

****CORRECTED VERSION. PLEASE SEE ATTACHED MEMO****

**AGENDA
TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 28, 2021 AT 6:30 PM
171A STATE RD 344**

Due to COVID-19, THIS WILL BE A TELECONFERENCE MEETING.

All access link information will be available on our website (www.edgewood-nm.gov). We encourage emailing any comments, concerns, or questions you may have that you would like addressed during the meeting. You may email those to Tim Dvorak at tdvorak@edgewood-nm.gov. We will accept emails until September 24, 2021

Call in via GoToMeeting: +1 (312) 757-3121

Access Code: 258-785-509

If you encounter issues connecting, please call: (505) 249-8305

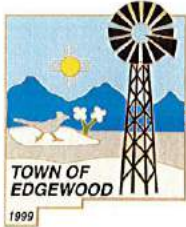
****PLEASE NOTE: CALLERS WILL HEAR AN AUTOMATED VOICE SAYING "MUTED/UNMUTED" AS PUBLIC PARTICIPATION IS MODERATED****

**or watch on The Town of Edgewood's Facebook Page
<https://www.facebook.com/TownOfEdgewoodNM>**

- 1. CALL TO ORDER & ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - a. DRAFT PLANNING & ZONING COMMISSION MEETING MINUTES FOR AUGUST 10, 2021.
- 4. PUBLIC HEARING REQUEST FOR MASTER PLAN AMENDMENT**

QUASI JUDICIAL PROCEDURE: Certification that public notice of this meeting has been posted as required: This case is being heard under provisions required by the New Mexico Court of Appeals intended to protect the rights of all parties and their witnesses and the swearing in of all parties giving testimony. The affected parties will have the right to cross-examine persons giving testimony. Confirmation of no conflict of interest or ex-parte communication.

Request of Campbell Ranch for an amendment to the Campbell Ranch Master Plan dated February 2002, Town of Edgewood, Bernalillo County, Sandoval County, & Santa Fe County, New Mexico.
- 5. PUBLIC COMMENT**
- 6. MATTERS FROM COMMISSIONERS**
- 7. MATTERS FROM STAFF**
- 8. CALENDAR UPDATE & FUTURE AGENDA ITEMS**
 - a. Next P&Z Meeting 10/12/2021 @ 6:30 pm
 - b. Findings of Fact Conclusions of Law
- 9. ADJOURN**



TOWN OF EDGEWOOD

Where the Mountains Meet the Plains

PLANNING & ZONING DEPARTMENT

171 A. NM 344
P.O. Box 3610
Edgewood, NM 87015
Phone: (505) 286-4518 Fax (505) 926-9061
www.edgewood-nm.gov

September 24, 2021

ATTENTION:

This packet has been amended to reflect a correction in Attachment 1 under no. 9. Clarification on Evidence of Water Availability. The original document incorrectly stated, "Except in the case of a Minor Plat lot split." The revised version states, "Except in the case of 50 acre+ subdivisions of the parent parcel."

We apologize for this inconvenience.

Sincerely,

Tim Dvorak
Planning & Zoning Assistant
Town of Edgewood

John Bassett
Mayor

Sherry Abraham
John Abrams
Linda Holle
Audrey Jaramillo
Town Councilors

Wm. H. White
Municipal Judge

Juan Torres
Clerk-Treasurer

Carla Salazar
Deputy Clerk

Tim Dvorak
Code Enforcement/P&Z Assistant

TOWN OF EDGEWOOD

PLANNING & ZONING COMMISSION

MEETING MINUTES

Planning & Zoning Minutes		
August 10, 2021	6:30 p.m.	171 A State Rd 344
1. CALL TO ORDER/ROLL CALL	Chairman Glenn Felton opened the meeting at 6:30 p.m. <u>In attendance:</u> Commissioner Jim Lee Commissioner Janelle Turner Commissioner Steve Foxe <u>Staff in attendance:</u> Tawnya Mortensen Tim Dvorak <u>Public in attendance:</u> None.	
2. APPROVAL OF AGENDA	Chairman Felton entertained a motion for approving the Agenda. <u>DISCUSSION:</u> Ms. Mortensen noted that discussion item #7 would not be heard tonight. MOTION: Commissioner Foxe: Motion to approve the agenda with the removal of item #7. SECOND: Commissioner Lee ROLL CALL VOTE: Commissioner Lee – Aye Commissioner Foxe – Aye Commissioner Turner – Aye Chairman Felton - Aye ACTION: The motion to approve the Agenda carried.	
3. APPROVAL OF MINUTES 7/27/2021	Chairman Felton entertained a motion for approving the Minutes from 7/27/2021. <u>DISCUSSION:</u> Commissioner Turner noted two proposed changes on page 2, 1st paragraph: changing “abutters” to “owners of abutting properties” and changing the sentence immediately after to read, “He asked that anyone present from the initial public hearing only speak if they have new information.” MOTION: Commissioner Foxe: Motion to approve the 7/27/2021 Minutes with the presented changes Commissioner Turner suggested. SECOND: Commissioner Lee ROLL CALL VOTE: Commissioner Turner – Aye Commissioner Lee – Aye Chairman Foxe - Aye ACTION: The motion to approve the Minutes from 7/27/2021 carried.	

**TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION
MEETING MINUTES**

4. ACTION ITEM	
Findings of Fact & Conclusions of Law	Application of Karar Al Hussain for a Subdivision of one lot into four at Tract 4-C, T10N R7E SEC 11 (aka 169 East Venus) of 16.59 acres, NMPM, Town of Edgewood, Santa Fe County, New Mexico.
	Chairman Felton introduced the next item and asked if any changes needed to be made. Hearing nothing, Chairman Felton entertained a motion to approve the Findings of Fact & Conclusions of Law. DISCUSSION: None MOTION: Commissioner Foxe: I move that we approve the Findings of Fact & Conclusions of Law in recommended order in the matter of the application by Karar Al Hussain for a subdivision case No. SUB 2021-05-014. SECOND: Commissioner Lee ROLL CALL VOTE: Commissioner Lee – Aye Commissioner Foxe – Aye Commissioner Turner – Aye Chairman Felton – Aye ACTION: The motion to approve the Findings of Fact & Conclusions of Law carried.
5. ACTION ITEM	
Findings of Fact & Conclusions of Law	Application of Monique Archibeque for a Subdivision of one lot into three at Tract 4, T10N R7E S2-SE4-SW4-SW4 S35 (aka 95 Skyline Dr) of 5.00 acres, NMPM, Town of Edgewood, Santa Fe County, New Mexico.
	Chairman Felton introduced the next item and asked if any changes needed to be made. Hearing nothing, Chairman Felton entertained a motion to approve the Findings of Fact & Conclusions of Law. DISCUSSION: None MOTION: Commissioner Lee: I move that we accept the request for subdivision because it [has] fulfilled not only the immediate things, but all the required Ordinances.

TOWN OF EDGEWOOD

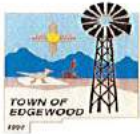
PLANNING & ZONING COMMISSION

MEETING MINUTES

	Chairman Felton clarified that this motion was specifically an approval on the Findings of Fact & Conclusions of Law for the already approved subdivision. SECOND: Commissioner Foxe ROLL CALL VOTE: Commissioner Turner – Aye Commissioner Lee – Aye Commissioner Foxe – Aye Chairman Felton - Aye ACTION: The motion to approve the Findings of Fact & Conclusions of Law carried.
6. Public Comment	None.
7. Discussion Item: Cannabis Regulations	Removed from Agenda.
8. Matters from Commissioners	The Commissioners asked Ms. Mortensen about the public Cannabis workshop for tomorrow evening. Ms. Mortensen explained that due to the renewed requirement of returning to virtual meetings for Planning & Zoning and Town Council, that she is cancelling the Cannabis workshop for tomorrow evening, as there was not enough time to properly notice this meeting as virtual. She asked the Commissioners to send comments and questions to her regarding the example Cannabis Ordinances she had provided to them.
9. Matters from Staff	None.
10. Calendar Update	a. Next P&Z Meeting 8/24/2021 @ 6:30 p.m. (Virtual)
11. Adjourn	Chairman Felton entertained a motion to adjourn. MOTION: Commissioner Foxe SECOND: Commissioner Lee VOTE: All Aye ACTION: The motion to adjourn carried at 7:01 p.m.

Glenn Felton, Chairman

Steve Foxe, Secretary



**TOWN OF EDGEWOOD
PLANNING & ZONING DEPARTMENT
AGENDA ITEM
COVER SHEET**

Meeting Date & Time: September 28, 2021, 6:30 p.m.	* Public Hearing
Agenda Item # 4	* New Business
Subject/Issue: Master Plan Amendment	Case # MP 2021-09-015

OBJECTIVE/BACKGROUND OF AGENDA ITEM:

Request of Campbell Ranch for an amendment to the Campbell Ranch Master Plan dated February 2002, Town of Edgewood, Bernalillo County, Sandoval County, & Santa Fe County, New Mexico.

ATTACHMENTS:

- Campbell Ranch Request for Master Plan Amendment
- Attachment 1: Background & Overview of Proposal
- Attachment 2: Campbell Ranch Plan Exhibits Update
- Attachment 3: Campbell Ranch Master Plan Document Proposed Text Updates
- Santa Fe, Sandoval, and Bernalillo County Assessors Information Sheets
- NFHL Data Sheet
- Proof of Public Notice
- Letter to abutting property owners
- Aerial views of abutting property owners within 500 ft for Bernalillo, Sandoval, & Santa Fe Counties
- Written comments from abutting property owners, received before publication of this packet (x3)

DISCUSSION/ANALYSIS:

- The Campbell Ranch team approached Town Staff to discuss the steps for moving forward with subdividing tracts of land from their parent parcel as outlined in the original Campbell Ranch Master Plan accepted by the Town dated February 2002.
- After extensive analysis of the 2002 Master Plan by Town Staff, it was determined that this document would need to be updated in order for Campbell Ranch to submit any subdivision application.
- The four main portions identified by Staff to be amended include:
 1. Buffering, screening, setbacks & berming, and tree retention determined at the time of [each] platting (Page 4)
 2. Final determination of acreage for all drainage, greenbelt, golf, and reservoir areas will be established at the time of [each] platting. (Page 75)
 3. Subsequent drainage analyses will be required with each subdivision plat (Page 88)
 4. Prior to subdivision platting, the State Engineer must issue a favorable opinion showing a 70-year supply of water for each subdivision (Page 105)
- The Town of Edgewood Subdivision Ordinance does not have a process for subdividing large tracts of land without infrastructure improvements; it only has a preliminary and final plat process dependent on infrastructure. Larger municipalities in the State of New Mexico typically have a process for this, which allows the landowner to subdivide their unimproved land for the sole purpose of creating smaller, separate legal parcels which can be sold or granted to another individual, entity, etc. Any parcels must adhere to all Town of Edgewood zoning and subdivision requirements when brought forward for proposed development. If all Town requirements are not fulfilled, the proposal will not be able to proceed.



TOWN OF EDGEWOOD PLANNING & ZONING DEPARTMENT AGENDA ITEM COVER SHEET

- Campbell Ranch is requesting a waiver be granted in this Master Plan Amendment, exempting them from items 1-4 for resulting parcels 50 acres or higher. This will allow them to create separate legal parcels which can then be transferred, sold, etc.
- Campbell Ranch is requesting a second waiver be granted in this Master Plan Amendment for an exemption from the twenty-four (24) month re-subdivision rule only applicable to exempt subdivided tracts of 50 acres or larger. This exemption would not apply to these exempt tracts once they are created.
- Item 4 is not able to be achieved as it reads, as the State Engineer's Office does not issue water favorability letters for 70 years and this section does not account for collaboration/partnership with private/public water utilities.
- Campbell Ranch is requesting reconfigurations of their villages, which includes the updating and adjustment of setbacks and zone acreage. This includes the removal of the golf course from Village 2. These setbacks and zones outlined in this document are specific to this Master Plan and do not correspond to zone designations and setbacks outlined in Town Ordinances.
- Staff recommended that Campbell Ranch utilize the most current Town Zoning Ordinances, which Campbell Ranch agreed to and has updated in this proposed Amendment.
- Attachment 1 provided by the Campbell Ranch team outlines the history, purpose, and overview of their request to amend their original Master Plan dated February 2002.
- Attachment 2 provided by the Campbell Ranch team contains the exhibit of the original configuration of the 2002 Master Plan and the proposed exhibit re-configuration of the Master Plan, along with a statistics table outlining how acreage will change in each zoning designation.
- Attachment 3 provided by the Campbell Ranch team includes the applicable pages of the original 2002 Master Plan with the proposed text track changes.
- Staff received numerous inquiries regarding this application and received 3 written comments requesting to be read into the record received before publication of this packet.

For Reference

Definitions

(Referenced from Subdivision Ordinance 2019-04)

- **PLAT, PRELIMINARY.** A map of a subdivision of land conforming to the requirements stated herein, that is submitted to the proper review authority for purposes of preliminary consideration and approval; the applicant achieves vested rights to subdivision upon preliminary approval.
- **PLAT, FINAL.** The final map of all or a portion of a subdivision or site conforming to the requirements stated herein, that is presented to the proper review authority for final approval; recordation in the office of the appropriate County Clerk within thirty-five (35) days of approval by the Town creates a legal subdivision.
- **UTILITIES.** Refers to the set of services consumed by the public, including but not limited to the following: water, electricity, natural gas, propane, sewage, telecommunications including broadband internet services (both fixed and mobile), cable television, and waste management.



TOWN OF EDGEWOOD PLANNING & ZONING DEPARTMENT AGENDA ITEM COVER SHEET

- **WAIVER.** Foregoing from one (1) or more of the requirements of this Ordinance, upon making certain findings which indicate that a Waiver is appropriate and will not conflict with the intent of this Ordinance and is not detrimental to the health, safety, and welfare of the public.

(Referenced from Zoning Ordinance 2019-03)

- **"Master Plan"** refers to a specific area by using words, pictures, and maps describing a proposal for development of a large ownership or multiple ownership proposed for incremental or independent subdivision applications.

Ordinance Provisions

(Performance-Based Setbacks from Zoning Ordinance 2019-03)

E. Performance-Based Setbacks. As an alternative to the setback requirements set forth in this Ordinance, a performance-based variance maybe requested by the owner(s), developer(s) or representative(s) of proposed commercial or multi-family dwelling construction. In return for the variance, an agreement shall be negotiated between the Planning Official and the applicant(s) for the placement of and access to parking with the goal of facilitating pedestrian traffic and vehicular traffic flow while locating parking areas in a way which minimizes visual impact on roadways and neighboring properties. No Performance-Based Setback variance will be granted which negatively impacts the public health, welfare or safety, or which is inconsistent with the intent of this Ordinance or other land use plans adopted by the Town. The processing of such applications shall be carried out in accordance with the provisions of Section 37 of this Ordinance with the addition of the following supplemental requirements:

(Resubdivision, Preliminary Plat, & Final Plat Requirements from Subdivision Ordinance 2019-04.)

****If this Master Plan Amendment proposal is accepted, initial parcels 50 acres or more would be exempt from the provisions below ONLY for the purpose of creating new legal tracts. This does not grant development rights. All applications of any of these exempt parcels thereafter for development will be subject to all the provisions below****

Resubdivisions. The submittal of a series of two lot subdivisions, within a twenty-four (24) month period, on a tract of land will be considered a subterfuge to defeat the purpose of these regulations. Therefore, the submission of a resubdivision which creates additional lots within an area or a plat which was recorded less than twenty-four (24) months prior to a submittal of a resubdivision shall not be approved.

