

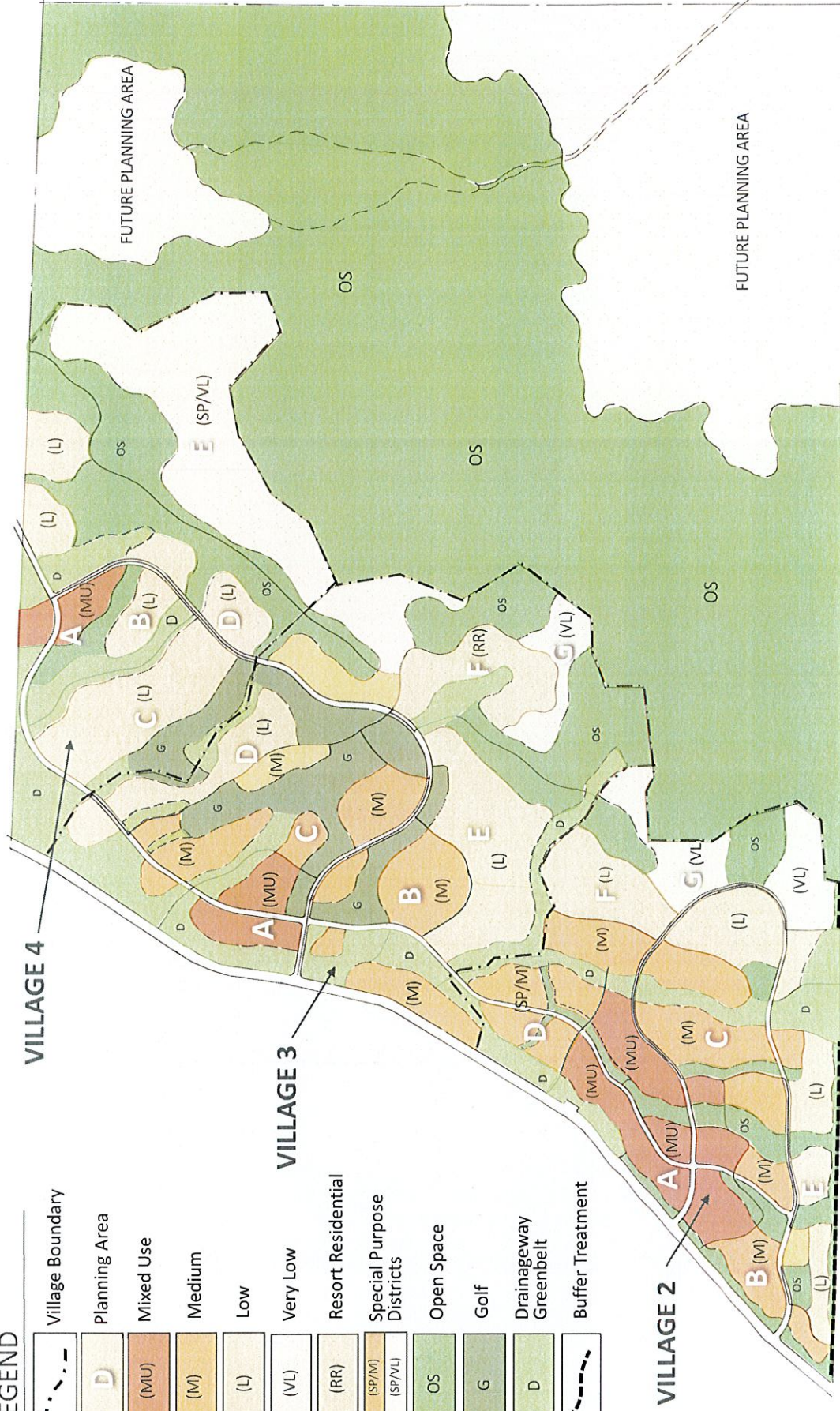
Attachment 2:

