

Mountain View Park Master Plan Summary

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Conceptual Development Plan

The purpose of Master Plan Zoning is to provide for the unified planning of large-scale areas in order to achieve the distinctive and variety of land uses which large scale planning makes possible. The purpose of the Master Plan is to define the guidelines and principals for the future development of the property. This plan is based on four principles:

- The development shall be mixed use, providing commercial sites along State Road 333 and multiple single family housing choices.
- The development shall strive to be environmentally sound by preserving a natural feature as open space.
- The development shall provide a variety of housing options from manufactured housing to site built housing. All residential development within the Master Plan District will be single family dwellings.
- The manufactured housing park portion of the development shall be designed to look like a conventional neighborhood and not a “park”. Lots shall be sized and shaped similar to a typical site built subdivision.

The Developers of Mountain View Park, Phase II, intend to develop the property with a mixture of commercial uses, residential uses and open spaces. The Zoning Ordinance requires that a Master Plan District shall be more than 25 acres. Mountain View Park, Phase II, contains approximately 114 acres.

Six hundred feet east of the site is a church; one thousand feet west of the site are a few lots developed with mobile homes and an antique shop is located approximately one-half mile to the west. Lands south of the site are vacant and north of the site developed lands are commercial in nature. The site is currently vacant and, historically, has been used as pasture.

As shown in Figure 2, the commercial uses will occupy approximately 8.5 acres of land situate along State Road 333. Approximately 43 acres will be set aside to protect an intermittent water course. Approximately 48.5 acres will be developed as single family dwellings with an average of 3.7 dwellings per acre. The remaining 14 acres will be developed as a manufactured housing park containing approximately 80 homes with an average of 6 dwelling units per acre.

Two access points to State Road 333 are proposed, creating a primary local residential street which will loop continuously through the development. The dedicated right of way will be 50 feet in width with secondary local residential streets branching off to serve the residential developments. Secondary streets will also be 50’ in width and cul-de-sacs will have 50’

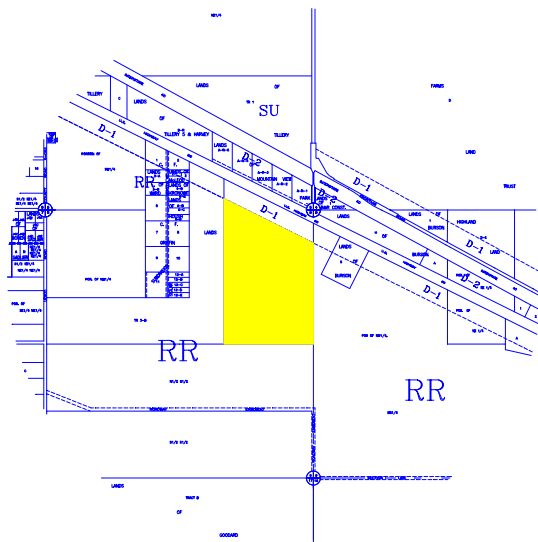


Figure 1: Vicinity Map
(zoom in for detail)