Preliminary Plat Requirements. Unless waived by the Planning & Zoning Commission, the preliminary plat and accompanying documents shall show at least the following:

- a. Name of the proposed subdivision, name and address of applicant, agent and principal person preparing the preliminary plat;
- b. Scale and north arrow;
- c. Proposed bench mark locations, proposed location of and method of tie to permanent survey monuments, and proposed location and type of subdivision control monuments found or set;
- d. Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted on shown, distances in feet and hundredths;

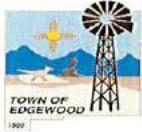


**TOWN OF EDGEWOOD
PLANNING & ZONING DEPARTMENT
AGENDA ITEM
COVER SHEET**

- e.** The location of all present property lines, projected section lines, streets, buildings, watercourses, and other existing features within the area to be subdivided and similar information (except buildings and property lines) regarding land immediately adjacent thereto;
- f.** Existing & proposed conditions of the site and its environs including the following:
- 1.** Present site designation or subdivision name.
 - 2.** Easements on site: location, width, and purpose.
 - 3.** Utilities on and adjacent to the site: location and, if applicable, size of water wells, water lines, sanitary sewers, gas lines, fire hydrants, cable, electric and telephone lines.
 - 4.** Existing storm drainage facilities on and adjacent to the site.
 - 5.** Other significant conditions on the site: structures, trees, etc.
 - 6.** Conditions on adjacent land significantly affecting design of the subdivision: approximate direction of gradients of ground slope: character and location of development.
 - 7.** Zoning on and adjacent to the site, including all applicable setback lines.
 - 8.** Locations of planned water wells, reservoirs, and pump stations: locations, dimensions and purpose of all easements, public or private; rights-of-way for public services or utilities, and any limitations thereof;
- g.** Number or letter to identify each proposed lot and block;
- h.** Storm drainage management; For the purpose of minimizing or eliminating damage resulting from storm water runoff, the applicant shall be required to furnish a plan for storm drainage management if the subdivision lies within a designated flood hazard area. Preparation of the drainage plan shall be done by a registered professional engineer and shall conform to the Town of Edgewood drainage ordinances and regulations, procedures, and standards as may be prescribed by State or Federal laws.
- i.** A letter of commitment from:
- 1.** The water company that will provide service to the Subdivision; and
 - 2.** The Town of Edgewood regarding possible offsite sewer availability.
- j.** Ground elevation on the site based on mean sea level datum as established by the U.S. Coast and Geodetic Survey:
- 1.** For land that slopes less than 1%, contour lines at intervals of not more than one foot;
 - 2.** For land that slopes between 1% to 5%, contour lines at intervals of not more than two feet; and
 - 3.** For land that slopes more than 5%, contour lines at intervals of not more than five feet.
- 4.** Other significant conditions on the site; major rock outcrops, trees, structures, and the like.
- k.** Zoning on and adjacent to the site; and
- l.** Total area of the proposed plat to the nearest one-tenth acre.
- m.** The title under which the proposed subdivision is to be recorded and the name of the land planner, engineer, registered surveyor, the applicant and the owner of the tract, with the address to which any notice is to be sent.
- n.** The applicant shall provide an estimated schedule of lot development. In particular, the schedule shall indicate when street paving, water service and sewer service will be provided.

B. CONTENTS OF FINAL PLAT.

- 1.** Preparation of final plat. The final plat must be prepared by a surveyor licensed and registered in New Mexico as required in NMSA 1978, Section 3-20-2, and by a licensed engineer if required.
- 2.** Final plat submission. Following preliminary plat approval and the presentation of proof by the applicant that he has complied with all preliminary plat requirements, the applicant shall complete and submit a final plat application and all application materials as required in this section for review.
- 3.** Disclosure of ownership interests and appointment of agents. Any person or party who proposes to subdivide land within the planning and platting jurisdiction of the Town of Edgewood shall provide with the proposed final plat the following documents:
 - a.** True and correct copies of all current deeds or other documents showing any legal or equitable ownership interest in the property proposed to be subdivided;



**TOWN OF EDGEWOOD
PLANNING & ZONING DEPARTMENT
AGENDA ITEM
COVER SHEET**

- b.** An affidavit from each person or party thus identified as having an ownership interest, other than the named applicant, affirming under oath that the person or party authorizes the named applicant to proceed before the Commission on behalf of that person or party; and
- c.** A written appointment of agency signed by each owner of the property appointing as their representative anyone who seeks to appear on behalf of the owners before the Commission or otherwise assist in the preparation of information concerning the proposed subdivision of the property. Failure to make full and truthful disclosure of the matters addressed in this subsection shall be deemed a material misrepresentation and shall, in addition to any other civil or criminal penalties provided by law, result in denial of the proposed subdivision.
- 4. Form and Information to be included on the Final Plat.**
- a.** Conformity with State Statutes. The Final Plat shall be in conformity with the requirements of applicable state statutes, including but not limited to NMSA (1978), {3-20-1, et seq. and NMSA (1978), {47-6-1, et seq. as each may be amended from time-to-time, and shall be an accurate drawing designating specifically the land so laid out, and particularly describing the portions thereof intended to be dedicated to public use.
- b.** Form. The Plat shall include all land owned or controlled by the applicant which is or may be suitable for or susceptible to the Subdivision or development. Such Final Plat shall be produced by computer and printed in black ink or drawn by hand in black ink to a scale of not more than one hundred (100) feet to the inch from an accurate survey. An adequate number of sheets, no larger than eighteen (18) inches by twenty-four (24) inches, shall be used to show the proposed Subdivision in its entirety. Where more than one (1) sheet is required to meet these requirements, each sheet shall be numbered in relation to the total number of sheets involved, each sheet shall have a small key map showing its relationship to the whole, and an index sheet of the same dimensions shall be attached showing the entire Subdivision on one (1) sheet.
- c.** Information. The final plat shall contain the following information.
- 1.** Name and legal description of subdivision; name and address of applicant and agent; name and certification of licensed surveyor and any other principal persons preparing the final plat.
 - 2.** Scale and north arrow.
 - 3.** All survey monuments shall be indicated and there shall be at least one permanent survey monument for each subdivision. Location of and method of ties to permanent survey monuments and location and type of subdivision control monuments. Descriptions of all monuments found or set. Survey monuments shall be referenced to the state Plane Coordinate System.
 - 4.** Subdivision boundary lines; bearing in degrees, minutes, and seconds with basis for bearings noted or shown; distances in feet and hundredths. Total area of plat to nearest one-hundredth acre.
 - 5.** Lot lines with bearings in degrees, minutes and seconds and distances in feet and hundredths; public right-of-way and street widths; and centerline data; indicate roadways intended to be private; locations, dimensions, and purpose of all easements, public or private; rights-of-way for public services or utilities and any limitations thereof.
 - 6.** Existing & proposed conditions of the site and its environs including the following:
 - a.** Present site designation or subdivision name.
 - b.** Easements on site; location, width, and purpose.
 - c.** Utilities on and adjacent to the site; location and, if applicable, size of water wells, water lines, sanitary sewers, gas lines, fire hydrants, cable, electric and telephone lines.
 - d.** Existing storm drainage facilities on and adjacent to the site.
 - e.** Other significant conditions on the site: structures, trees, etc.
 - f.** Conditions on adjacent land significantly affecting design of the subdivision:
 - 1.** Approximate direction and gradients of ground slope;
 - 2.** Character and location of development.
 - g.** Zoning on and adjacent to the site, including all applicable setback lines.



**TOWN OF EDGEWOOD
PLANNING & ZONING DEPARTMENT
AGENDA ITEM
COVER SHEET**

- 7.** Location map showing location of the site in relation to well-known landmarks, abutting property owners, and municipal boundaries. Indicate location and distance of public right-of-way providing access to subdivision. Include name, width, type and specifications of surfacing. Show reference to recorded subdivision plats of adjoining platted land by recorded name, date, book and page number in the office of the appropriate County Clerk.
- 8.** Number or letter to identify each lot and block.
- 9.** Lot areas in acres to the nearest third decimal place. If private roads are proposed, lot areas shall be shown inclusive and exclusive of the ingress and egress easement.
- 10.** The accurate location and dimensions of all property for dedication for public use, with the purpose indicated thereon, and of all property that is to be reserved by deed covenant for the common use of the property owners of the subdivision.
- 11.** The following language shall be placed upon each plat: Public utility easements shown on this plat are not exclusive and are dedicated for the common and joint use of the utilities designated on this plat, their successors and assigns, and for the use of any other public utilities whose use of said easements is deemed to be in the public interest by the Town of Edgewood.
- d.** Consent and Dedication. Statements signed by the owner or agent of the owner that:
 - 1.** The subdivision is with the free consent and in accordance with the desire of the owner of the land;
 - 2.** The public rights-of-way and other public areas shown on the plat are dedicated to the Town (if the subdivision is within the Town boundaries) or to another appropriate governmental entity as specified on the plat; and,
 - 3.** The easements as shown on the plat are granted for the specified use, showing to whom they are granted, and any conditions associated therewith.
- e.** Certifications. The following persons shall make the following certifications;
 - 1.** Land surveyor, in accordance with the laws of the State of New Mexico and applicable subdivision ordinances certifying the accuracy of the survey and plat, the date of the survey, that he prepared or supervised preparation of the plat, and that he has shown all easements of record.
 - 2.** The appropriate County Treasurer that the previous ten years' property taxes due and payable have been paid.
 - 3.** Authorized representatives of the local water, electric, gas, telephone, and cable utilities certifying that their systems' needs have been met; this requirement may be waived for a subdivision when the Planning & Zoning Commission determines that the requirements of such utilities are found to be unreasonable or not in the public interest.
- f.** Supplementary Material. The following supplementary reports shall be submitted with the final plat, as required by the Planning and Zoning Commission or the Town Council.
 - 1.** Storm Drainage Management. The applicant shall furnish a plan for the collection and discharge of storm water from the subdivision. The plan shall provide that the storm water shall not be discharged in a different manner, nor at a greater volume or rate than the storm water would have flowed naturally before the development as specified in the Grading & Drainage Ordinance.
 - 2.** Soils Analysis. The applicant shall provide a soil analysis by a qualified soil scientist to determine the adequacy of the soil for the proposed construction.
 - 3.** Special Problem Analysis. For land with difficult topography or other geographic hazards to life, health or property, a report and proposed solution shall be prepared satisfactory to the Planning & Zoning Commission and in compliance with all existing ordinances.
 - 4.** Improvement Plan. The applicant shall provide a detailed plan with engineered specifications for all improvements required to be installed. These include road and street construction and surfacing, fences, utilities (water, gas electric, sewage, fiber optic), and fire hydrants. Responsibility for maintenance to be indicated when applicable. The plan shall include a schedule for lot development, which shall indicate when improvements will be provided.
 - 5.** Disclosure Statement. Prior to selling or leasing any land in a subdivision, the applicant must provide a disclosure statement to the prospective purchaser or lessee. (See Exhibit A).



**TOWN OF EDGEWOOD
PLANNING & ZONING DEPARTMENT
AGENDA ITEM
COVER SHEET**

- 6.** Any other relevant information as determined by the Planning & Zoning Commission.
- g.** Approval/Disapproval. If the final plat is in conformance with the preliminary plat as approved and conforms to this Ordinance, it shall be approved by the Planning & Zoning Commission. Should the final plat be disapproved, the Planning & Zoning Commission shall express in writing the reasons for disapproval. The reasons for disapproval shall be referenced and attached to two copies of the final plat. One of the copies shall become a part of the files of the Planning & Zoning Office.
- 1.** Approval or disapproval shall be given within thirty- five (35) days of the date of final plat submission, unless the applicant agrees in writing to a deferral. If the final plat is approved by the Planning & Zoning Commission, the approval shall be recorded on the face of the original drawing of the final plat and on two copies thereof and shall be dated and verified by the signature of the Chairman of the Planning & Zoning Commission.
- 2.** Upon receipt of final approval of the final plat by the Planning & Zoning Commission, and endorsement of the final plat by the Chair of the Commission, the Mayor and Town Clerk/Treasurer, the applicant shall record the plat in the Office of the appropriate County Clerk. A paper copy of the recorded plat shall be submitted to the Planning and Zoning Office within thirty-five (35) days of recordation. No building permits will be approved for development within said subdivision until a copy of the recorded plat has been received by the Planning & Zoning Official.
- 3.** The final plat is in full force and effect only after having been duly recorded in the office of the appropriate County Clerk and copies filed with the Planning & Zoning Official. Approval of the final plat shall become null and void if the plat is not so recorded within six (6) months after the date of approval, unless an extension of time is granted by the Planning & Zoning Commission. Submittal for recording is the applicant's responsibility. In the case of a replat, the applicant shall request the appropriate County Clerk to mark the original plat with the words "replatted" or "partially replatted" and refer on the original plat to the filed location of the rep lat. The Planning & Zoning Official shall mark the copies of the original plat on file in the Planning & Zoning Office of the Town in a similar manner.

RECOMMENDATION:

The request from Campbell Ranch for an amendment to their original Master Plan dated February 2002 provides reasonable updates which accommodate both the applicant's property rights while ensuring that no development can occur without meeting all requirements in applicable Town Ordinances. Staff recommends approval.

Date: September 7, 2021

To: City of Edgewood Planning and Zoning Department
171-A State Rd. 344
Edgewood, NM 87015

From: Campbell Corporation
215 Cowboy Way,
Edgewood, NM 87015

RE: Update to Campbell Ranch Master Plan

We are pleased to provide the following documents to assist in the discussion and evaluation of several updates and minor revisions to the Campbell Ranch Master Plan. As we have mentioned in several calls and discussions with planning staff, the Campbell Corporation is very excited to engage in the development of the next portion of our community. Much has changed since our original incorporation into the City of Edgewood in 2002. Markets have shifted, demographics have changed and the need for housing in the city and region has likewise evolved. Additionally, and in accordance with the 2020 Comprehensive Land Use Policy of the Town of Edgewood, we find it appropriate to shift our focus away from a purely up-scale, resort-oriented community to one that welcomes a wider variety of families, diversity of housing types, greater access to the fabulous beauty and natural resources of the ranch and a wider range of recreation and wellness activities.

Attached are three documents to help explain the updates we are recommending:

Attachment 1: Campbell Ranch Master Plan Update Background and Rationale

This document walks through the reasoning behind the update revisions with a general description of those proposed. This was initially presented to staff on August 31st. Input from staff and further consideration by the company have added several additional topics and clarifications. Changes from the previous version are tracked in blue with both tracked and non-tracked versions provided.

Attachment 2: Master Plan Exhibits (Updated)

This document includes both original and updated master plan maps and statistics for comparison of changes being recommended.

Attachment 3: Master Plan Document (MPD) text revisions

This document excerpts sections from the original master plan document recommended for updating. Revised text is tracked for easy identification. An updated Development Standards Summary and Land Use and Zoning Summary are also provided.

We look forward to the opportunity to share our thoughts on the recommended updates on September 28th.

Let us know if you have any questions or if further information would be helpful.

Respectfully,

Campbell Ranch Planning & Design Team

Steve Kellenberg

Bill Watt

Bob Wilhelm

Sean O'Malley

Koichiro Nagamatsu

James Burns

Robert Gately

Campbell Ranch Master Plan Update Background and Overview

9.7.21

Background

The February 2002 Campbell Ranch Master Plan presented a comprehensive and forward thinking framework for the 8,000+ acre community and open space reserve. The plan was based on twenty (20) key principles described in the first section of the Master Plan Document (MPD) addressing natural environment, village planning, development typologies, water conservation and transportation. Although almost two decades have passed since those principles were articulated, Campbell Ranch believes they remain sound and relevant and should continue to define the community framework as it moves toward implementation.

Certain aspects of the economy, market, and housing have however changed over that period. New housing products have evolved, the need for workforce and family housing has increased and demographic trends have highlighted the need for innovation in housing and neighborhood design, greater diversity in housing type, age-appropriate housing and more walkable neighborhoods. Greater utilization of cluster concepts will allow integrated landscape and plant biomass to function as a carbon sink and reduce the greenhouse gas impacts of the development.

The shifting market and evolving demographic context for Campbell Ranch suggests that for it to be successful in the marketplace and provide a 'best fit' for the town of Edgewood, certain minor modifications in the current master plan are appropriate and timely. Rather than focus almost entirely on an up-scale second home and resort market, it is appropriate to include more primary and family housing to increase supply of the housing most needed and allowing price points to moderate. This will better meet the need of the region, which like much of the country, is suffering from a lack of housing choice for growing and working families. Campbell Ranch is seeking to be a more diverse and inclusive community with a wider range of housing and neighborhood types.

Changes made pre-recession regarding Village 2 circulation and its village core location need to be documented and the viability of golf courses both from a market and environmental standpoint have diminished. These and other proposed refinements are not seen as major changes but minor updates within the existing construct and guiding principles of the MPD. Suggested updates fall roughly into nine categories:

1. Village 2 Circulation and Village Core Relocation

Prior to the recession, City staff supported, and the planning commission agreed to relocating the northernmost entry point into Village 2 to a position aligned with

the primary entry into the Paako community on the opposing side of Highway 14. A secondary implication of this change was the need to relocate the Village 2 Core to coincide with the adjusted arterial location. The following minor modifications are proposed:

- a. Revision of Village 2 backbone circulation to adjust for the relocation of the village northerly entry to align with Paako community entry.
- b. Relocate Village 2 Core due to the above entry relocation and realignment. This requires movement of the Mixed Use (MU) land use zone southerly to be adjacent to the new arterial entry.