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

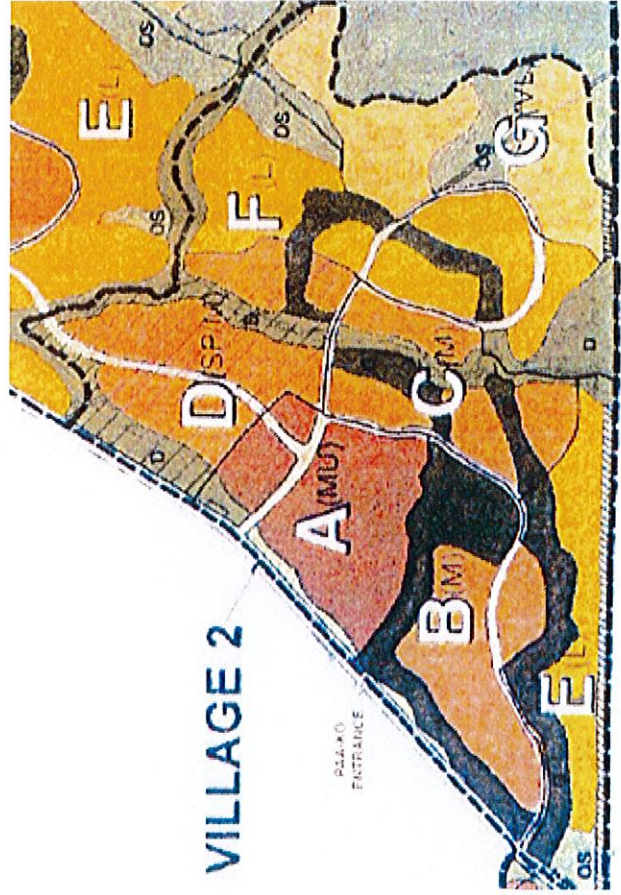
Town of Edgewood

Campbell
Corporation

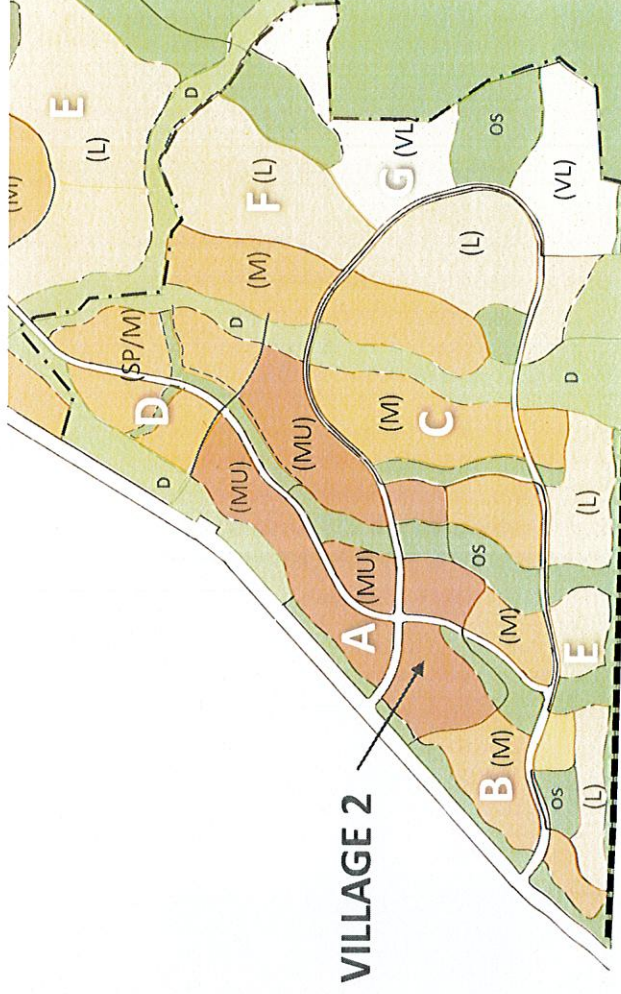
Statistical Summary

	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)	92	240	0	0	-92	-240	153	277	245	277	245	444	92	167	35	75	35	75	35	75	35	75	75	404	904	404	831	0	-73							
SUBTOTAL	92	240	0	0	-92	-240	153	277	245	277	245	444	92	167	35	75	35	75	35	75	35	75	75	404	904	404	831	0	-73							
MEDIUM (M)	116	223	208	400	92	177	199	294	158	233	158	233	-41	-61	143	179	143	179	249	280	249	280														
Planning Area B							137	231	159	268	22	37	249	280	249	280	249	280																		
Planning Area C							223	397	197	351	-26	-46																								
Planning Area D							559	922	514	852	-45	-70	392	459	392	459	392	459																		
SUBTOTAL	116	223	208	400	92	177																														
LOW (L)																																				
Planning Area B																																				
Planning Area C	205	149	205	149	0	0																														
Planning Area D																																				
Planning Area E																																				
Planning Area F	22	16	22	16	0	0	159	137	159	137	0	0	260	151	260	151	260	151	310	199	310	199														
Planning Area G	62	51	62	51	0	0	252	175	205	142	-47	-33																								
SUBTOTAL	289	216	289	216	0	0	411	312	364	279	-47	-33	570	350	570	350	570	350																		
VERY LOW (VL)																																				
Planning Area D	252	31	252	31	0	0																														
Planning Area E	230	40	230	40	0	0																														
Planning Area G																																				
Planning Area H	241	57	241	57	0	0	166	36	166	36	0	0	316	38	316	38	316	38																		
SUBTOTAL	723	128	723	128	0	0	166	36	166	36	0	0	316	38	316	38	316	38	413	89	413	89														
RESORT RES. (RR)																																				
Planning Area F																																				
SUBTOTAL																																				
VILLAGE TOTAL	1220	807	1220	744	0	-63	1289	1547	1289	1610	0	63	1519	1234	1519	1234	1519	1234	1086	435	1086	435														

Original Plan (2002)