Mountain View Park Master Plan Summary

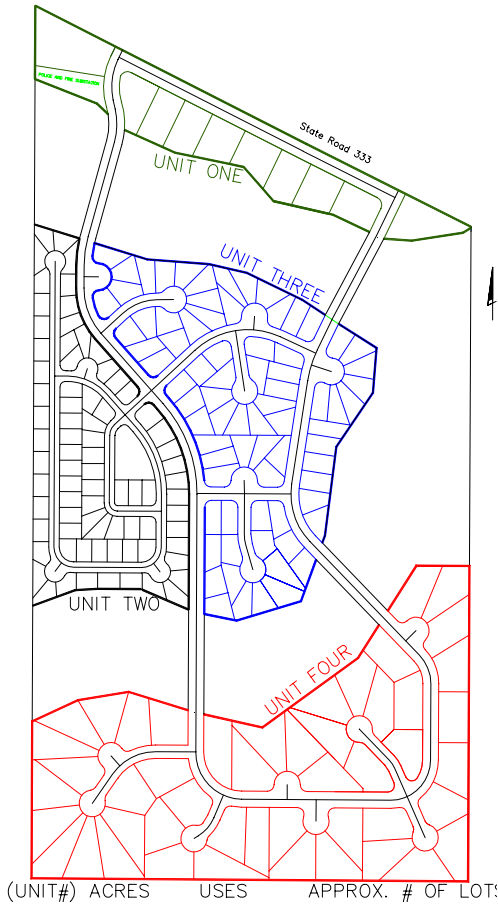


Figure 2: Conceptual Development Plan
(zoom in for detail)

radii. In addition, a 50' right of way has been set aside to serve the commercial development providing interior circulation of traffic patronizing businesses on the site. The rights of way will also serve as utility easements and, if needed, additional utility easements may be provided at the front lot lines.

Mountain View Park, Phase II, will be developed in four units. Unit One, shown in green, will be the commercial portion of the property. Approximately 8.0 acres will be developed into ten lots of roughly ½ acre each or larger. Uses will be compatible with C-2 zoning in the Moriarty Zoning Ordinance table of land uses. An additional ½ acre lot will be set aside as a substation for the use of the police and fire departments.

Unit One will require obtaining permits from the New Mexico State Highway and Transportation Department for the access points on State Road 333. Subsequent to approval of the Master Plan District and prior to presentation of the Unit One subdivision plat, a Traffic Impact Analysis will be prepared to determine what improvements may be required to State Road 333. In addition, a schedule will be prepared for the construction of any improvements appropriate to the phasing of the Master Plan District. The developer will be responsible for the cost of improvements required on State Road 333.

Unit Two, shown in black, will be the construction of the manufactured housing park. This portion of the Master Plan District will contain approximately 14 acres and be developed into approximately 80 lots. The average lot size will be 7,500 square feet.

Unit Three, shown in blue, will be a single family residential area in the center of the site. Containing approximately 19.5 acres, it is expected to include approximately 80 lots for single family site built homes with lots approximately ¼ acre in size.

Unit Four, shown in red, will also be a single family residential area on the southern portion of the site. This portion of the site contains approximately 29 acres and is expected to include approximately 50 lots, with an average lot size of ½ acre each.

The unshaded portion of the site is the 43 acres set aside as open

space.

Infrastructure will be extended as appropriate with each unit. The timing and length of each unit will be market driven and cannot be predicted at this time. A subdivision plat will be prepared for each unit and presented for the normal review process. No construction will begin until preliminary approval of the subdivision plat for that unit.

Proposed Land Uses

Mountain View Park, Phase II, is intended to be a semi-urban Master Plan District containing a mixture of commercial and residential uses. The commercial portion of the property, located along State Road 333, contains 8.5 acres. It is anticipated that neighborhood scale businesses would be located here. A day care center or video store might be an example of a neighborhood scale use. The commercial unit will provide an opportunity for convenient shopping and services not only for the Master Plan District but for the surrounding area as well. In addition, it will provide employment opportunities and a source of gross receipts taxes for the city.

Mountain View Park Master Plan Summary

The residential units are designed to offer single family housing choices in a variety of price ranges. The manufactured housing park will offer affordable housing and buffer the center unit from older manufactured homes west of the site. The center unit will consist of site built homes and the final unit, containing somewhat larger lots, could potentially contain somewhat larger site built homes.

All development must be in accordance with the Comprehensive Zoning Ordinance of the City of Moriarty and in accordance with any Restrictive Covenants placed upon the property by the Developer.

Interior streets will all be provided 50' dedicated rights of way. Raddi in all cul-de-sacs and turn-outs will be 50'. Interior streets will be paved; no curb or sidewalks will be installed in the Master Plan District in keeping with the semi-urban style of the development.

The naturally occurring water courses on the site are being preserved as open space and the traditional flows of water will not be impeded. Storm water should be treated as an asset, not a waste product and, where appropriate, it can be used to augment landscape irrigation.