2. Removal of One Golf Course and Reconfiguration of the Open Space Plan Golf as a primary amenity has decreased over the last two decades due to changing demographics, shifts in recreational attitudes, cost of development and maintenance and environmental impacts including water use. It is proposed that the southerly golf course located in Village 2 be removed from the plan and an open space concept accentuating retention of native woodland, riparian and pedestrian/open space corridors take its place. Project-wide, the total acreage of open space will remain the same though some types and amounts within respective villages may adjust. The following minor modifications are proposed:

- a. Removal of golf course from Village 2 master plan
- b. Reconfiguration of Village 2 open space system to emphasize natural open space and native tree retention rather than golf.
- c. Revised open space system to remain of equal or greater acreage than existing plan.
- d. Open space network to provide increased connectivity between parks, open space nodes and neighborhood trail networks.

3. Shift of Dwelling Units to More Appropriate Topography

The goal of shifting dwellings from hillside custom/semi-custom lots to more family and active-adult oriented housing is supported by a relocation of units from hillsides in Village 1 to the flatter, more buildable lands of Village 2. This shift will not exceed the 20% maximum village unit transfer criteria contained in the existing MPD. The following minor modifications are proposed:

- a. Within Village 1, transfer 92 acres from the Mixed Use (MU) planning area to the Medium (M) planning area. This results in a net unit reduction in Village 1 of 63 units.
- b. Within Village 2, transfer a total of 45 acres from Medium (M) planning areas B, C and D to Mixed Use (MU) planning area A. Within Village 2 transfer 47 acres from Low (L) planning area F to Mixed Use (MU) planning area A. These transfers result in a net unit increase in Village 2 of 63 units, matching the reduction in Village 1.
- c. The unit increase of Village 2 does not exceed 20% of the number of units in the existing Village 2 plan.

4. Updates in Landscape and Agriculture Strategies

Over the last several decades there has been a marked increase in organic farming, farm to table programs and access to healthy foods. In response, the Ranch is planning to pursue more agriculture within the community. The following minor modifications are proposed:

- a. It is envisioned that the open space setback area along Highway 14 become a productive organic working farm, maintaining the historic precedent of Campbell Ranch as a long term agricultural and grazing operation. Productive and environmentally responsive crops are being considered, including Agave, Vineyard, and/or stone fruit orchards.
- b. The potential exists to integrate orchard and smaller community gardens into the development pattern itself. Overall, onsite agriculture will be seen as an important and healthy landscape component of Monte Largo and the City.
- c. The natural beauty of Campbell Ranch will be accessed through the introduction of other semi-commercial landscapes as well, such as equestrian programs, hiking, mountain biking, and fishing in several small, sustainably developed water features.
- d. Sustainable water strategies will be utilized to reduce impact on potable water sources including:
 - Use of agricultural water sources for production crops and open water bodies
 - Predominance of drought tolerant and native species for open space corridor and park landscape
 - Minimal use of turf in both public and private landscapes

5. Update to Residential Standards

The current MPD text supports cluster and other concepts that allow greater integration of open space at the neighborhood scale. Site planning studies, however, have indicated current design standards in the MPD make such concepts difficult, if not impossible, to execute. Consistent with language found in Section 4., Development Standards, encouraging variable setbacks to increase plotting flexibility, several measures are proposed in this update that would allow 1) the ability to deliver on clustered housing concepts, 2) the inclusion of small-lot detached housing concepts that allow greater choice in senior and family housing, and 3) modifications that support integrated greenways within neighborhoods to allow greater auto-free pedestrian access to open space, parks and community facilities. The following minor modifications are proposed:

- a. Minimum lot sizes in **Mixed Use, Medium and Low** categories to be measured on an average, within a tract, rather than individual basis (p.55,58,62).
- b. Decrease minimum average lot size in the Medium zone from 6,500 SF to 5,500 SF (p.58).
- c. Decrease minimum average lot in the **Mixed Use (MU)** from 6,500 SF to 3,500 SF (p.62). Add a new lot size to the Development Standards Summary Table, 3.500-

5,500 SF, with corresponding criteria. Increase Maximum Lot Coverage, on same table, to allow transfer of on-lot open space to that usable by the neighborhood. Overall zone density does not increase. (p.74)

- d. Remove minimum lot widths on **Mixed Use and Medium zones** as a criterion and utilize minimum average lot size and building setback in controlling lot configuration. (p.74) Convert minimum widths on Low zones to average minimum lot widths and reduce from 90 feet to 80 feet. (p.55) Overall zone density does not increase.
- e. **Use Easements** adjacent to lot lines may be used to extend the function of the space and use by the adjacent lot owner or association. Specific use will be provided at time of detailed subdivision. (p.56, 59, 62).
- f. In the **Mixed Use (MU) zone** (p.52), front yard setbacks to be an average of 10 feet (currently 15 feet), with a minimum of 5 feet. Side yard setbacks to remain an average of 5 feet with a minimum of 3 feet (minimum building separation of 6 feet), and rear yard setbacks an average of 12 feet (currently 15 feet) with a minimum of 5 feet.
- g. In the **Medium (M) zone** (p.61), front yard setbacks to remain 15 feet (average) with a minimum of 10 feet. Side yard setbacks remain 5 feet (average) with a minimum of 3 feet (minimum building separation of 8 feet), and rear yard setbacks reduce to 15 feet (average) with a minimum of 5 feet.
- h. Allow lot size calculations to **include directly adjacent open space** greenways or other master association space (not exceeding 25' in depth). A homeowners association access and/or maintenance easement may overlay such open space.
- i. Building height in **Low, Medium and Mixed Use zones** to be measured from the upper level of a lot when grade is taken up within the lot architecturally or with retaining walls. This reduces mass grading by allowing grade to be absorbed with grade-adaptive architecture and site walls (p.55,58,62)
- j. None of the above to increase the gross average density within a land use zone.

6. Conformance with Current Zoning and Subdivision Ordinances

The provisions of the existing development standards are part of the Master Plan zoning granted by the Town of Edgewood previously under the Zoning and Subdivision Ordinance dated September 1999. Going forward the applicable Zoning and Subdivision ordinances will be those adopted January and November 2019, respectively. (p.49)

7. Clarifications for 50-acre (or greater) Subdivision(s) of Parent Parcel Plat Processing and Approval

The current MPD and Edgewood Subdivision Ordinance do not anticipate the processing of a Minor Plat, which is defined as a plat and/or lot split that does not convey development rights but is only for the purpose of creating separate legal parcels to facilitate ownership transfer. For a project the scale of Campbell Ranch such a process is both beneficial and necessary to convey subdivision-scale parcels of land from the master developer to individual guest builders. Therefore, for subdivisions of 50-acres (or greater) from the parent parcel – the following:

the parent parcel.

c. The drainage analysis required prior to approval of each subdivision map is not required on a subdivisions of 50-acres (or greater) from the parent parcel. (p.88)

d. Final determination of acreage for all drainage, greenbelt, golf, and reservoir areas will be established at the time of platting, except for a subdivisions of 50-acres (or greater) from the parent parcel. (p.75)

8. Expansion of Community Facility Programming

Many new communities around the country have expanded the types of activities and amenities included in community facilities to align with younger age groups and provide opportunity for social and neighbor-to-neighbor interaction. On Campbell Ranch community facility clusters may facilitate modest food and beverage and short stay lodging (p.88) facilities. (p.90)

9. Clarification on Evidence of Water Availability

The current plan retains water availability requirements not consistent with current city standards. Except in the case of 50 acre+ subdivisions of the parent parcel, Campbell Ranch will provide evidence of water availability consistent with the town of Edgewood current zoning and subdivision regulations. (p. 105)

The above updates and other minor refinements are included in the draft revised MPD text attached. It is the position of Campbell Ranch that these updates are within the construct of the MPD and its original Guiding Principles. Adopting these refinements in a timely manner will allow the project to proceed on a timetable taking advantage of current market momentum resulting in fresh and exciting new housing that meets the needs of Edgewood and the sub-region.

We look forward to your review, comment and additional refinements that confirm the master plan is in alignment with staff and planning commission objectives.

Attachment 2:

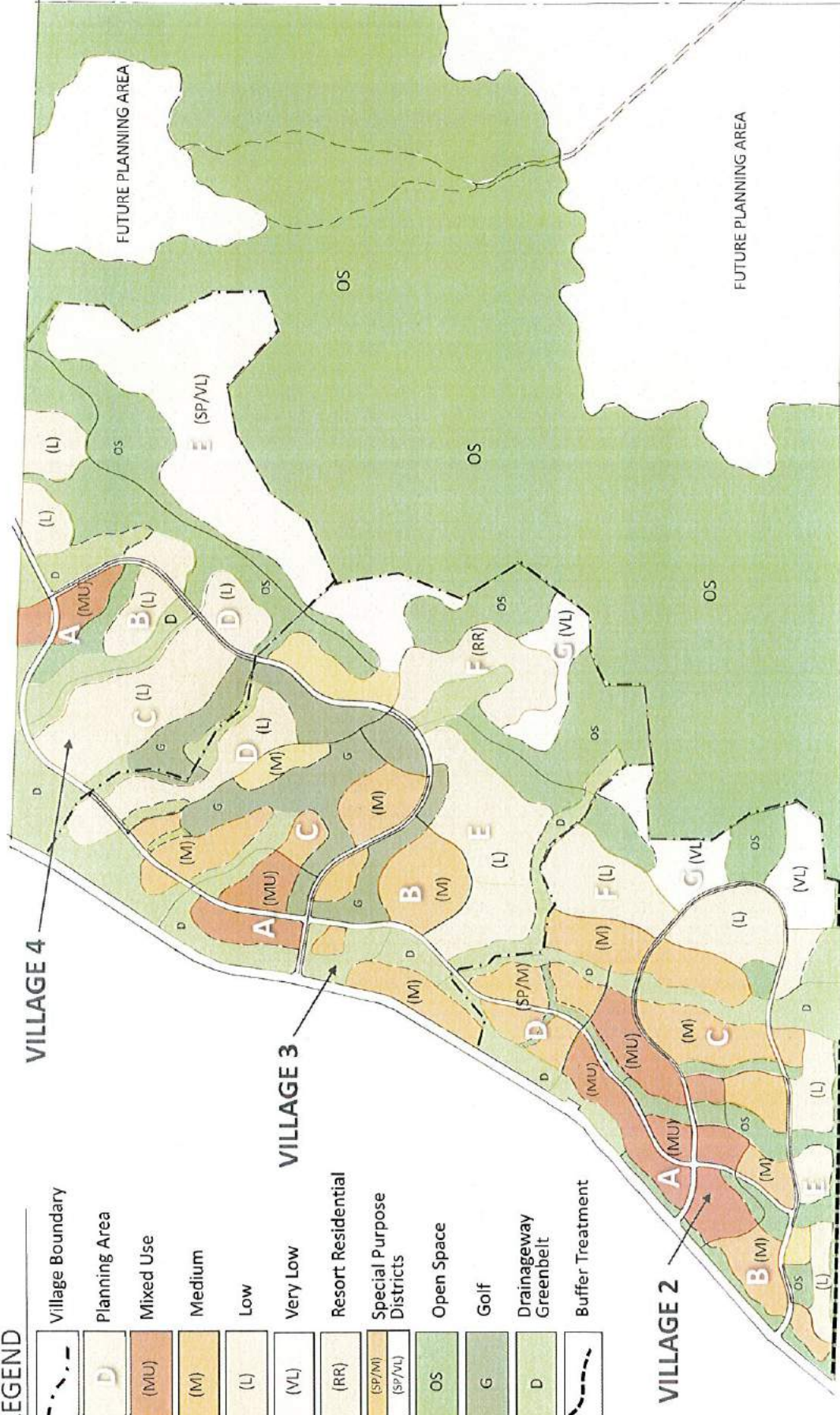
Campbell Ranch
Plan Exhibits Update
Town of Edgewood
9.7.21

Campbell Corporation



LEGEND

	Village Boundary
	Planning Area
	Mixed Use
	Medium
	Low
	Very Low
	Resort Residential
	Special Purpose Districts
	Open Space
	Golf
	Drainage Greenbelt
	Buffer Treatment



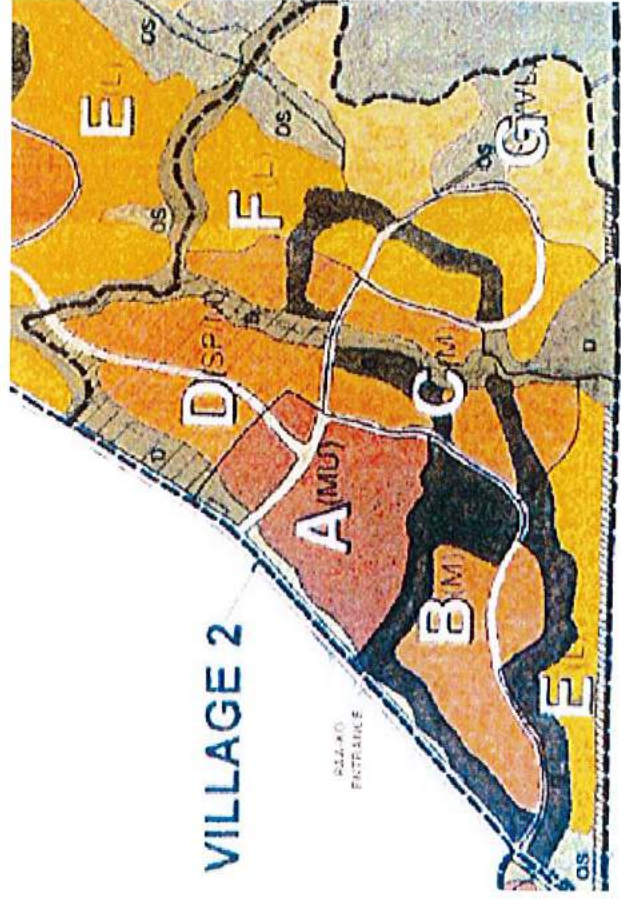
Campbell Ranch _ Master Plan Update

Town of Edgewood

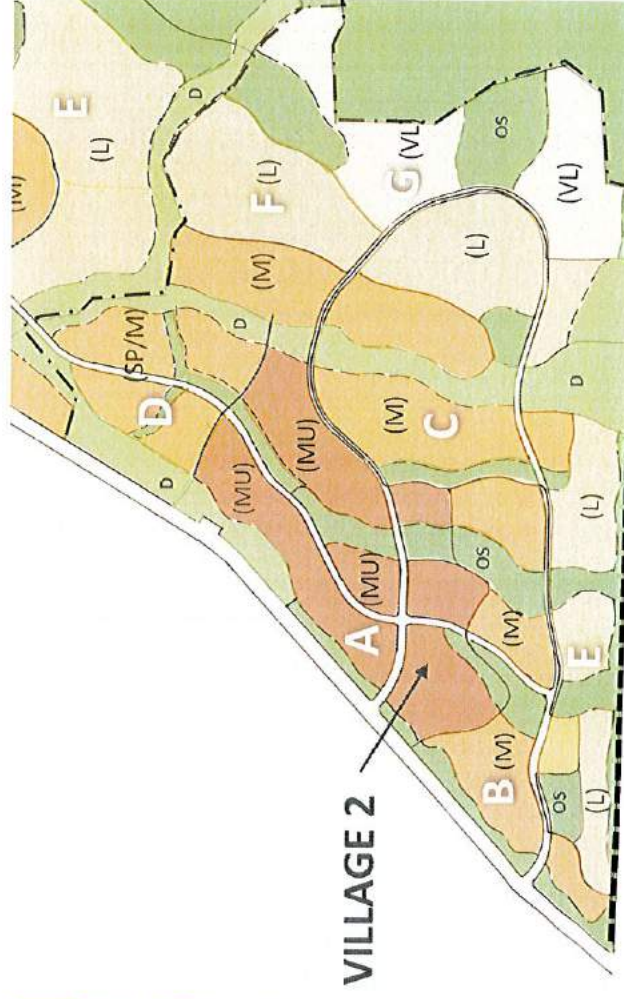
Statistical Summary

	Village 1						Village 2						Village 3						Village 4						All Villages											
	Previous			Proposed			Variance			Previous			Proposed			Variance			Previous			Proposed			Variance			Original Total			Revised Total			Variance		
	Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units		Gross AC	Units				
MIXED USE (MU)																																				
Planning Area A	92	240	0	0	-92	-240	153	277	245	277	245	444	92	167																						
SUBTOTAL	92	240	0	0	-92	-240	153	277	245	277	245	444	92	167																						
MEDIUM (M)																																				
Planning Area B	116	223	208	400	92	177	199	294	158	233	-41	-61																								
Planning Area C							137	231	159	268	22	37																								
Planning Area D							223	397	197	351	-26	-46																								
SUBTOTAL	116	223	208	400	92	177	559	922	514	852	-45	-70																								
LOW (L)																																				
Planning Area B																																				
Planning Area C	205	149	205	149	0	0																														
Planning Area D																																				
Planning Area E							159	137	159	137	0	0																								
Planning Area F	22	16	22	16	0	0	252	175	205	142	-47	-33																								
Planning Area G	62	51	62	51	0	0																														
SUBTOTAL	289	216	289	216	0	0	411	312	364	279	-47	-33																								
VERY LOW (VL)																																				
Planning Area D	252	31	252	31	0	0																														
Planning Area E	230	40	230	40	0	0																														
Planning Area G							166	36	166	36	0	0																								
Planning Area H	241	57	241	57	0	0																														
SUBTOTAL	723	128	723	128			166	36	166	36	0	0																								
RESORT RES. (RR)																																				
Planning Area F																																				
SUBTOTAL																																				
VILLAGE TOTAL	1220	807	1220	744	0	-63	1289	1547	1289	1610	0	63																								