Plan Update



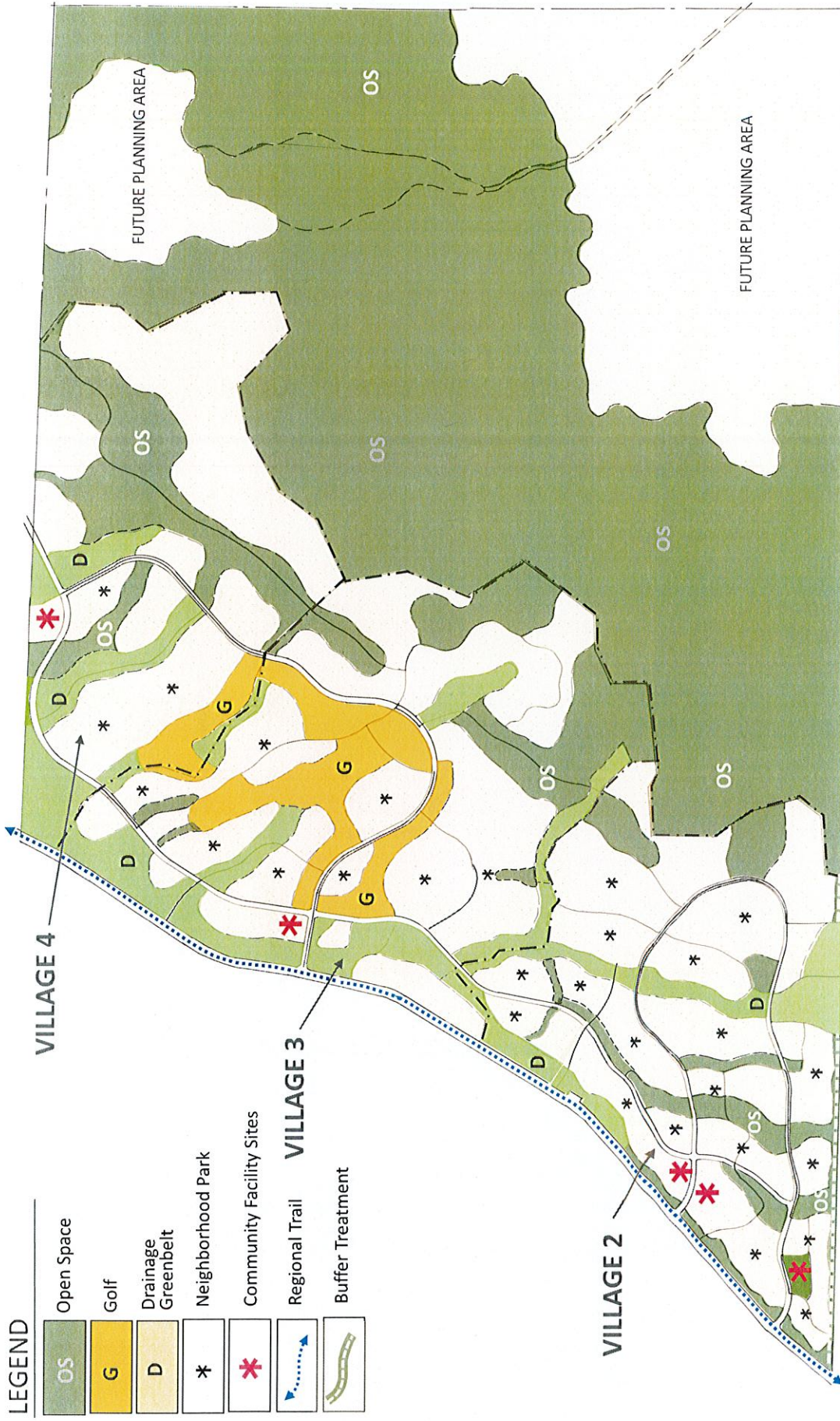
Campbell Ranch _ Village 2 Comparison

Town of Edgewood



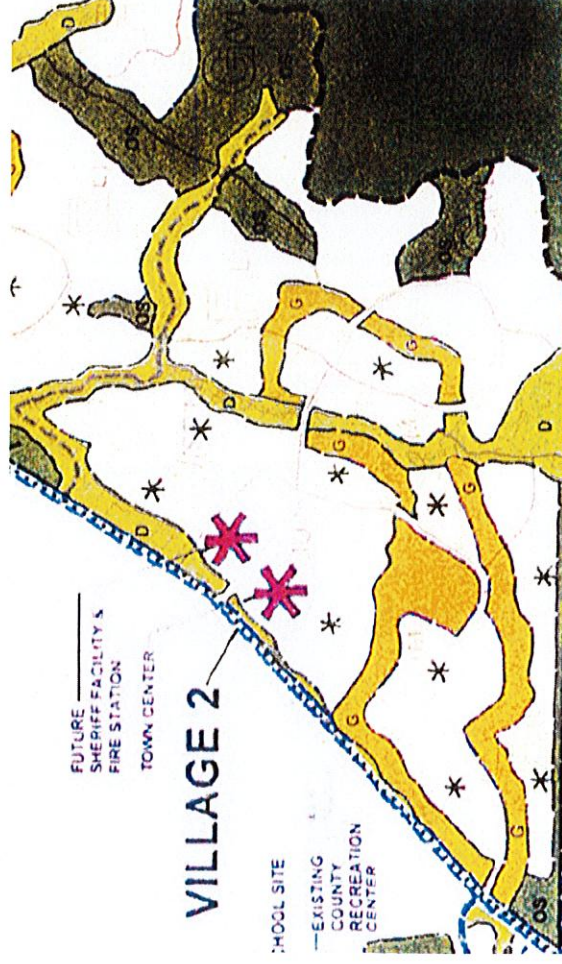
Campbell Ranch _ Original Open Space Plan (2002)

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)

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Transportation Network (No changes proposed)

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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 ~~for~~ 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 223197 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 117 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, ~~September, 1999~~ January 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

A subdivision that does not require infrastructure
~~XXXX~~

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 ~~4,908~~ [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.](#)

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- 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:	<u>20-15 feet average 5 feet minimum</u>
Garages	<u>All 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

- Duplexes, townhouses, condominiums, and apartments, not to exceed the maximum density of 904 dwelling units overall;
- 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;
- Cluster and small-lot subdivisions, provided the maximum density of the MU district is not exceeded;
- 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

- 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.
- ~~Minimum Lot Width: 50 feet~~
- Standard Setbacks (setbacks in the MU district may utilize a zero lot line)

Front:	15 <u>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:	15 <u>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 and upkeep 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 5a: Parks, Open Space and Community Facilities Responsibility / Use. (To be revised)
(Page 77)