Projected Impacts

Every development creates impacts upon its community, some positive, others negative. The wise developer strives to create as many positive impacts and as few negative impacts as possible when designing and implementing a new project.

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Utilities
Police and Fire Protection

School Capacity
"Dark Skies"
Archaeology

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Transportation

Of all the impacts created by development, increased traffic is certainly the most noticed. At build-out, there will be approximately 210 homes and ten commercial businesses in Mountain View Park, Phase II. When one considers that most families own two or more cars, there will be an impact on State Road 333. Impact on adjoining neighborhoods can be considered minimal as much of the land in the vicinity is currently undeveloped. The district is designed with a closed roadway system that will not access other sites when future development occurs. The section line on the east boundary has a 30 foot wide road and utility easement reserved which would be the west one-half of a south extension of County Road A-105, in compliance with the Moriarty Comprehensive Plan, 1990, Page 36, Figure 9, "Long Range Street System Plan".

Impact to adjoining neighborhoods is minimized by the design of the Master Plan District. The district has been designed to retain all traffic generated within the District via a closed roadway system until it exits the district to either the county roadway or the state highway. The district has been designed with two access points to State Road 333 providing primary ingress and egress to the District. The design of the interior streets provides convenient automobile access while slowing traffic. Paving is expected to be 24' in width and on-street parking will be prohibited. Sidewalks, curb and gutter will not be provided in keeping with a semi-urban design. Primary access to the District will be from State Road 333. There will be ample paved streets within the District for pedestrians to walk and for bicycle riding.

Utilities

Wastewater Treatment

As required in a Master Plan District, all homes and commercial businesses will be connected to a centralized sanitary sewer system. The New Mexico Environment Department standard of use for sizing a septic system is 75 gallons of wastewater per person per day. Thus, a typical family of four could generate 300 gallons of wastewater per day. Using 300 gallons per day and 210 homes at build out, the residential portion of the District may generate

Mountain View Park Master Plan Summary

approximately 63,000 gallons of wastewater each day. An additional 7,000 gallons of discharge are budgeted for the 10 commercial sites for a total of 70,000 gallons of wastewater per day.

Upon development of Unit One, the developer will extend sewer from the City of Moriarty at his expense. The developer will work with the City of Moriarty Public Works Department to assure adequate facilities for the Master Plan District and for all other properties which may wish to connect to the sewer. Since build-out will be gradual, there should be no immediate impact upon the city's existing collection and treatment facilities.

Upon development of Unit One, the developer will have the necessary construction plans for sewer main extension prepared by a licensed, professional engineer. The system will be designed to adequately serve the subject property and other properties to the east. Upon development of subsequent units, the developer shall provide the wastewater collection infrastructure at his expense. The infrastructure shall become the property of the City of Moriarty.

Water

Using the same New Mexico Environment Department standard stated above and the family of four, the projected water use in the subdivision could be 25,550,000 gallons annually or 78.5 acre-feet of water. The developer has 110 acre-feet of diversion rights approved by the State Engineer. There should be ample water to supply the District as well as other developments in the vicinity.

It should be noted that the average household in the district may consume less than 300 gallons of water a day. Conservation efforts, public education and restrictive covenants can cause the public to become more frugal in their use of water. It is hoped that, at full build out, the District will use less water than projected based on the New Mexico Environment Department standard.

The developer will provide a community water system to serve the district, also designed by a licensed civil engineer. The system will be served by two commercial wells. The second well will function as a backup to the primary and will pump during times of peak demand or in the event that the primary well is unavailable for use. The water system will include a 100,000 gallon tank and fire hydrants for public safety. There will be a booster pump station to maintain pressure and a purification process for safe water supply. The distribution lines will all be 6" water mains capable of exceeding minimum fire protection flows. There will be no adverse impact upon the existing facilities of the City of Moriarty due to the on-site wells and water supply.