Original Plan (2002)

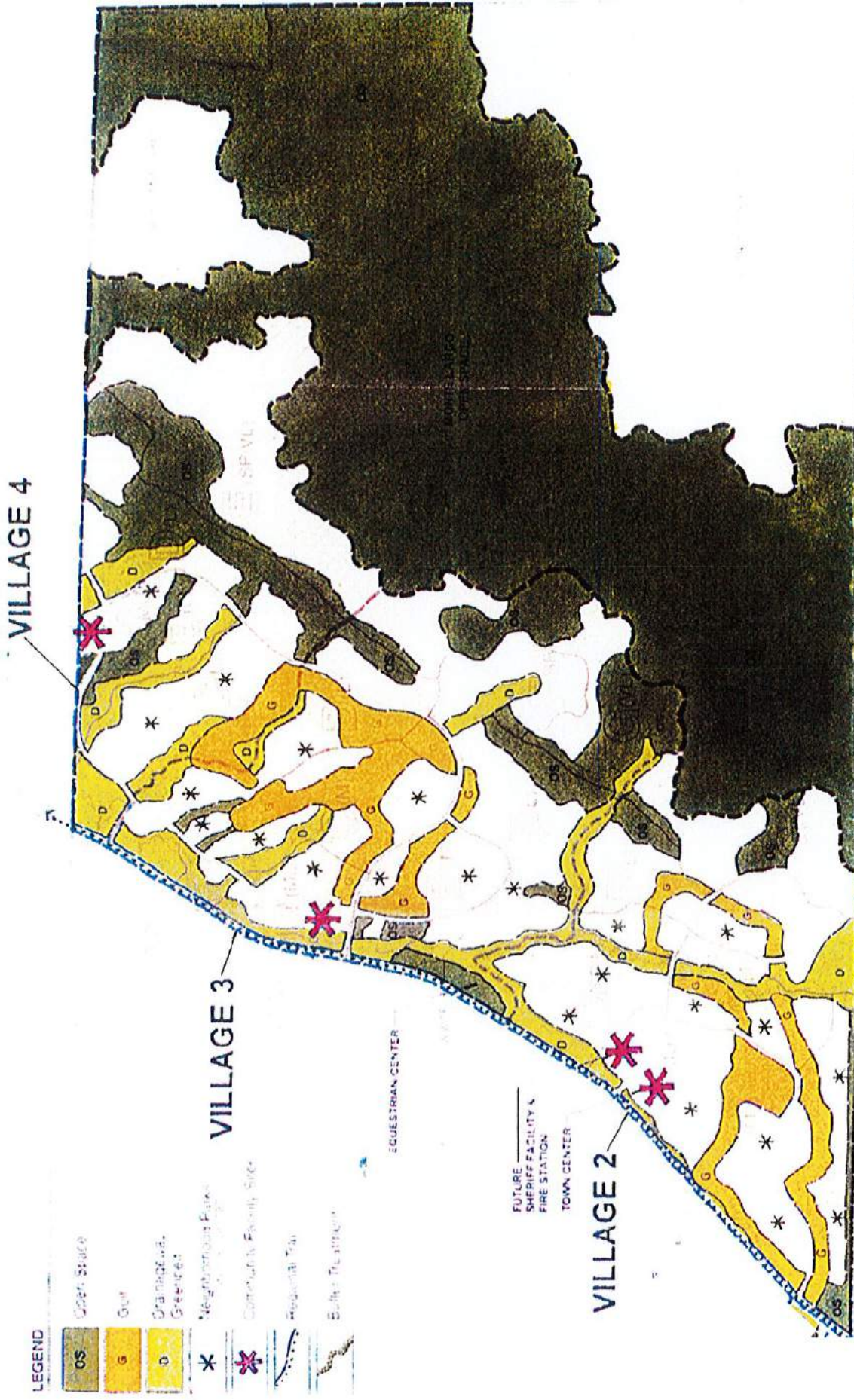


Plan Update



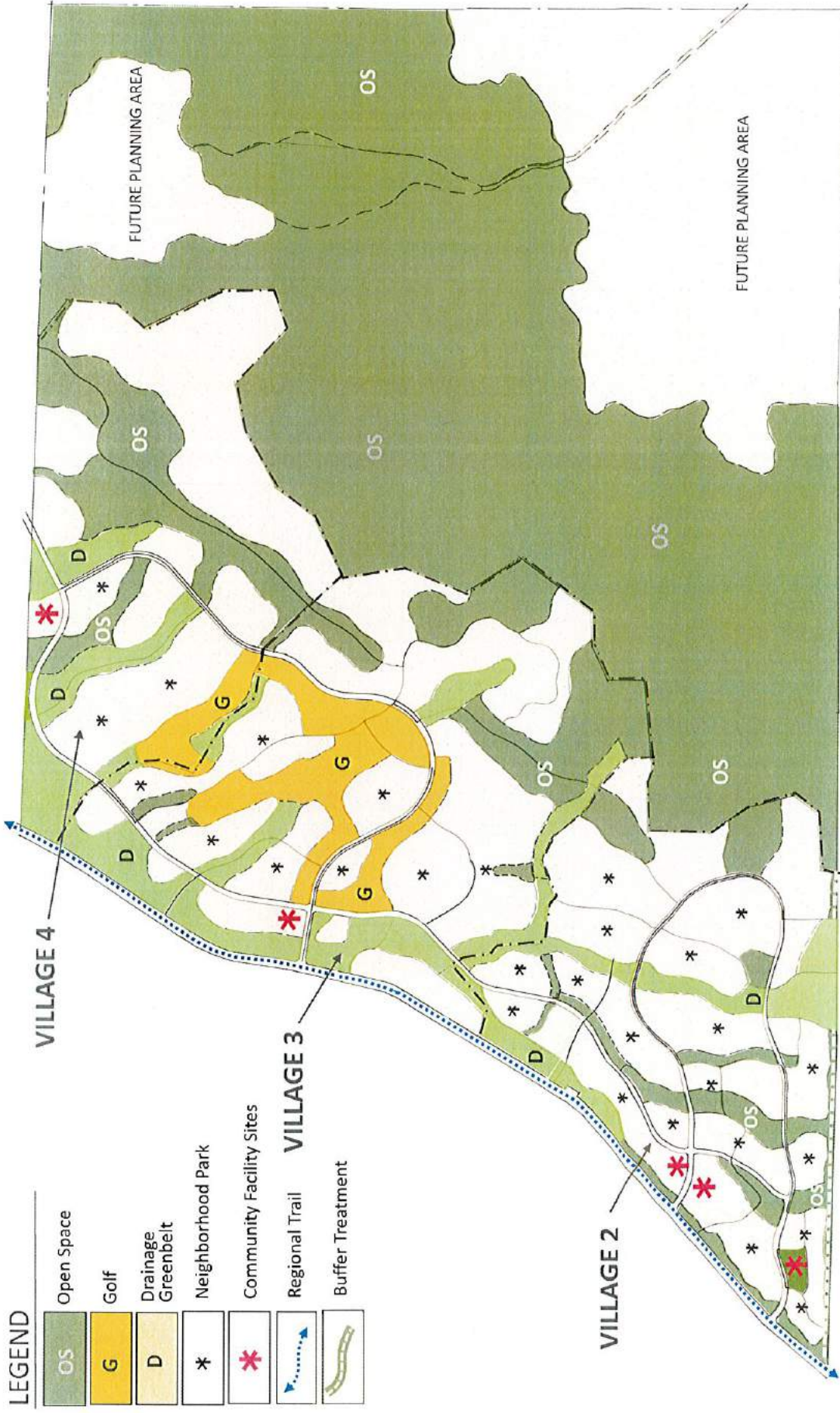
Campbell Ranch _ Village 2 Comparison

Town of Edgewood



Campbell Ranch _ Original Open Space Plan (2002)

Town of Edgewood

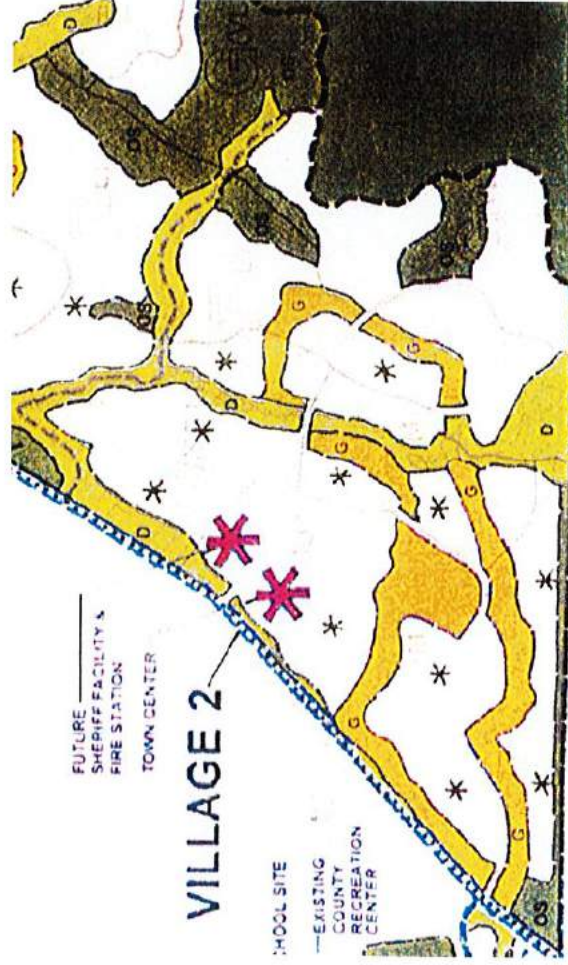


Campbell Ranch _ Open Space Plan Update

Town of Edgewood

Village 2 Open Space Summary

	Existing	Proposed	Variance
Hillside and Lowland OS	88	248	-160
Drainageway Greenbelts	120	120	0
Golf	160	0	160
Reservoir Area	0	0	0
Open space Subtotal	368	368	0



Campbell Ranch Master Plan Document _ Proposed Text Updates

9.7.21

The following text represents proposed updates to the February 2002 Campbell Ranch Master Plan document based on explanations and justifications provided in Campbell Ranch Explanatory Memo dated September 1, 2021. Please note that the sections below are partial document extractions and sections not replicated are proposed to be left as-is.

I. Executive Summary

A. INTRODUCTION (No changes proposed)

B. GUIDING PRINCIPLES

Natural Environment Preservation (No changes proposed)

Village Planning (No changes proposed)

Type of Development

A transitional buffer, in the form of screening, additional setbacks, berming, and/or tree retention will be provided between the southern boundary of the site and adjacent development and between the eastern edges of Village I and La Madera Road. The exact type of buffering will be determined at the time of platting, except for subdivisions of 50 acres or more from the parent parcel.

Water Conservation (No changes proposed)

Transportation Network (No changes proposed)

Formatted: Font: Not Bold

Formatted: Font: 11 pt

C. VILLAGE PLANNING CONCEPT

Village 1 – West of La Madera

Paragraph 2, Page 8

Village I is a community of approximately 1,220 gross acres located along La Madera Road. It is physically separated from the eastern portion of Campbell Ranch by the Paa-Ko Master Planned Community and borders Cibola National Forest land on the west. The Village will have an estimated 807744 dwelling units.

Village 2 – East of NM14, South End of Campbell Ranch

Paragraph 5, Page 11

The Village is envisioned to contain several active adult areas and a mix of recreational opportunities for residents. An 18-hole golf course is planned for this Village and will be located in Planning Areas B, C, D, E, and F. The golf course will be designed by incorporating environmentally friendly principles developed by the USGA and the Audubon Society (see Section 5: Parks, Open Space, and Community Facilities Plan for a more detailed description). A distinctive feature of the Campbell Ranch Master Plan is the San Pedro Creek Open Space, a drainage greenbelt, which runs along the middle of Village 2 and continues along the westerly edge of Villages 3 and 4 to the north. The San Pedro Creek open space further promotes the active adult and family lifestyle since a multi-use trail system runs along the Creek.

Village 3 – East of NM14, North of Village 2 (No changes proposed)

Village 4 – East of NM14, North End of Campbell Ranch (No changes proposed)

D. ZONING AND LAND USE

Paragraphs 2-6, Page 16

MU – Mixed Use Zone: This zone is intended to allow a mix of higher density single and multi-family housing products, and commercial uses that are clustered in order to create a pedestrian-friendly Village Center environment within Campbell Ranch. Lot ~~sizes-types~~ range from small-lot detached, zero lot line and/or multi-family attached townhouses to 7,000 square feet lots for single-family detached residential development. Cluster and rear-load concepts may be pursued to optimize pedestrian movement and open space access. A total of 404 gross acres are zoned MU within Campbell Ranch.

M- Medium Density Zone: This zone is intended for medium-density multi-family attached townhouses, small-lot single family and mid-sized single-family detached products. Lot sizes range in conventional, rear-loaded, cluster and zero lot line configurations from 3,500 square feet to 1/3 acre. There are ~~1,067~~ 1,114 gross acres zoned M in Campbell Ranch.

L - Low Density Zone: This zone is intended for low density, single-family residential products. Lot sizes range from 1/3 acre to 2 acres. There are ~~1,908~~ 1,861 acres zoned L in Campbell Ranch, making it the most prevalent zoning designation. As with other zones cluster concepts are encouraged to improve pedestrian movement and access to open space

VL - Very Low Density Zone: This zone is intended for the lowest density, single-family residential homesites. Lot sizes range from 2 to 40 acres. There are 1,618 acres zoned VL in the Master Plan area, making it the second largest zoning category.

SP/M - Special Purpose/Medium Density Zone: This zone is in Village 2, Planning Area D. It is a special employment zone that is intended to allow the same uses as the M zoning district, but also allow uses that will provide employment opportunities. There are approximately ~~223~~ 197 acres zoned SP/M in Village 2.

SPNL - Special Purpose Very Low Density Zone: This zone is located in Village 4, Planning Area E. It is a special employment zone that is intended to allow the same uses as the VL zoning district, but also allow uses that provide employment opportunities. There are approximately 413 acres zoned SPNL in Village 4.

R/R- Resort/Residential: This zone is located in Village 3, Planning Area F. It is intended to allow for a mix of hospitality related uses such as resorts, hotels, resort condominiums, vacation rentals, casitas, and associated uses. It is also intended to allow for low density, single family residential homesites, some of which may function as second homes. There are ~~11~~ 7 gross acres zoned R/R in Village 3.