Golf Course and Related Facilities

Paragraph 2, Page 80

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~~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 ⁽¹⁾				Maximum Lot Coverage ⁽²⁾	Maximum Building Height
		Front	Side	Rear	Garage ⁽³⁾		
Multi-Family ⁽⁴⁾	N/A	15'	5' ⁽⁵⁾	20'	NA	60%	35'
Townhomes ⁽⁶⁾	N/A	15'	5'	20'	NA	60%	26'
6,500 - 7,000 sf. lots	50 ft.	15' ⁽⁷⁾	5' ⁽⁷⁾	20'	20'	40% (45%)	26'
7,000 - 9,000 sf. lots	60 ft.	20' ⁽⁷⁾	5' ⁽⁷⁾	20'	20'	40% (45%)	26'
9,000 sf. - 1/3 acre lots (9,000 - 14,520 sf.)	70 ft.	20' ⁽⁷⁾	15' ⁽⁷⁾	20'	20'	40% (45%)	26'
1/3 - 1/2 acre lots (14,520 - 21,780 sf.)	90 ft.	30'	15' ⁽⁷⁾	35'	30'	30% (35%)	26'
1/2 - 3/4 acre lots (21,780 - 32,670 sf.)	100 ft.	35'	20' ⁽⁷⁾	40'	40'	25% (30%)	26'
3/4 - 1 acre lots (32,670 - 43,560 sf.)	125 ft.	50'	25' ⁽⁷⁾	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 lines 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') ¹	5'(3')	12'(5')	5'	60%(65%)	26'
Medium Zone	5,500-7,000 sf lots ⁴	N/A	15'(10') ¹	5'(3')	15'(5')	20'	55%(60%)	26'
	7,000-9,000 sf lots	60 ft.	20'(10') ¹	5'(3')	15'(10')	20'	50%(55%)	26'
	9,000 - 1/3 acre lots. (9,000-14,520 sf.)	70 ft.	20'(15') ¹	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%)	26'

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 - 88 ac Village 3 - 272 ac Village 4 - 272 ac Total: 1,044 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 - 46 ac Village 2 - 120 ac Village 3 - 160 ac Village 4 - 130 ac Total: 456 ac	Master Association	Master Association	Roads, bridges, access/maintenance roads, golf, trailhead kiosks, drainage structures, wastewater effluent reuse/disposal
Golf	Village 2 - 160 ac Village 3 - 160 ac Village 4 - 40 ac Total: 360 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
Total Open Space (excluding parks)	4,810 acres (60% 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, 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.

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

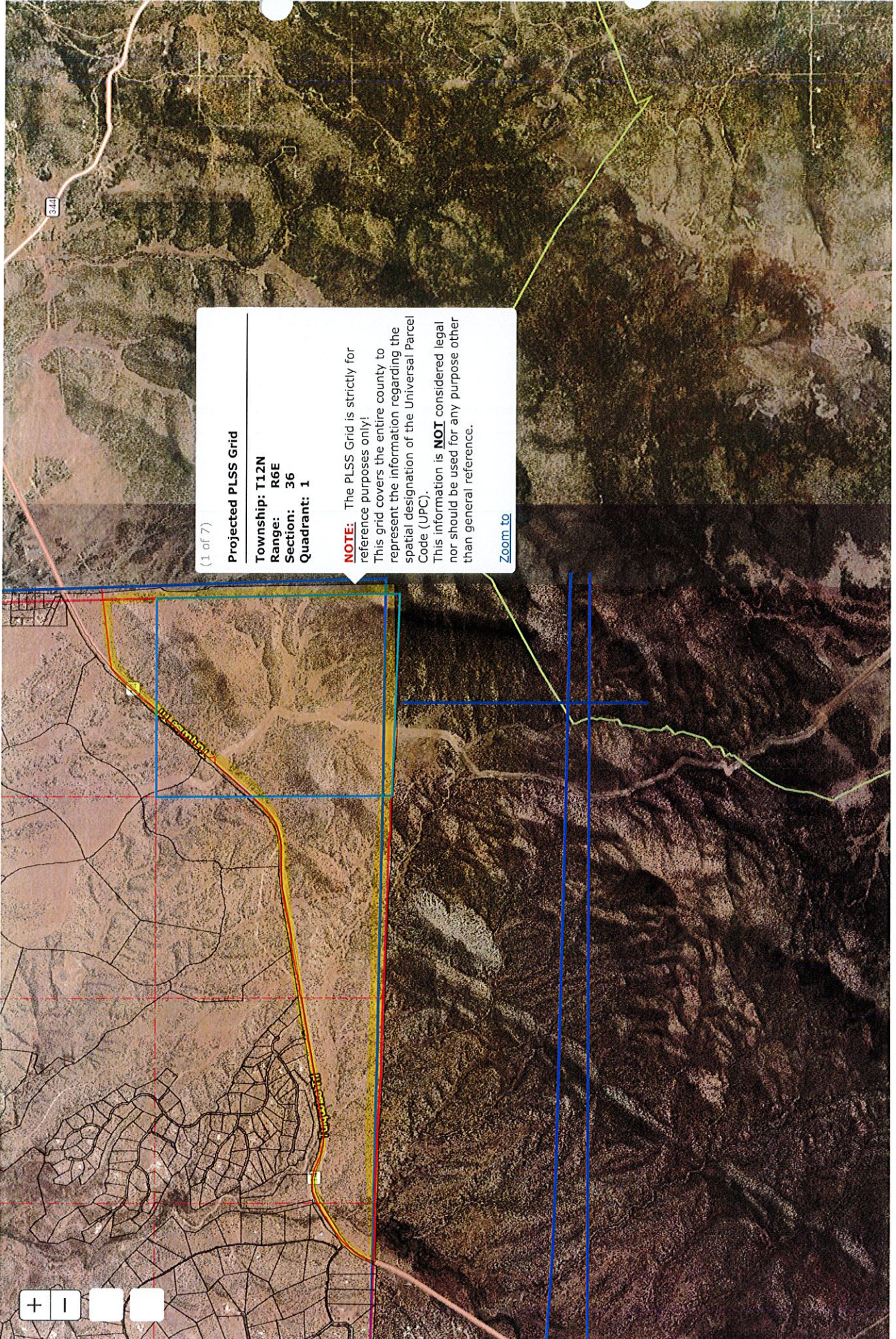
Type	Average (by Village)	Ownership	Responsibility	Allowed Uses
PARKS, OPEN SPACE				
Neighborhood Parks	1 acre/1,000 popl	Master Association	Master Association	Playground, basketball court(s), tennis courts, recreation facilities, support uses, parking, wastewater effluent reuse/disposal
Community Parks	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