Upon completion of the water system, the developer shall convey the infrastructure and water rights necessary for this development to the City of Moriarty. Properties adjacent to State Road 333 may request line extensions from this site to serve their properties at the city's discretion.

Potable Supply

The potable water supply will come from two wells on the site permitted under file E-6807 in the Office of the State Engineer. Upon approval of the Master Planned District, the first test well will be drilled. An adequate water supply will be proven prior to submittal of the first subdivision plat.

Conservation and Reuse

To conserve water, the restrictive covenants will provide guidelines for allowable landscaping and gardens. Xeric and permaculture practices will be encouraged. Stormwater management should be designed to slow runoff and hold it for watering vegetation (permaculture) to further conserve water. Stormwater should be seen as a resource, not a waste product.

Stormwater Management

The existing drainage pattern of the site overall is being preserved as shown on the development plan. Culverts will be installed across arroyos so as not to impede flow and all appropriate engineering will be done as each unit of the District is developed. Individual homeowners will be encouraged to consider the benefits of applying permaculture techniques to their landscapes. Slow infiltration of water helps remove surface contaminants, stabilizes soils, helps to restore native vegetation, wildlife habitat and provides free irrigation of landscaping. It also reduces the risk of flooding and ultimately recharges the groundwater.

Mountain View Park Master Plan Summary

All appropriate engineering steps will be taken to maintain and not increase traditional flows to avoid adverse impacts upon properties downstream of the Master Plan District.

Flood

According to the Federal Emergency Management Agency's map, 350133 0001 A, the site is not in a flood zone.

Electricity

Electricity within the Master Plan District will be supplied by Central New Mexico Cooperative. Lines will be underground.

Natural Gas

Natural gas will be supplied by EMW Gas Cooperative.

Telephone

Telephone will be supplied by Qwest and will be underground.

Solid Waste

Waste Management of New Mexico has several routes for weekly pickup in the City of Moriarty and will be able to serve the District. Currently, the city bills monthly for combined water, sewer and solid waste.

Other Utilities

Other utilities, such as cable television, or fiber optics such as T1 or ISDN lines may not be available at this time. Said utilities will be welcome when available and not excluded from utility easements.

As all utilities are in place in the general vicinity, the Master Plan District will function as "infill" development from a utility standpoint and should not have an adverse effect on any utility company or cooperative.

Police and Fire Protection

A one-half acre site has been set aside for a police and fire substation in Unit One. This site will be dedicated to the City of Moriarty for a substation. The substation will provide this area of the city with better capabilities for emergency response services.

School Capacity

Mountain View Elementary School is approximately one mile west of the site. The Middle School and High School are located on the campus in Moriarty. Assuming that approximately 50% of families living in the Master Plan District will have pre-school and school age children and assuming two school age children per household with children, the total number of children would be 210.

According to an article in the Mountain View Journal, published on November 2, 2000, school enrollment in the Moriarty School District has been down for two years, especially in the elementary grades. Mike Reese, Assistant Superintendent, speculated in that article that "the population base of the district has been getting older and having fewer children". The figures quoted indicate a drop in enrollment over the two years of 190 students. If there were 210 school age children in the Master Plan District at buildout, the school enrollment would be 20 students higher than the 1998 school year figures.

Since new developments do not build out in a single day, it is expected that the impact on the schools will be minimal. Not all families moving into the District will be new to the community. Some families won't have school age children. The increase of students in the schools will only return the population to approximately the 1998 level. The return to that level will be gradual and occur naturally over a number of years.

Dark Skies

All new development within the District will be required to comply with the State of New Mexico's dark skies statute.

Protection of Cultural and Archaeological Resources

The site has traditionally been used as pasture and is currently undeveloped. There are no known cultural or archaeological sites on the property. Prior to approval of the subdivision units, the developer will be required to prepare an archaeological assessment of the site. The New Mexico State Office of Cultural Affairs may require any significant sites or resources to be protected. Upon approval of the Master Plan District, the developer will move forward to have the assessment prepared and will cooperate with the State of New Mexico in preserving any significant finds.



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