In addition, there are several other land use categories that are located within the Master Plan area including:

OS - Open Space: The major regional open space is Monte Largo (2,932 acres) which is located in the eastern part of the property. The entire mountain will be preserved as open space and will be linked to each Village and the San Pedro Creek Open Space through a network of Village and regional trails. It is also linked to the Cibola National Forest and Sandia Game Refuge/Mountain Wilderness through a regional trail located in the southern part of the property. In addition, other forms of open space exist in the form of preserved tree stands, neighborhood parks, drainage greenbelts, and a golf course that

~~is~~ are internal to the Planning Areas (1,878 acres). Overall, 60% (4,810 acres) of the Master Plan area is preserved as open space.

G - Golf Courses: There ~~are two~~ is one 18-hole golf courses in Campbell Ranch (for more detail on the golf courses see Section 5: Parks, Open Space, and Community Facilities). As stated above, the golf courses will be designed in an environmentally-friendly manner, with standards developed by the Audubon Society and USGA. The design emphasizes the use of treated effluent for irrigation, protection of wildlife habitat and vegetation, and the retention of rainwater. The golf courses will be located in Villages ~~2, 3, and~~ or 4.

D - Drainage Greenbelt: This form of open space occurs in all four Villages and follows existing major drainageways. The most prominent drainage greenbelt is the San Pedro Creek Open Space that runs through Villages 2, 3, and 4. Many of the drainage greenbelts will also include trails. Their exact width will be determined with more detailed stormwater engineering at the time of sub-division platting.

2. Stewardship of Campbell Ranch Lands (No changes proposed)

3. Existing Conditions (No changes proposed)

4. Development Standards

A. INTRODUCTION

Paragraphs 1-2, Page 49

The following Development Standards were established to regulate the development(~~development~~) of Campbell Ranch. The provisions of these development standards are part of the MP - Master Plan zoning granted by these development standards are covered by the Town of Edgewood Zoning Ordinance, ~~September, 1999~~, January 2019, Subdivision Ordinance, November 2019; Campbell Ranch CC&R's, and area specific design guidelines. These Development Standards are unique relative to the Town of Edgewood Zoning Ordinance, ~~September-1999~~January 2019, and only apply to Campbell Ranch. Note that these Development Standards are the land use regulations that will be enforced by the Town of Edgewood. The Design Guidelines, Appendix B, will be privately enforced through subsequent development agreements or CC&Rs.

In addition to the Edgewood subdivision and platting process, Campbell Ranch will be granted a waiver to the subdivision process solely for the transferring of large tracts of property of 50 acres or more to guest builders. Such a process does not vest development rights, can utilize the "expedited process" for plat processing, and is exempt from the two-year delay prior to additional plat processing. Any purchaser of these resulting lots shall be held to all preliminary and final plat requirements of the Town of Edgewood. Any plat qualifying for this subdivision waiver must denote that all applicable subdivision requirements of the Town of Edgewood will be submitted prior to any further subdivision.

B. VILLAGES, PLANNING AREAS AND ZONING DISTRICTS

Paragraph 4, Page 49

Setbacks and lot dimensions at Campbell Ranch are designed to allow for flexibility in lot design. Developers will be given the option to utilize standard or variable setbacks/lot dimensions with the condition average density and maximum community unit count are maintained. Under certain circumstances, setbacks and lot dimensions can be modified or reduced depending on unique land features, cluster and greenway concepts, or environmental conditions. For example, variable setbacks and lot dimensions could be allowed to accommodate the preservation of vegetation or wildlife habitat areas. Variable setbacks and lot dimensions can also be used to allow for the ability to move a

house to different locations on a larger lot, to a lower slope area, or to redesign the pattern on a smaller lot. Examples of small lot design allowed by variable setbacks and dimensions include courtyards, greenway, zero lot line, or pin wheel configurations. Variable setbacks and lot dimensions must be accompanied by a building envelope diagram to ensure adequate separation of structures for fire protection (for a more detailed-description of lot setbacks, widths, etc. see the Development Standards Summary, Table 4a, page 74).

C. DEVELOPMENT STANDARDS BY DISTRICT

I. Very Low Density Residential District. (No changes proposed)

II. Low Density Residential District:

(Page 53, Paragraph 4)

The intent of the L (Low density) residential district is to allow only on-site constructed single-family dwelling units and those uses which maintain the predominantly residential nature of the district. Within the Campbell Ranch, there are ~~1,908~~ 1,861 acres of land zoned as Land the number of dwelling units within this zoning district is ~~1,149~~ 1,116. Lot sizes range from 1/3 acre to 2 acres. Cluster and greenway planning concepts are encouraged to maximize internal open space and pedestrian movement. Lot configurations, sizes, dimensions and access shall be flexible as long as total gross density and unit counts are not exceeded.

1. Permitted Uses (No changes proposed)

2. Conditional Uses (No changes proposed)

3. District Standards.

(Page 55, Paragraph 3)

The following standards apply to all land uses within the Low (L) residential district:

A. Minimum Average Lot Area: 1/3 acre (14,520 square feet) Lot area may be calculated on an average basis within a single, one product subdivision. Lot area calculations may include directly adjacent greenway open space or other master association areas not exceeding 25 feet in depth to encourage cluster and greenway housing concepts.

B. Average Minimum Lot Width: ~~90-80~~ feet

C. Standard Setbacks

Front:	30 feet
Side:	15 feet
Rear:	35 feet
Garages:	All garages must be setback a minimum of 30', and 5 feet at rear and side yards

Use easements adjacent to property lines may be utilized to allow use by adjacent property owners.

D. Variable Setbacks and Lot Dimensions: For variable setbacks and lot dimensions within a cluster or greenway site plan, a diagram must be submitted showing building envelopes which include separation between build-ings adequate to meet fire codes and other public safety regulations.

E. Maximum Building Height: 26 feet

Buildings and structures shall not exceed two and one-half (2 1/2) stories and are limited to a maximum height of twenty-six (26) feet, with the following exceptions:

- Where grade is taken up within a building envelope creating a walk-out basement level, the maximum height will be calculated from the upper-level building ground elevation.

Formatted: Tab stops: Not at 1.25"

- amateur or non-commercial radio towers belfries
- etc.

III. Medium Density Residential District:

(Page 56, Paragraph 4)

The intent of the M (Medium density) residential district is to allow only on-site constructed attached and detached single-family dwelling units and those uses which maintain the predominantly residential nature of the district. There are 1,067 acres of land within the Campbell Ranch zoned for M density and the number of dwelling units within this zoning district is 1,604. Lot sizes range from attached and detached zero lot line homes, townhouses and up to 1/3 acre lots. Cluster and greenway planning concepts are encouraged to maximize internal open space and pedestrian movement. Lot configurations, sizes, dimensions and access shall be flexible as long as total gross density and unit counts are not exceeded.

1. Permitted Uses (No changes proposed)

2. Conditional Uses (No changes proposed)

3. District Standards.

(Page 58, Paragraph 3)

The following standards apply to all land uses within the M residential district:

- A. Minimum Average Lot Area: ~~6,500~~ 5,500 square feet per detached single-family home. Lot area may be calculated on an average basis within a single, one product subdivision. Lot area calculations may include directly adjacent greenway open space or other master association areas not exceeding 25 feet in depth to encourage cluster and greenway housing concepts.
- B. Minimum Lot Width: 50 feet
- C. Standard Setbacks

Front:	15 feet <u>average, 10 feet minimum</u>
Side:	5 feet <u>average, 3 feet minimum, (8 feet minimum building separation)</u>
Rear:	20-15 <u>feet average 5 feet minimum</u>
Garages	All <u>Garages in a conventional subdivision must be setback a minimum of 20 feet, and 5 feet at rear and side yards. Cluster and Greenway housing types may utilize a zero lot line condition.</u>

Use easements adjacent to property lines may be utilized to allow use by adjacent property owners.
- D. Variable Setbacks and Lot Dimensions: For variable setbacks and lot dimensions within a cluster or greenway subdivision, a diagram must be submitted showing building envelopes which include separation between buildings adequate to meet fire codes and other public safety regulations.
- E. Maximum Building Height: 26 feet
Buildings and structures shall not exceed two and one half (2 ½) stories and are limited to a maximum height of twenty-six (26) feet, with the following exceptions:
 - Where grade is taken up within a building envelope creating a walk-out basement level, the maximum height will be calculated from the upper-level building ground elevation.
 - amateur or non-commercial radio towers
 - belfries

- etc.

IV. Mixed Use District:

(Paragraph 4, Page 59)

The intent of the Mixed Use MU district is to expand housing options in Campbell Ranch by allowing for higher density apartments, townhomes, and condominiums mixed with neighborhood and community scale commercial development within Campbell Ranch. Within Campbell Ranch, there are 404 acres of land zoned MU and the estimated number of dwelling units within this zoning district is 904. A key element is the Village Center, which will include a mix of retail and residential uses. Lot sizes range from multi-family units on a single lot, townhomes, zero lot line, and traditional single-family detached housing, and commercial lots. Cluster and greenway planning concepts are encouraged to maximize internal open space and pedestrian movement. Lot configurations, sizes, dimensions and access shall be flexible as long as total gross density and unit counts are not exceeded.

1. Permitted Uses:

Paragraph 5, Page 59

- A. Duplexes, townhouses, condominiums, and apartments, not to exceed the maximum density of 904 dwelling units overall;
- B. Accessory uses and structures including manager's office, laundry facilities, club houses, and recreational facilities, and as defined subsequently in the CC&R's and area-specific design guidelines;
- C. Cluster and small-lot subdivisions, provided the maximum density of the MU district is not exceeded;
- G. One (1) single family dwelling unit per lot, except in the case of condominiums, townhouses and other attached housing types.

2. Conditional Uses (No changes proposed)

3. District Standards. The following standards apply to all land uses within the MU Planning Area:

Paragraph 12, Page 61

- A. Minimum Average Lot Area: 6,500-3,500 square feet for detached single-family residential: zero lot line allowed for small-lot detached, attached residential or non-residential development. Lot area may be calculated on an average basis within a single, one-product subdivision. Lot area calculations may include directly adjacent greenway open space or other master association areas not exceeding 25' in width to encourage cluster and greenway housing concepts.
- B. Minimum Lot Width: 50 feet
- C. Standard Setbacks (setbacks in the MU district may utilize a zero lot line)

Front:	<u>15 10 feet average, 5 feet minimum</u>
Side:	<u>5 feet average, minimum 3' (6 feet minimum building separation), except townhomes and multi-family where a minimum of 5' is maintained.</u>
Rear:	<u>15 12 feet average, 5 feet minimum (5 feet average when alley-loaded)</u>
Garages:	For 6,500 sf detached single-family residential, all garages must be setback a minimum of 20 feet, and 5 feet at rear and side yards. <u>Cluster and Greenway housing types may utilize a zero-lot line condition.</u>

For 3,500 – 5,000 sf detached single-family residential, all garages must be setback a minimum of 5' from streets or alleys.

Use easements adjacent to property lines may be utilized to allow use by adjacent property owners.

- D. Variable Setbacks and Lot Dimensions: For variable setbacks and lot dimensions, a diagram must be submitted showing building envelopes which include separation between buildings adequate to meet fire codes and other public safety regulations.
- E. Maximum Building Height: 35 feet
Buildings and structures shall not exceed three (3) stories and are limited to a maximum height of thirty-five (35) feet, with the following exceptions:
- Where grade is taken up within a building envelope creating a walk-out basement level, the maximum height will be calculated from the upper-level building ground elevation.
 - amateur or non-commercial radio towers
 - Etc...

V. Special Purpose/Medium Density Districts (Updates similar to Medium (M) Zone)

VI. Special Purpose/Very Low Density District. (No changes proposed)

VII. Resort Residential District (No changes proposed)

VIII. Subdivision Development Standards
(Page 74)

See table 4a for revised setbacks

5. Parks, Open Space and Community Facilities

A. INTRODUCTION (No proposed changes)

B. PARKS, OPEN SPACE, RESPONSIBILITY and ALLOWED USE
(Paragraph 4, Page 75)

There are six different categories of parkland and open space being planned for each of the four Villages in Campbell Ranch. The accompanying matrix (see page 77) provides an overview of the various types of parkland and open space within each Village. The matrix also includes approximate total acreage, ownership (implied/proposed), maintenance responsibility, and allowed uses. Final determination of acreage for all drainage, greenbelt, golf, and reservoir areas will be established at the time of platting, except for subdivisions of 50 acres or more from the parent parcel.

Hillside and Lowland Open Space
(Paragraph 3, Page 76)

A total of approximately 1,045 acres of hillside and lowland open space is planned for Campbell Ranch. The matrix indicates the number of acres of hillside and lowland open space that has been designated per Village. Village 1 contains the largest percentage of this type of open space, containing 40% of all hillside and lowland designated open space in Campbell Ranch. Village 2 contains the least amount, comprising 9% of this type of open space within Campbell Ranch. Allowed uses for hillside and lowland open space include a variety of facilities including trails, drainage, access roads, fire breaks, utilities, production/neighborhood agriculture and infrastructure easements, etc. Ownership and responsibility or maintenance of these facilities will lie with a designated Master Association or other private landowner, unless publicly acquired. If appropriate, these open space

areas will be irrigated with treated effluent and/or agricultural water where available, as a water conservation method.

Table Sa: Parks, Open Space and Community Facilities Responsibility / Use. (To be revised)
(Page 77)

Golf Course and Related Facilities

Paragraph 2, Page 80

Formatted: Font: Bold

Formatted: Font: Italic

~~Two~~One 18-hole golf course and ~~their~~ its related uses including clubhouses, driving ranges, maintenance facilities, and pro shops ~~may~~will comprise approximately ~~180~~ 360 acres of open space within Campbell Ranch. The golf course amenities...

C. BENEFITS OF TURF, TREES, and NATURAL AREAS (No proposed changes)

D. COMMUNITY FACILITIES

(Page 90, Paragraph 6)

Community Centers: Community centers are important community amenities since they provide much needed services such as after school and summer recreation programs for kids, as well as common areas that can be utilized by the entire community. The Vista Grande Community Center already serves the northern half of the East Mountain Area. The facility contains a large multi-purpose room (with a stage) used for community functions. Classrooms and other larger rooms are used for a variety of activities. Outside, the facility has baseball, softball, and soccer fields, as well as playground equipment.

Additional community centers will be allowed in any of the Planning Areas within Campbell Ranch if it is determined that additional centers are needed over time. New thinking regarding such centers will be incorporated into their design and programming, including the potential inclusion of modest commercial food and beverage operations allowing potential residents to visit and learn about the character and opportunity of the area.

6. Terrain Management Overview

A. INTRODUCTION (No proposed changes)

B. EXISTING HYDROLOGIC and HYDRAULIC ANALYSIS (No proposed changes)

C. FLOODPLAIN and EROSION ENVELOPES/FEMA FLOODPLAINS (No proposed changes)

D. PROPOSED DRAINAGE CONDITIONS

(Paragraph 2, Page 88)

The proposed drainage conditions, as shown on the Proposed Drainage Conditions map (see page 91), are conceptual only and serve to indicate the general requirements and locations. Generally, all major arroyos and drainage ways in the Master Plan area will remain in a natural state. Discharge points for adjacent development and road crossings alike will be minimized. Note that subsequent drainage analyses will be required with each subdivision plat, except for subdivisions of 50 acres or more from the parent parcel.

E. SAN PEDRO CREEK MANAGEMENT and PROTECTION (No proposed changes)

F. GRADING (No proposed changes)

G. SUMMARY (No proposed changes)

7. Water Overview

A. INTRODUCTION (No proposed changes)

B. MASTER PLAN (No proposed changes)

C. WATER RIGHTS SUMMARY (No proposed changes)

D. GROUNDWATER SURVEY OF TIJERAS BASIN AREA

E. CONCLUSION (No proposed changes)

(Paragraph 1, Page 105)

Assuming reasonable annual residential and mixed-use water demand of approximately 0.28 acre feet per dwelling unit, the 636 acre feet currently available to the Campbell Ranch should serve more than half of the master-planned area, including some commercial uses. The remaining developed area of Campbell Ranch can easily be served under the water rights currently requested of the State Engineer's Office, and strongly supported by extensive geohydrological studies. Note that prior to subdivision platting, ~~the State Engineer must issue a favorable opinion showing a 70-year supply of water for each subdivision~~ the applicant must provide evidence of water availability consistent with the Town of Edgewood zoning & subdivision regulations, except for subdivisions of 50 acres or more from the parent parcel.