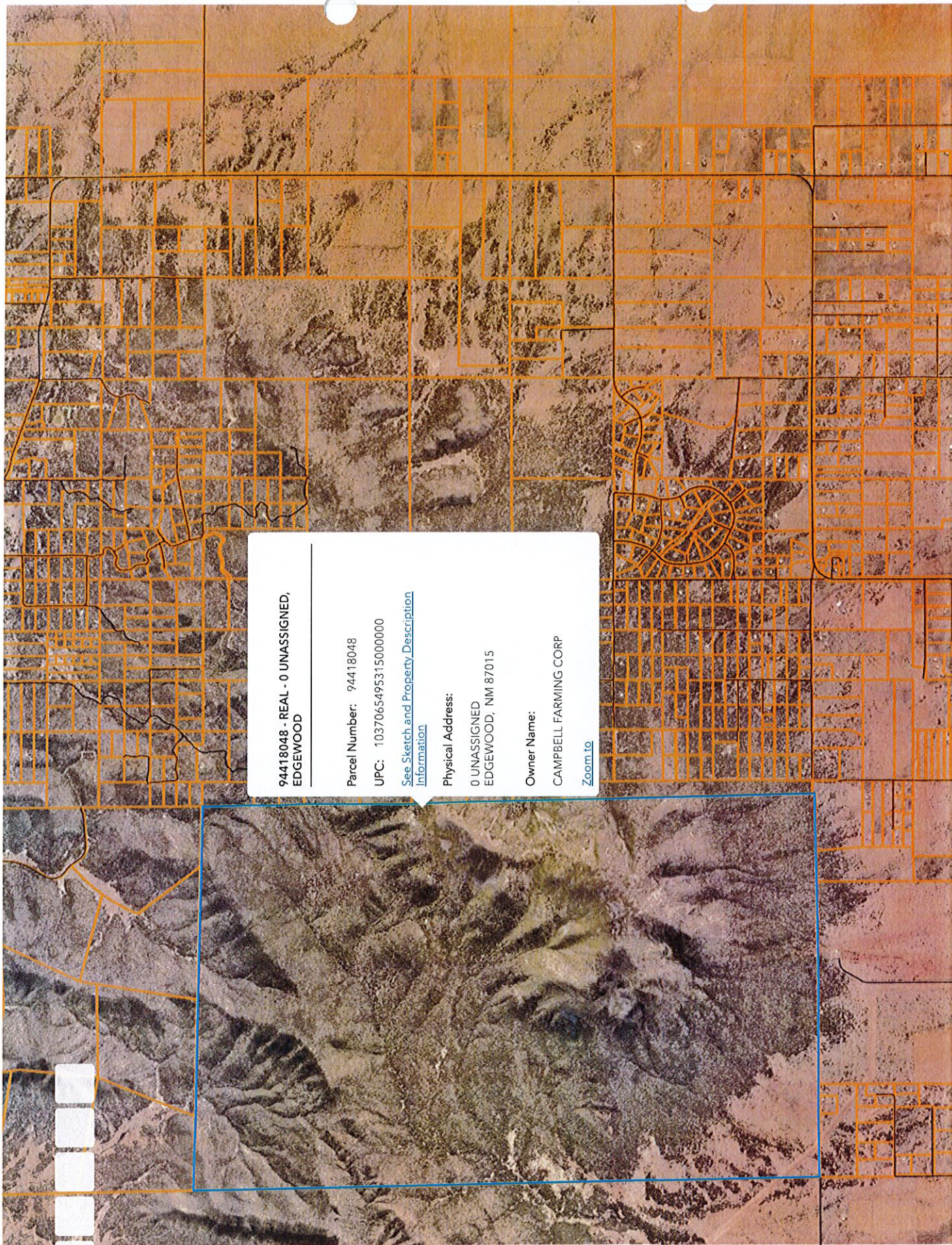


Search by Address or UPC



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