_APXAZO_ZOBUPLDE_S18SPUSPERE)). The plan only **ALLOWS** special use permits for the following uses: Contractor’s yard, contractor’s equipment storage, public building or utility structure, school bus operation and school bus parking lot, winery, or a specific use. At public meetings, members of the public expressed interest in allowing special use permits for the following uses. Should any of these uses be **ALLOWED** as a special use permit?

Answered: 18 Skipped: 20



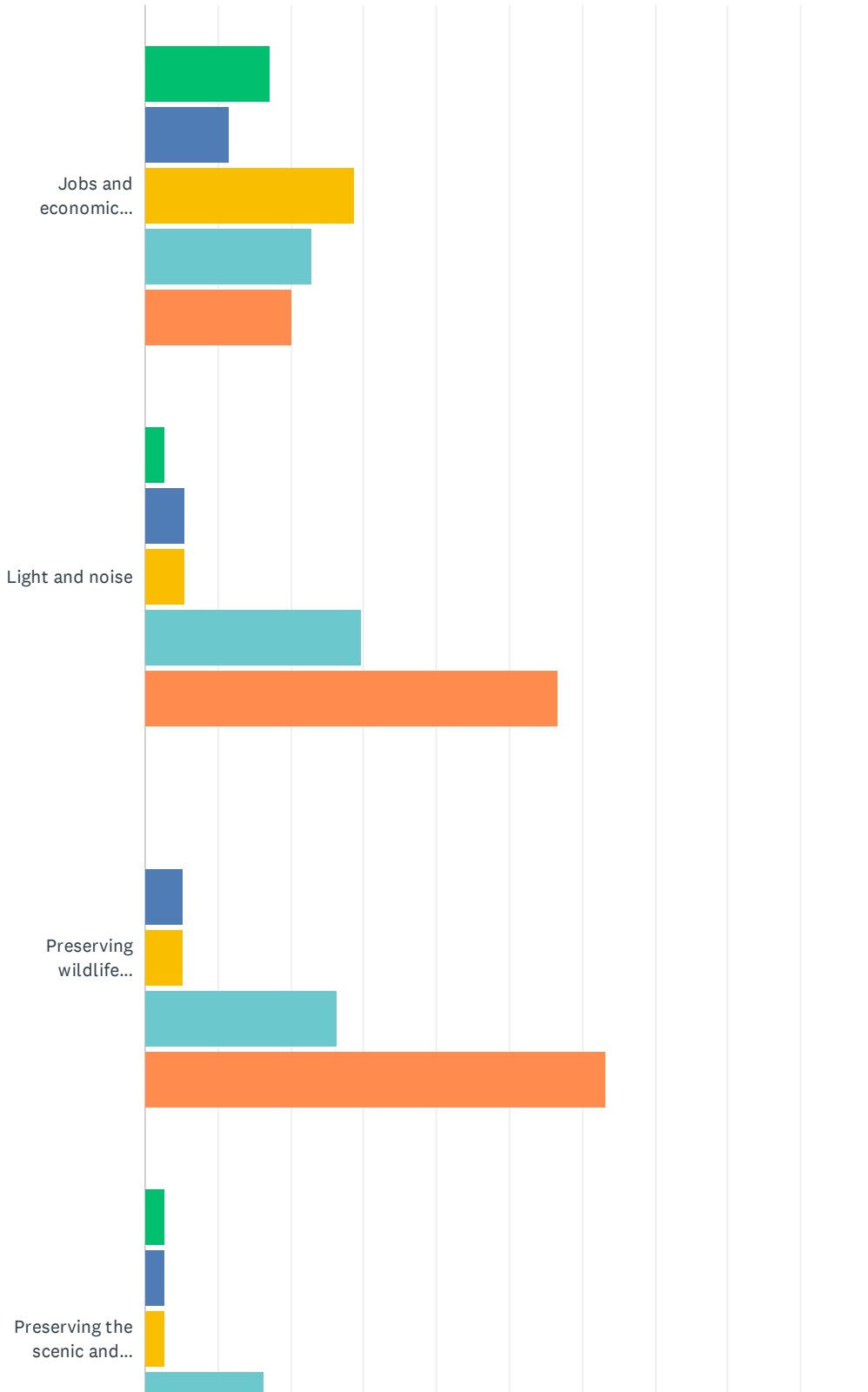
ANSWER CHOICES	RESPONSES
Park for mobile or manufactured homes	27.78% 5
Truck Plaza	22.22% 4
Overnight Campground for tents or RVs	83.33% 15
A Planned Development Area (PDA) clustering housing and/or commercial uses	33.33% 6
Other use from 18-B	5.56% 1
Total Respondents: 18	