8. Wastewater Management Overview (No proposed changes)

9. Transportation Overview (No proposed changes)

10. Fiscal Impact Assessment Overview (No proposed changes)

11. Conclusion (No proposed changes)

Table 1b. Land Use and Zoning Summary (Existing 2002)

Zones - Density Range	Village 1		Village 2		Village 3		Village 4		TOTAL	
	Gross AC	Units	Gross AC	Units	Gross AC	Units	Gross AC	Units	Gross AC	Units
MIXED USE (MU)										
Planning Area A	92	240	153	277	124	312	35	75		
SUB TOTAL	92	240	153	277	124	312	35	75	404	904
MEDIUM (M)										
Planning Area B	116	223	199	294	143	179				
Planning Area C			137	231	249	280				
Planning Area D			223	397						
SUB TOTAL	116	223	559	922	392	459			1067	1604
LOW (L)										
Planning Area B							112	63		
Planning Area C	205	149					257	126		
Planning Area D					260	151	269	82		
Planning Area E			159	137	310	199				
Planning Area F	22	16	252	175						
Planning Area G	62	51								
SUB TOTAL	289	216	411	312	570	350	638	271	1908	1149
VERY LOW (VL)										
Planning Area D	252	31								
Planning Area E	230	40					413	89		
Planning Area G			166	36	316	38				
Planning Area H	241	57								
SUB TOTAL	723	128	166	36	316	38	413	89	1618	291
RESORT RES. (RR)										
Planning Area F					117	75				
SUB TOTAL					117	75			117	75
VILLAGE TOTAL	1220	807	1289	1547	1519	1234	1086	435	5114*	4023
OPEN SPACE										
Monte Largo									2,932	
Open Space internal to Villages*									(1,878)	
Total Open Space									[4,810]	
GRAND TOTAL									8046	4023

*Open space internal to Villages includes drainage greenbelts, hillside and lowland open space, and golf courses.

Table 1b. Land Use and Zoning Summary (Updated)

	Village 1		Village 2		Village 3		Village 4		TOTAL	
	Gross AC	Units	Gross AC	Units	Gross AC	Units	Gross AC	Units	Gross AC	Units
MIXED USE (MU)										
Planning Area A	0	0	245	444	124	312	35	75		
SUBTOTAL	0	0	245	444	124	312	35	75	404	831
MEDIUM (M)										
Planning Area B	208	400	158	233	143	179				
Planning Area C			159	268	249	280				
Planning Area D			197	351						
SUBTOTAL	208	400	514	852	392	459	0	0	1,114	1,710
LOW (L)										
Planning Area B							112	63		
Planning Area C	205	149					257	126		
Planning Area D					260	151	269	82		
Planning Area E			159	137	310	199				
Planning Area F	22	16	205	142						
Planning Area G	62	51								
SUBTOTAL	289	216	364	279	570	350	638	271	1,861	1,116
VERY LOW (VL)										
Planning Area D	252	31								
Planning Area E	230	40					413	89		
Planning Area G			166	36	316	38				
Planning Area H	241	57								
SUBTOTAL	723	128	166	36	316	38	413	89	1,618	291
RESORT RES. (RR)										
Planning Area F					117	75				
SUBTOTAL					117	75	0	0	117	75
VILLAGE TOTAL	1,220	744	1,289	1,610	1,519	1,234	1,086	435	5,114*	4,023
OPEN SPACE										
Monte Largo									2,932	
Open Space Internal to Villages*									(1878)	
Total Open Space									(4,810)	
GRAND TOTAL									8,046	4,023

*Open space internal to Villages includes drainage, greenbelts, hillside and lowland open space, agriculture and golf courses.

Table 4a – Development Standards Summary (Existing 2002)

Use Residential Product Type	Minimum Lot Width ⁽¹⁾	Minimum Setbacks ⁽²⁾				Maximum Lot Coverage ⁽³⁾	Maximum Building Height
		Front	Side	Rear	Garage ⁽⁴⁾		
Multi-Family ⁽⁵⁾	N/A	15'	5' ⁽⁶⁾	20'	NA	60%	35'
Townhomes ⁽⁵⁾	N/A	15'	5'	20'	NA	60%	26'
6,500 - 7,000 sf. lots	50 ft.	15' ⁽⁷⁾	5' ⁽⁶⁾	20'	20'	40% (45%)	26'
7,000 - 9,000 sf. lots	60 ft.	20' ⁽⁷⁾	5' ⁽⁶⁾	20'	20'	40% (45%)	26'
9,000 sf. - 1/3 acre lots (9,000 - 14,520 sf.)	70 ft.	20' ⁽⁷⁾	15' ⁽⁶⁾	20'	20'	40% (45%)	26'
1/3 - 1/2 acre lots (14,520 - 21,780 sf.)	90 ft.	30'	15' ⁽⁶⁾	35'	30'	30% (35%)	29'
1/2 - 3/4 acre lots (21,780 - 32,870 sf.)	100 ft.	35'	20' ⁽⁶⁾	40'	40'	25% (30%)	26'
3/4 - 1 acre lots (32,670 - 43,560 sf.)	125 ft.	50'	25' ⁽⁶⁾	50'	50'	20% (25%)	26'
1 - 2 acre lots (43,560 - 87,120 sf.)	140 ft.	60'	30'	60'	60'	15% (20%)	26'
2 - 40 acre lots (87,120 - 217,800 sf.)	200 ft.	80'	40'	80'	80'	10% (15%)	26'

1. Second story: additional 5' required.

2. Corner lots: additional 5' required.

3. Rear and side yard garage setback is 5'.

4. Zero Lot Line setbacks allowed for these products.

5. Variable setbacks will be allowed to deal with land form issues, drainage, environmental situations, and to allow for flexibility in all categories when accompanied by a building envelope diagram.

6. (45%) maximum building coverage for single story.

7. Lot width is measured beyond the minimum setback line at the point where the building envelope begins.

Table 4a – Development Standards Summary (Updated)

Items in blue text are updated

	Use Residential Product Type	Minimum Average Lot Width ⁷	Minimum Average Setbacks ⁵				Maximum Lot Coverage	Maximum Building Height
			Front	Side ²	Rear	Garage ³		
Mixed Use Zone	Multi-Family ¹	N/A	10'(5')	5'	12'(5')	N/A	80%	35'
	Townhomes ¹	N/A	10'(5')	5'	12'(5')	N/A	80%	26'
	3,500-5,500 sf lots ⁴	N/A	10'(5')	5'(3')	12'(5')	5'	60%(65%)	26'
Medium Zone	5,500-7,000 sf lots ⁴	N/A	15'(10')	5'(3')	15'(5')	20'	55%(60%)	26'
	7,000-9,000 sf lots	60 ft.	20'(10')	5'(3')	15'(10')	20'	50%(55%)	26'
	9,000 - 1/3 acre lots. (9,000-14,520 sf.)	70 ft.	20'(15')	15'(10')	20'(15')	20'	40%(45%)	26'
Low Zone	1/3 - 1/2 acre lots (14,520 - 21,780 sf.)	80 ft.	30'	15'	35'	30'	30%(35%)	26'
	1/2 - 3/4 acre lots. (21,789 - 32,670 sf.)	100 ft.	35'	20'	40'	40'	25%(30%)	26'
	3/4 - 1 acre lots. (32,670 - 43,560 sf.)	125 ft.	50'	25'	50'	50'	20%(25%)	26'
	1 - 2 acre lots. (43,560 - 87,120 sf.)	140 ft.	60'	30'	60'	60'	15%(20%)	26'
Very Low Zone	2 - 40 acre lots. (87,120 - 217,800 sf.)	200 ft.	80'	40'	80'	80'	10%(15%)	25'

1. Second Story: additional 5' required on minimum 50% of total building massing

2. Corner Lots: additional 5' required

3. Rear and side yard garage setback: 5' except zero lot line

4. Zero Lot Line setbacks and Use Easements allowed for these

5. Variable setbacks will be allowed when accompanied by building envelope diagram. Numbers in parenthesis are Minimum Setbacks which must combine with greater setbacks along the same property line to not exceed the Minimum Average.

6. (45%) increased maximum coverage for single story

7. Lot width is calculated as an average of the full length of the lot

Table 5a: Parks, Open Space, and Community Facilities
Responsibility / Use (Existing 2002)

Type	Acreage (by Village)	Ownership	Responsibility	Allowed Uses
PARKS, OPEN SPACE				
Neighborhood Parks	1 acre / 1,000 pop	Master Association	Master Association	Playground, basketball court(s), tennis courts, recreation facilities, support uses, parking, wastewater effluent reuse/disposal
Community Parks	N/A	N/A	N/A	N/A
Hillsdale and Lowland Open Space	Village 1 - 412 ac Village 2 - 68 ac Village 3 - 272 ac Village 4 - 232 ac Total: 1,045 ac	Landowner/Master Association	Landowner/Master Association	Trails, drainage facilities, access roads, fire breaks, utilities, water and sewer easements, wastewater effluent reuse/disposal, etc.
Drainageway Greenbelts	Village 1 - 45 ac Village 2 - 110 ac Village 3 - 150 ac Village 4 - 130 ac Total: 435 ac	Master Association	Master Association	Roads, bridges, access/improvement roads, golf, trails and slopes, drainage structures, wastewater effluent reuse/disposal
Golf	Village 2 - 140 ac Village 3 - 150 ac Village 4 - 49 ac Total: 339 ac	Private or Public	Private or Public	Related buildings, parking, operation/maintenance facilities, storage, lakes, wastewater effluent reuse/disposal
Reservoir Area	12 acres	Master Association	Master Association	Stormwater storage and related operations and maintenance facilities, restricted recreational uses, wastewater effluent reuse/disposal
Open Space Subtotal	1,878 acres			Communications and utility structures when visually integrated, as required by town regulations and Campbell River Design Guidelines, commercial recreation uses, fishing, bicycling, or equestrian trails, roads, easements, utility exchanges, park or recreational uses, picnic facilities, natural or scenic commercial attraction elements, interpretative centers, reservoirs, stormwater management facilities
More Large Open Space	2,932 acres	Landowner/Trust or Public	Landowner/Trust or Public	Access roads, trails, firebreaks, infrastructure easements, sewer and stormwater, multi-use recreational uses
Total Open Space (excluding parks)	4,810 acres (66% open space)			
COMMUNITY FACILITIES				
Law Enforcement	in MU area(s)	To be determined	To be determined	Offices, related uses
Fire Station	in MU area(s)	"	"	Offices, related uses
Public Services	in MU area(s)	"	"	Library, libraries, schools, community center, etc.
Medical Center	in MU area(s)	Private	Private	Hospital, etc.
Equestrian	15 acres	Private	Private	Dutlidge, parking, stables, paddocks, riding facilities, storage, etc.

Table 5a: Parks, Open Space, and Community Facilities
Responsibility / Use (Updated)

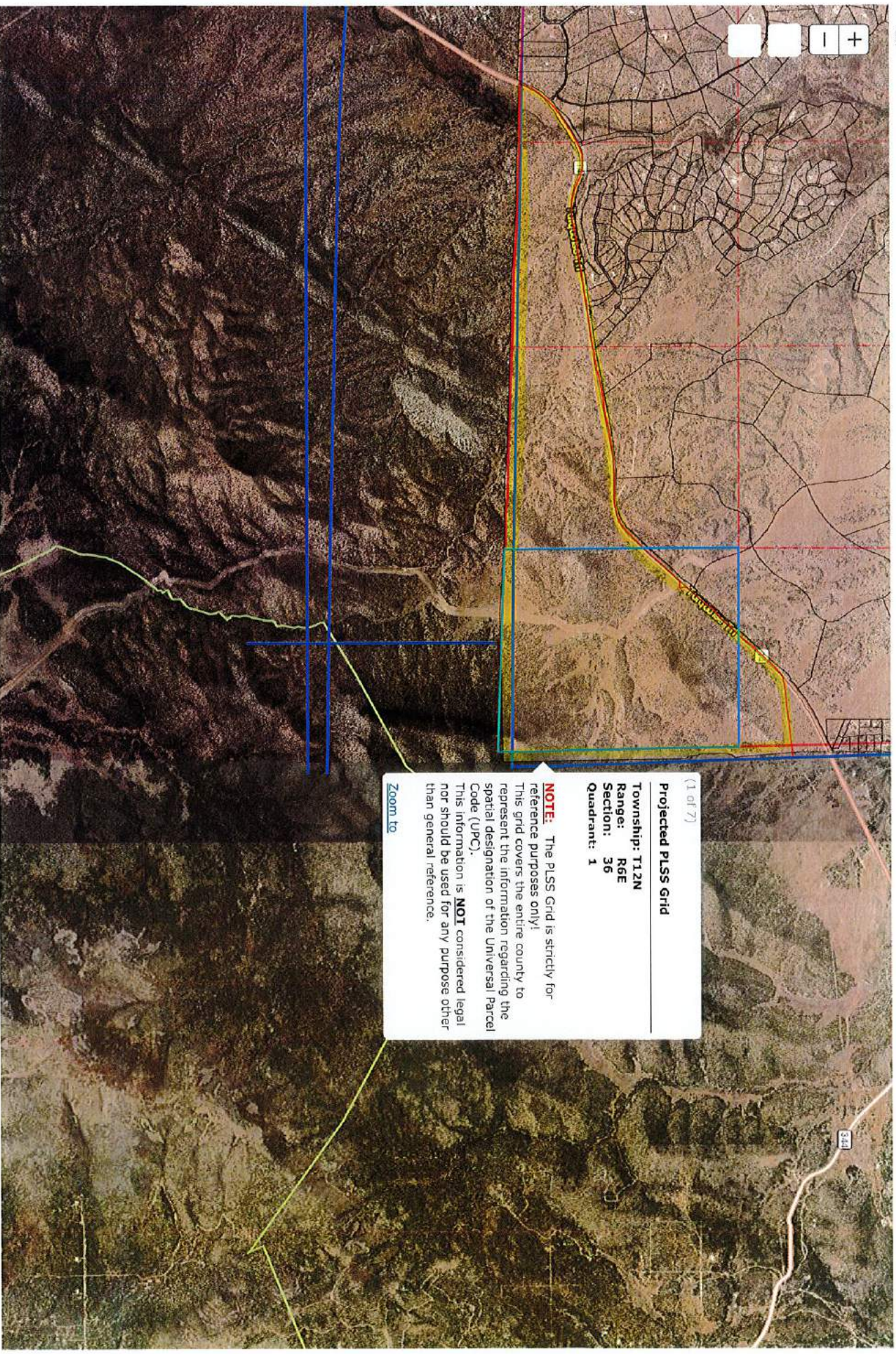
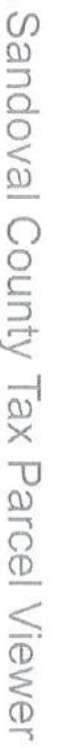
Type	Average (by Village)	Ownership	Responsibility	Allowed Uses
PARKS, OPEN SPACE				
Neighborhood Parks	1 acre/1,000 popl	Master Association	Master Association	Playground, basketball court(s), tennis courts, recreation facilities, support uses, parking, wastewater effluent reuse/disposal
Community Parks	NA	NA	NA	NA
Hillside and Lowland Open Space	Village 1 - 412 ac. Village 2 - 248 ac. Village 3 - 272 ac. Village 4 - 273 ac. Total 1,205 ac.	Landowner/Master Association	Landowner/Master Association	Trails, drainage facilities, access roads, fire breaks, utilities, water and sewer easements, wastewater effluent reuse/disposal, etc.
Drainageway Greenbelts	Village 1 - 46ac. Village 2 - 120ac. Village 3 - 160 ac. Village 4 - 130 ac. Total 456 ac.	Master Association	Master Association	Roads, bridges, access/maintenance roads, golf, trails/rest stops, drainage structures, wastewater effluent reuse/disposal
Golf	Village 2 - 0 ac. Village 3 - 160 ac. Village 4 - 40 ac. Total 200 ac.	Private or Public	Private or Public	Related buildings, parking, operation/maintenance facilities/storage, lakes, wastewater effluent reuse/disposal
Reservoir Area	17 Acres	Master Association	Master Association	Stormwater storage and related operations and maintenance facilities, restricted recreational uses, wastewater effluent reuse/disposal
Open Space Subtotal	1,878 acres			Communication and utility structures when visually integrated, as required by Town regulations and Campbell Ranch Design Guidelines; commercial recreation uses; hiking, bicycling, or equestrian trails; roads, easements, utility crossings; park or recreational uses, picnic facilities; naturalist or environmental education centers, interpretative centers; reservoirs, stormwater management facilities
Monte Largo Open Space	2,932 acres	Landowner/Trust or Public	Landowner/Trust or Public	Access roads, trails, fire breaks, infrastructure/easements, water and stormwater, restricted recreational uses
COMMUNITY FACILITIES				
Total Open Space (excluding parks)	4,810 acres (60% open space)			
Law Enforcement	in MU area(s)	To be determined	To be determined	Offices, related uses
Fire Station	in MU area(s)	"	"	Offices, related uses
Public Services	in MU area(s)	"	"	Library, fine arts, schools, community center, etc.
Medical Center	in MU area(s)	Private	Private	Hospital, etc.
Equestrian	25 acres	Private	Private	Buildings, parking stables, paddocks, riding facilities, storage, etc.