:

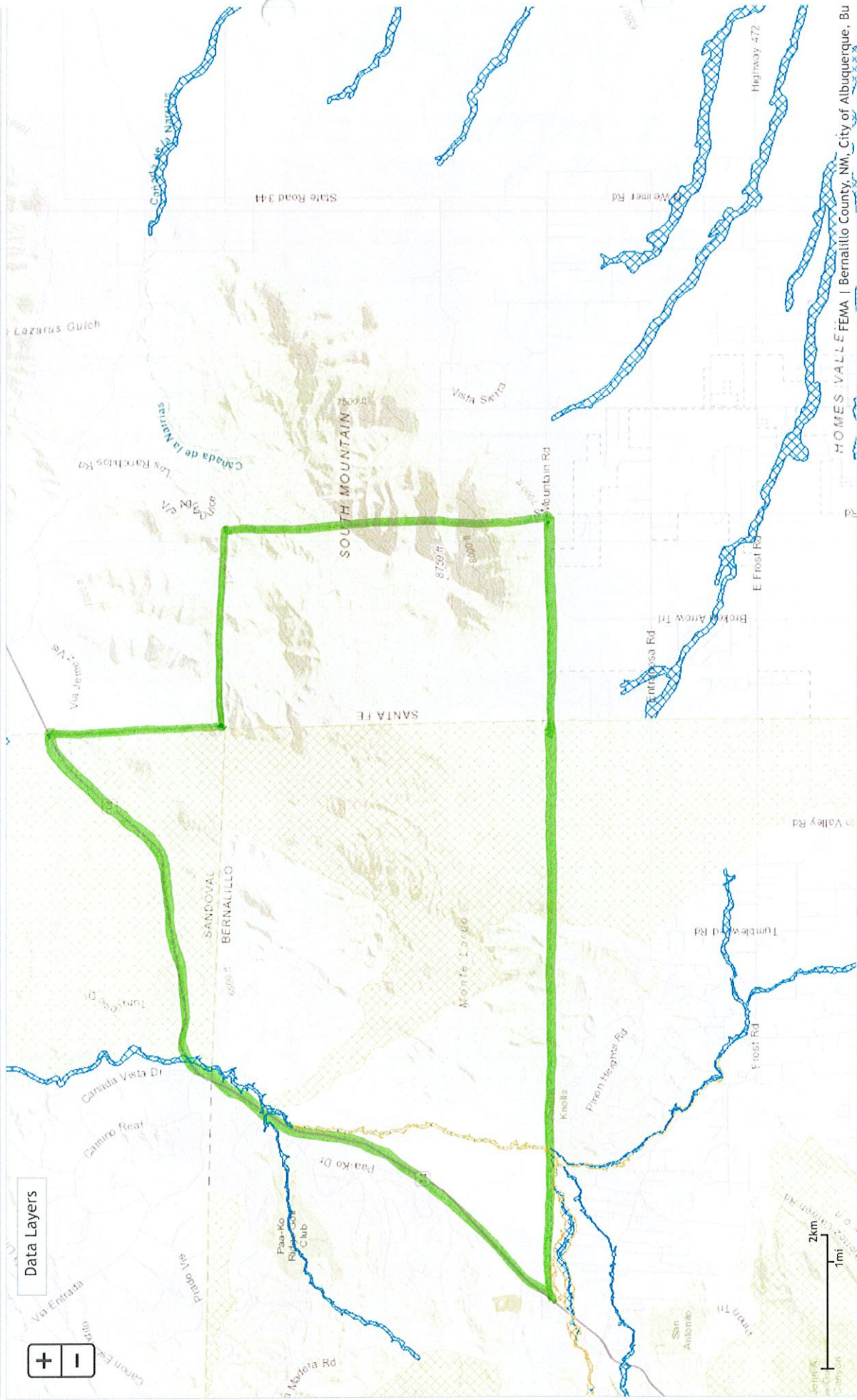
CAMPBELL FARMING CORP

[Zoom to](#)