#	OTHER USE FROM 18-B	DATE
1	A nature preserve, a grocery store, or places to eat	1/30/2020 5:22 PM

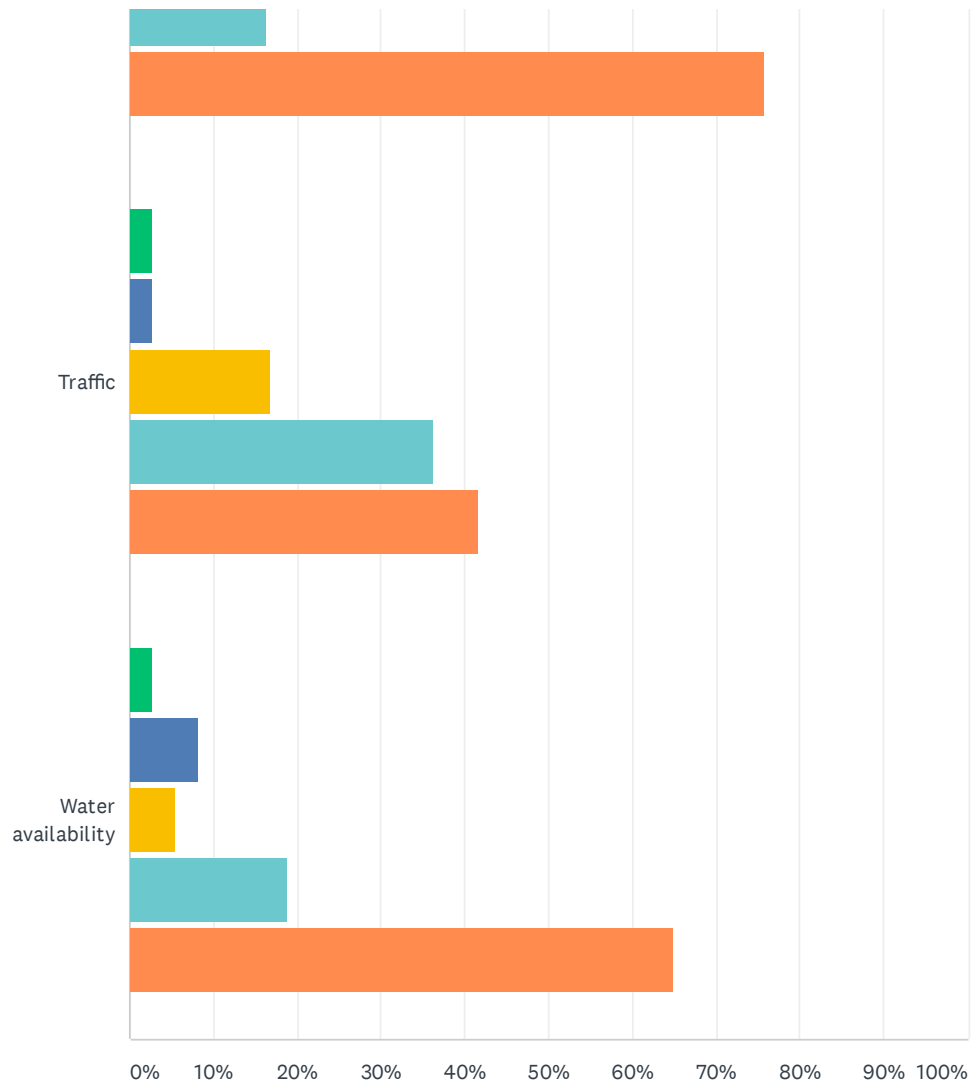


Q4 On a scale of 1-5, with 1 being the least and 5 being the most, how concerned are you about the following issues in the East Route 66 corridor?

Answered: 38 Skipped: 0



## Land Use



■ 1 - Least Concerned   
 ■ 2 - Not Really Concerned   
 ■ 3 - Neutral  
■ 4 - Somewhat Concerned   
 ■ 5 - Most Concerned

	1 - LEAST CONCERNED	2 - NOT REALLY CONCERNED	3 - NEUTRAL	4 - SOMEWHAT CONCERNED	5 - MOST CONCERNED	TOTAL
Jobs and economic development	17.14% 6	11.43% 4	28.57% 10	22.86% 8	20.00% 7	35
Light and noise	2.70% 1	5.41% 2	5.41% 2	29.73% 11	56.76% 21	37
Preserving wildlife habitats	0.00% 0	5.26% 2	5.26% 2	26.32% 10	63.16% 24	38
Preserving the scenic and rural character of the area	2.70% 1	2.70% 1	2.70% 1	16.22% 6	75.68% 28	37
Traffic	2.78% 1	2.78% 1	16.67% 6	36.11% 13	41.67% 15	36
Water availability	2.70% 1	8.11% 3	5.41% 2	18.92% 7	64.86% 24	37

**Q5 Are there any other considerations the East Route 66 Sector Development Plan should make as it anticipates future development? Do you have any closing comments? Would you like to clarify any of your answers above?**

Answered: 12 Skipped: 26

#	RESPONSES	DATE
1	We need to halt this plan until more is known about water availability and sources of water in this area, and how increased use of water in this corridor would affect the abutting property owners.	2/15/2020 12:51 PM
2	Upkeep and signs back up on the part of Old66 called "the musical" road.	2/13/2020 5:21 PM
3	I think encouragement of period signs or Route 66 themed signs would be a neat feature	2/13/2020 4:34 PM
4	There needs to be strict enforcement on the esthetics side. No "junkie" installations should be allowed.	2/12/2020 11:31 AM
5	work closely with adjacent entities (municipal and county) to establish aesthetic continuity and avoid cross purposes - the EM is one big community, respect that please.	2/12/2020 11:17 AM
6	No development	2/12/2020 11:01 AM
7	prioritize preservation of park-like features over development	2/10/2020 11:13 AM
8	Septic and water on small lot sizes are an issue.	2/8/2020 9:13 AM
9	Don't do it there is not enough water we don't need the traffic and the rural character would be ruined	2/7/2020 9:26 PM
10	Don't expand special use permits	2/7/2020 9:40 AM
11	Encourage businesses and services to open but allow existing businesses to continue. We do not need a plan that only brings competition for existing businesses, we want more services and a drive thru coffee shop, but not chains like McDonald's	2/5/2020 2:03 PM
12	Water. Until you guys can get some clear, current predictions about the water of the future in that area this plan needs to halt. The most important part of "preserving a rural area" in the desert is preserving and protecting the water. Water is life. It affects the health of the land and all living beings like wild life and trees. This should be number one priority. I'm disgusted that you have zero current projections for water.	2/4/2020 1:40 PM