Search by Address or UPC



0.4mi



94418048 - REAL - 0 UNASSIGNED,
EDGEWOOD

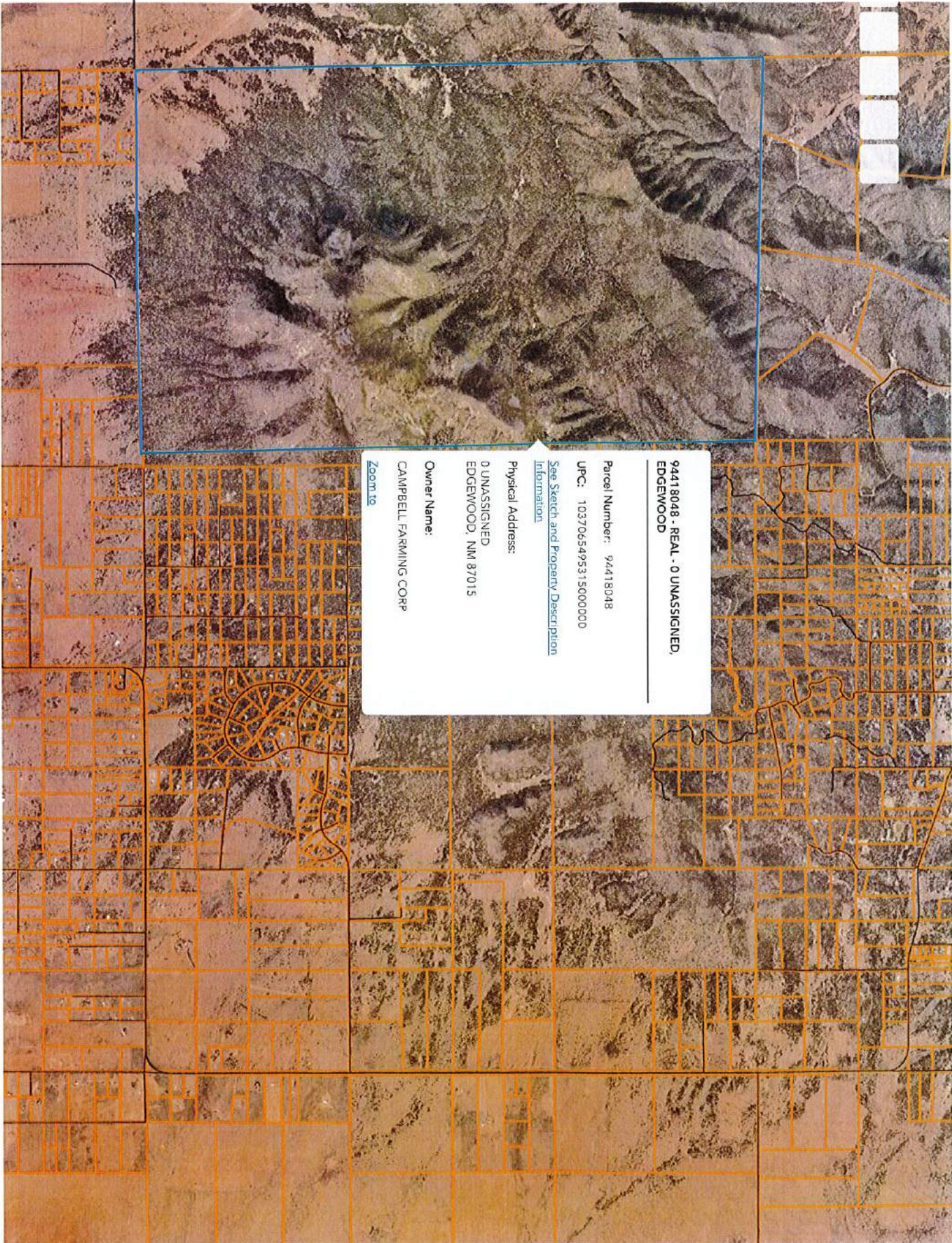
Parcel Number: 94418048
UPC: 1037065495315000000

[See Sketch and Property Description Information](#)

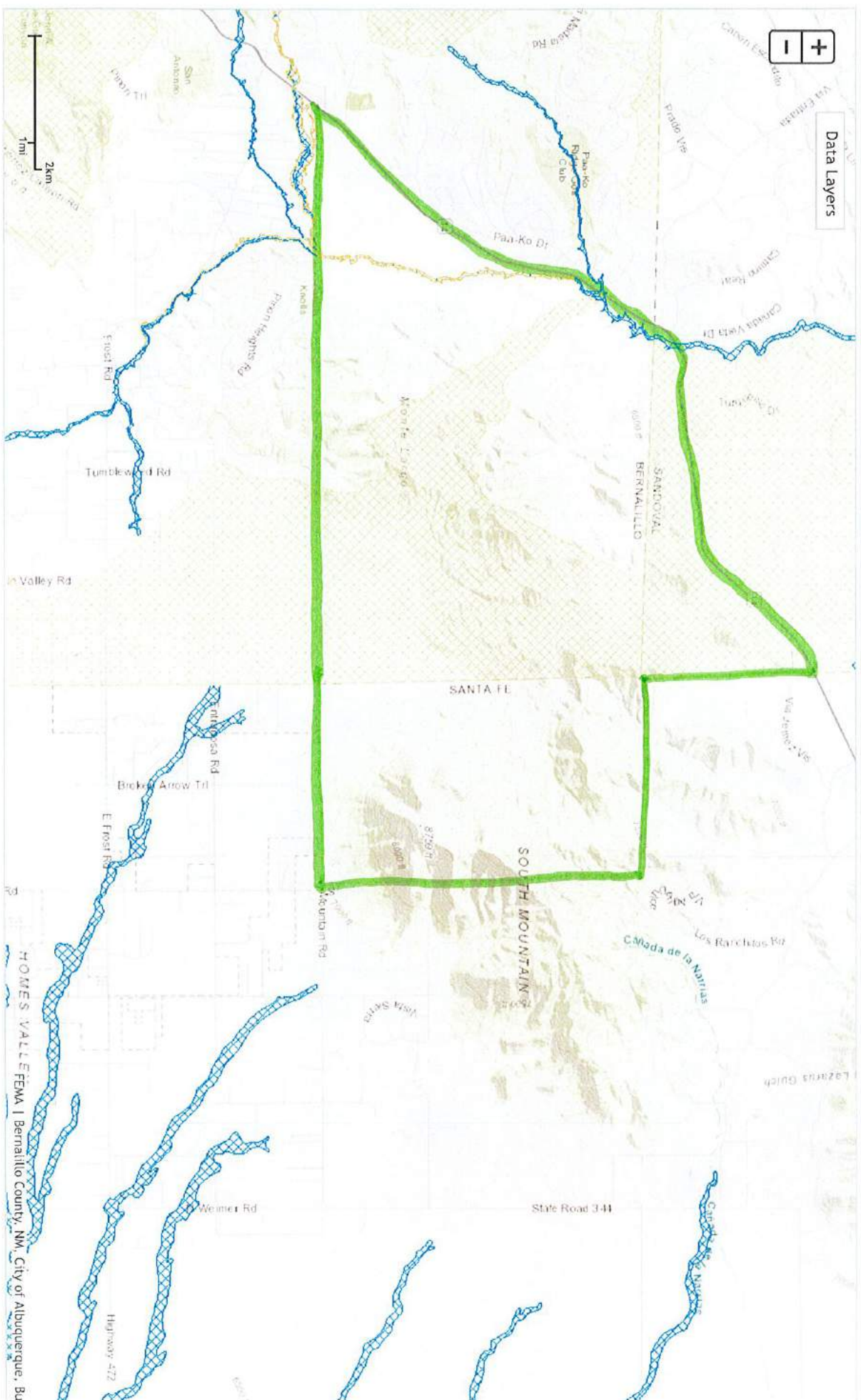
Physical Address:
0 UNASSIGNED
EDGEWOOD, NM 87015

Owner Name:
CAMPBELL FARMING CORP

[Zoom to](#)



Data Layers



PROOF OF PUBLICATION

Newspaper:

Date of Publication:

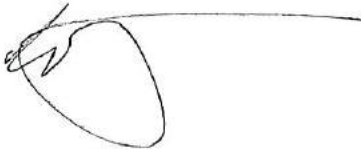
Reference:

I, Monet Chavez, employee of the Town of Edgewood, do hereby certify that this is a true copy of a published newspaper notice.

Signature



Approval Signature

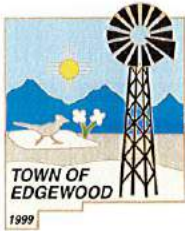


NOTICE OF PUBLIC HEARING

The Town of Edgewood Planning & Zoning will hold a Quasi-Judicial Hearing at 6:30 PM on Tuesday, September 28, 2021, at the Town of Edgewood Town Hall, 171 A. NM 344 to consider the amendment of the Campbell Ranch Master Plan dated February 2002, NMPM, Town of Edgewood, Santa Fe County, New Mexico.

In an effort to keep everyone safe and stop the spread of COVID-19, the Public Hearing will be virtual. You can join the meeting by dialing in at 1 (312) 757-3121 Access Code: 258-785-509

09/10/2021 and
09/17/2021



TOWN OF EDGEWOOD

Where the Mountains Meet the Plains

PLANNING & ZONING DEPARTMENT

171 A. NM 344
P.O. Box 3610
Edgewood, NM 87015
Phone: (505) 286-4518 Fax (505) 926-9061
www.edgewood-nm.gov

September 10, 2021

Dear Landowner,

Our records indicate that you are an abutting landowner to the following applicant:

The Town of Edgewood Planning & Zoning will hold a Quasi-Judicial Hearing at 6:30 PM on Tuesday, September 28, 2021, at the Town of Edgewood Town Hall, 171 A. NM 344 to consider the amendment of the Campbell Ranch Master Plan dated February 2002, NMPM, Town of Edgewood, Santa Fe County, New Mexico.

In an effort to keep everyone safe and stop the spread of COVID-19, the Public Hearing will be virtual. You can join the meeting by dialing in at 1 (312) 757-3121 Access Code: 258-785-509

If you cannot be present and wish to have your comments heard, you can reach me by phone at (505) 926-9034 or email tdvorak@edgewood-nm.gov.

Sincerely,

Tim Dvorak

Planning & Zoning Assistant
Town of Edgewood

John Bassett
Mayor

Sherry Abraham
John Abrams
Linda Holle
Audrey Jaramillo
Town Councilors

Wm. H. White
Municipal Judge

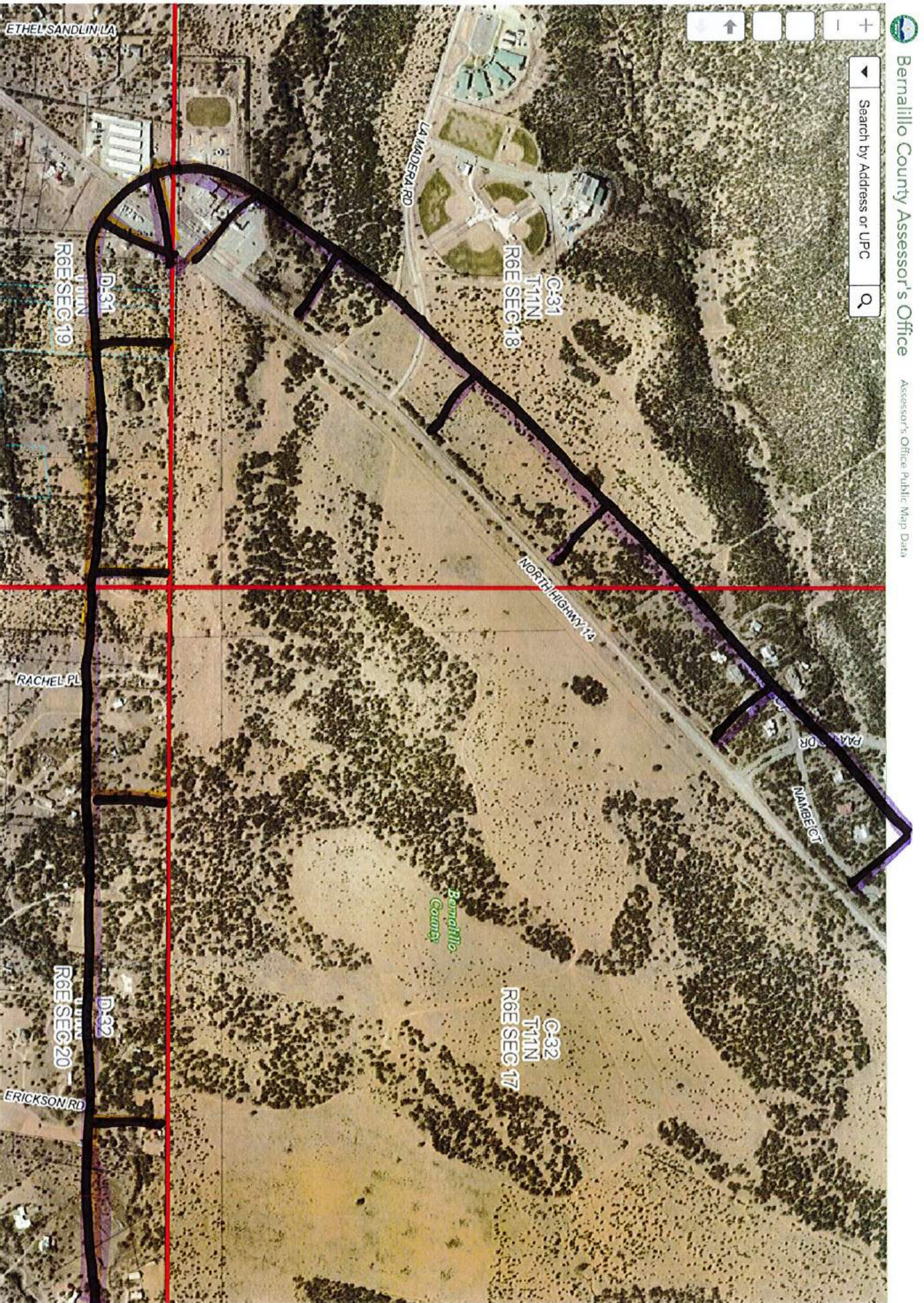
Juan Torres
Clerk-Treasurer

Carla Salazar
Deputy Clerk

Tim Dvorak
*Code Enforcement/ Planning &
Zoning Assistant*



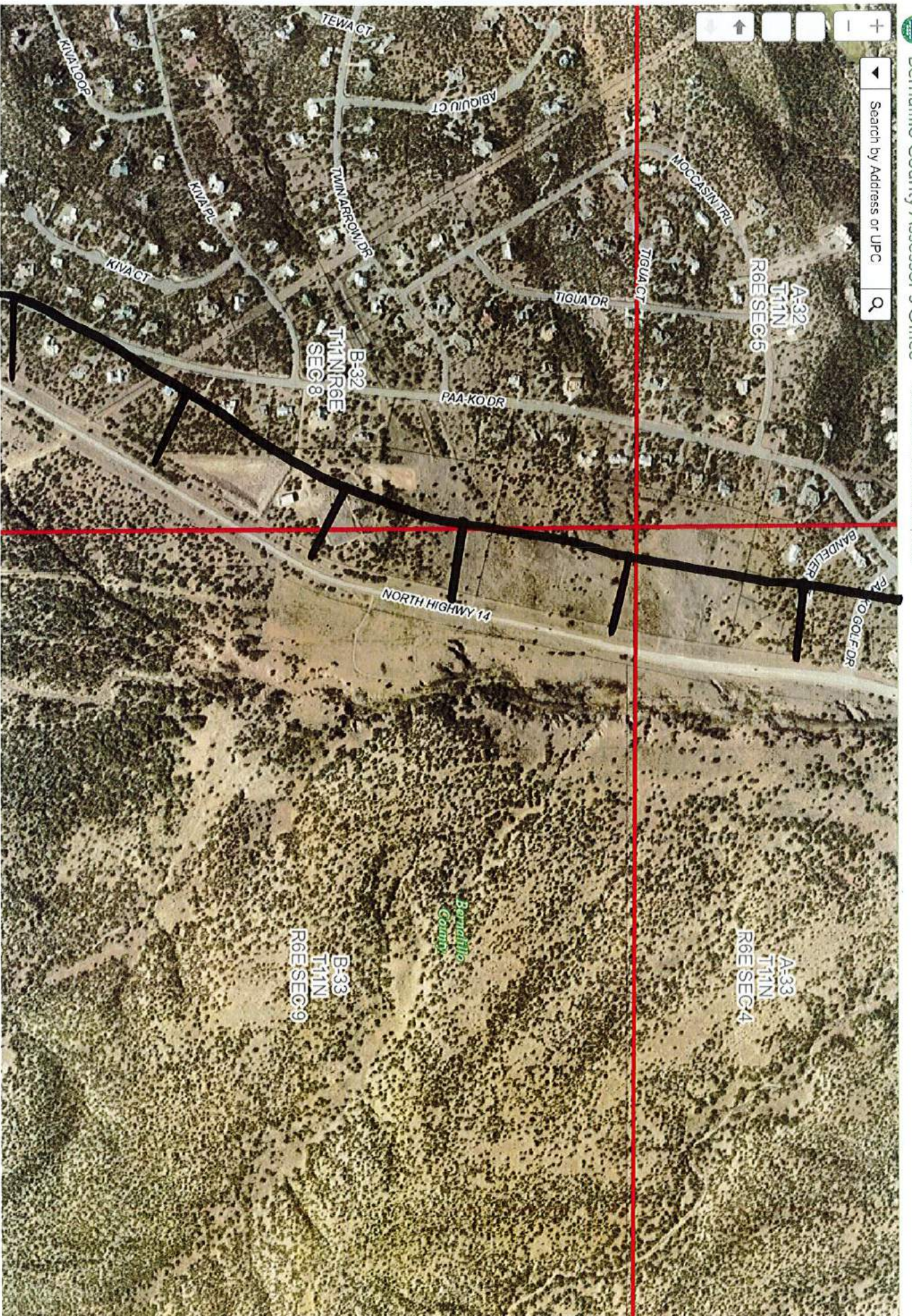
Search by Address or UPC



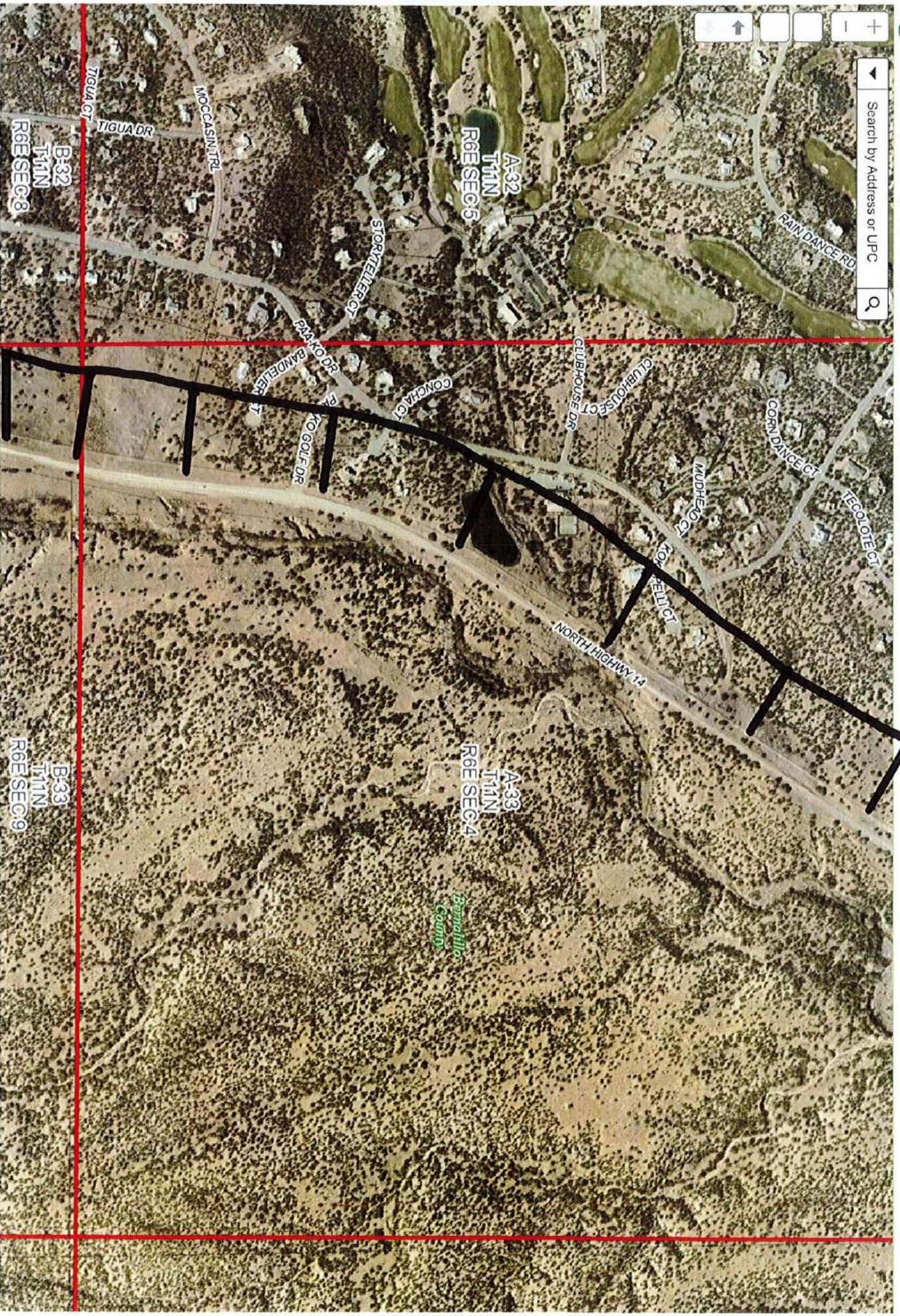
Abutting properties within 500 feet (Bernalillo County) 1 of 5



Abutting properties within 500 feet (Bernalillo County) & of S



Outlying properties within 500 feet (Bernalillo County) 3 of 5



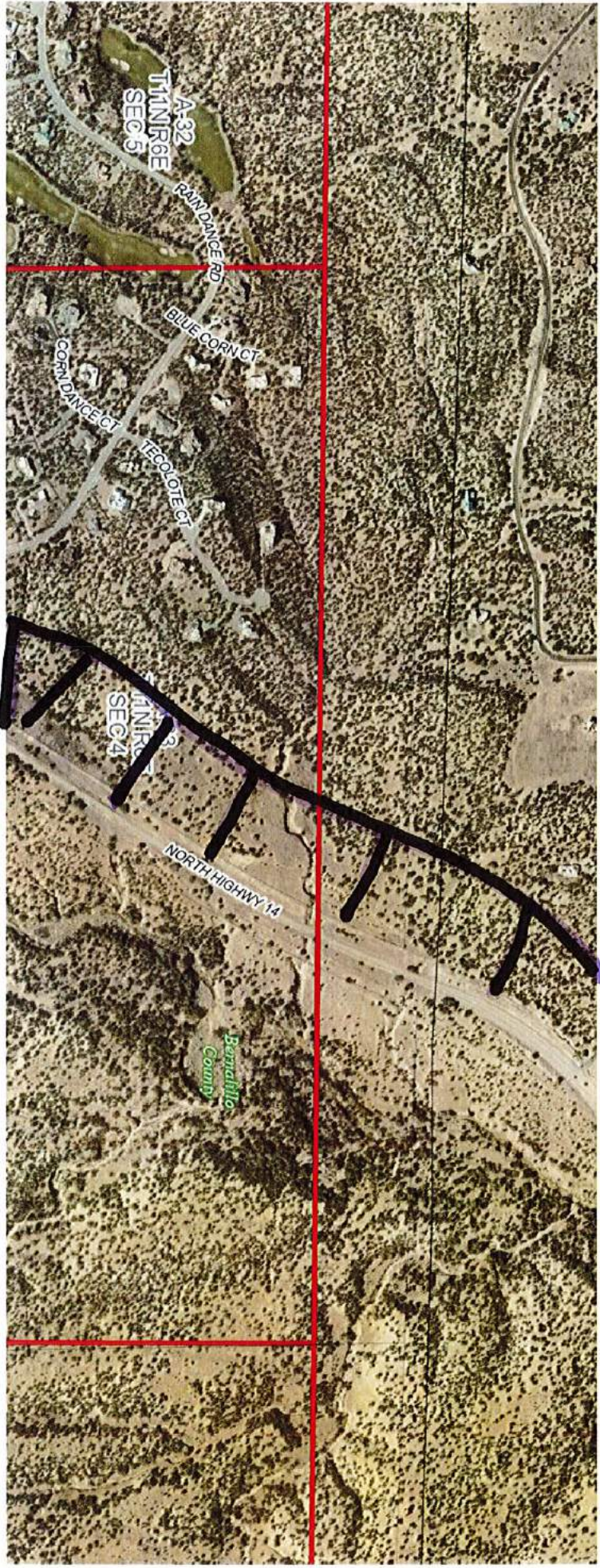
Abutting properties within 500 feet (Bernalillo County) 4 & 5



Search by Address or UPC



Sandoval County

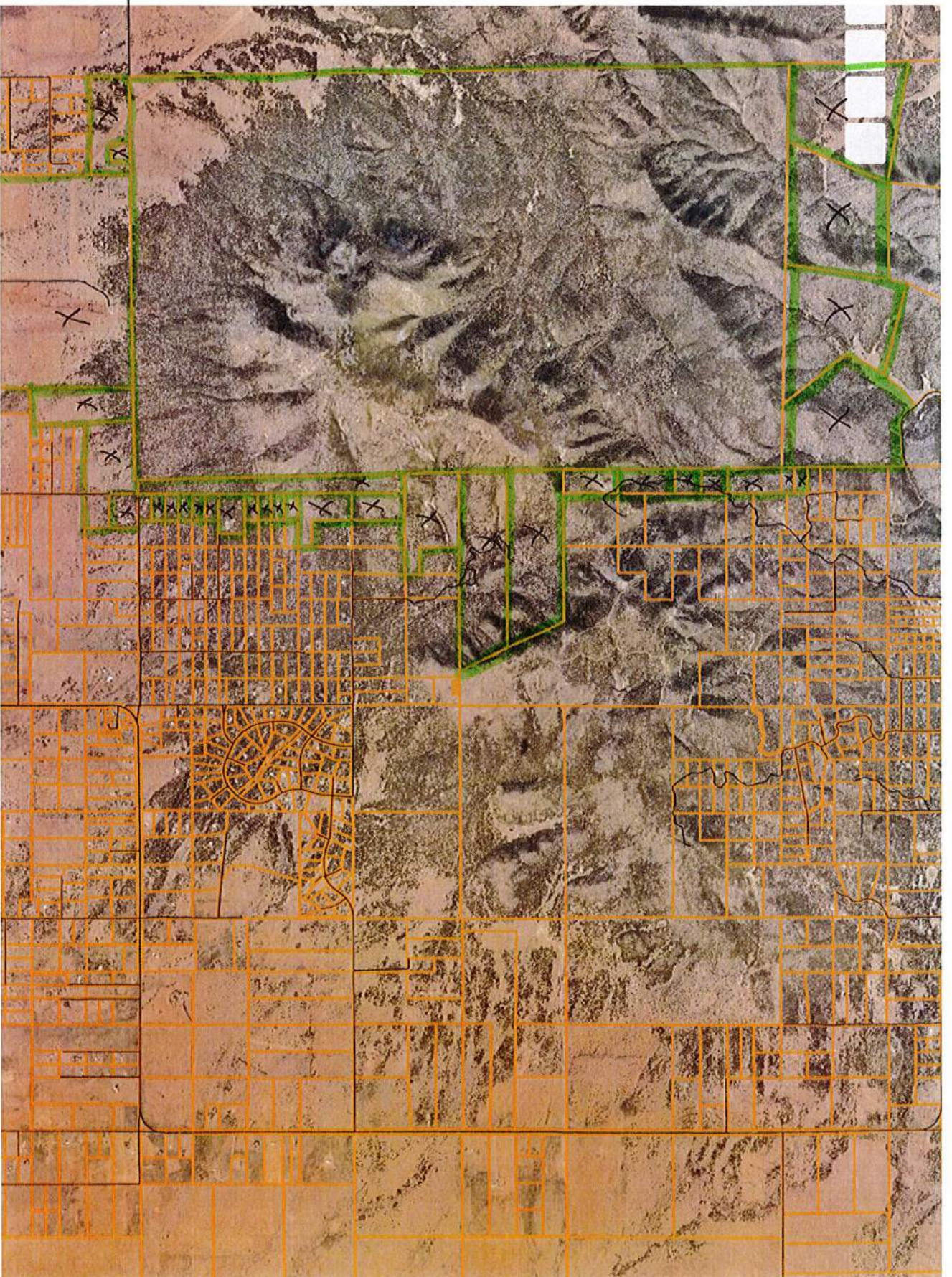


600ft

Abutting properties within 500 feet (Bernalillo County) 5 of 5

1. 28.1

[illegible]



0.4mi
110° 16' 31.122" W
35° 17' 50.000" N

Santa Fe Abutting properties within 500 feet (1051)
County

From: Michael and Jamie Radford
Sent: Wednesday, September 15, 2021 7:41 AM
To: Tim Dvorak
Subject: campbell ranch

We are Michael and Jamie Radford. We are the Property owners at 10 Bandelier Ct., Sandia Park, NM 87047 (Paa-Ko).

Following are our thoughts and concerns over further development in this area by Campbell Ranch.

We are vehemently opposed to any further development in this area. Paa-Ko and San Pedro Creek developments have a great deal of building sites that remain unsold. Already there are water issues with the current usage. Further development will place everyone in this area in jeopardy for water availability. This could cause the value of the property currently developed to plummet. Further, the existing highway infrastructure will not adequately service another huge development. Why continue to expand when there is already many developed sites available. To allow the Campbell Ranch development is placing current residents of this area at great risk. Please prohibit this development.

Michael and Jamie Radford

From: Woody Stone
Sent: Monday, September 20, 2021 2:21 PM
To: Tim Dvorak
Cc: Barbara Stone
Subject: Campbell Ranch Development

Mr. Dvorak,

My wife and I purchased a home in Paako in a December 2018. We will not be able to attend the virtual meeting on September 28th.

We are extremely concerned that the area is considering allowing the massive proposed development of the Campbell Ranch property. Water is a precious and scarce commodity in the East Mountains, and with the prolonged drought currently occurring, our long term prospects for adequate water in the future are dim. The addition of an additional 4000 homes will severely tax the water situation.

If the Campbell Ranch development is allowed, the developer will gain tremendous financial benefit, at the expense of the residents who will need water for generations to come. Unfortunately, previous experience suggests that developers seem to eventually win these battles. Once the developments are complete, the developer can take his money and run, with no regard for the consequences of rampant and unsustainable development.

We would hope that the persons entrusted to plan for long term viability of the East Mountain communities would give precedence to the needs of the residents, rather than the short sighted and self serving desires of developers.

Sincerely,
Elwood and Barbara Stone
2 Blue Corn Ct.
Sandia Park, NM 87047
(828) 808-7876

From: Tod Amon
Sent: Tuesday, September 21, 2021 7:15 AM
To: Tim Dvorak
Subject: Campbell Ranch Master Plan

Hello,

Please do not allow Campbell Ranch to amend their plan and put homes on 1/4 acre lots. My understanding is that current zoning has 60 acre lots. Water is scarce. Do not allow them to change a plan or build homes based on their belief that they will eventually secure water rights. They should secure water rights first. I own a 16 acre parcel in Santa Fe county, and my water usage is highly restricted. I don't see how development as they propose is consistent with the limits that Santa Fe county imposes on my property.

Thanks,

-Tod Amon