Santa Fe County

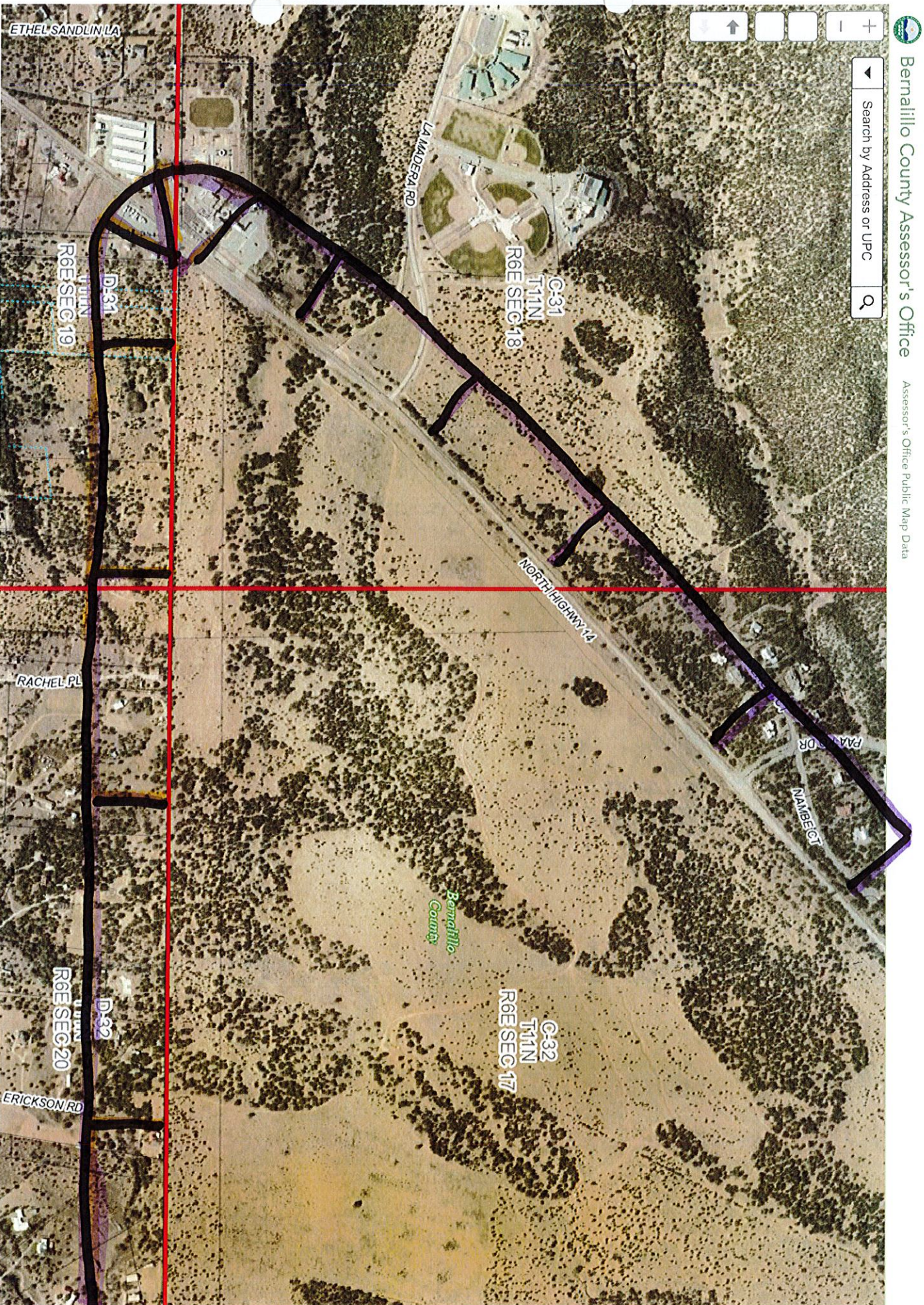
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NFHL Web Mapping Application





Search by Address or UPC



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

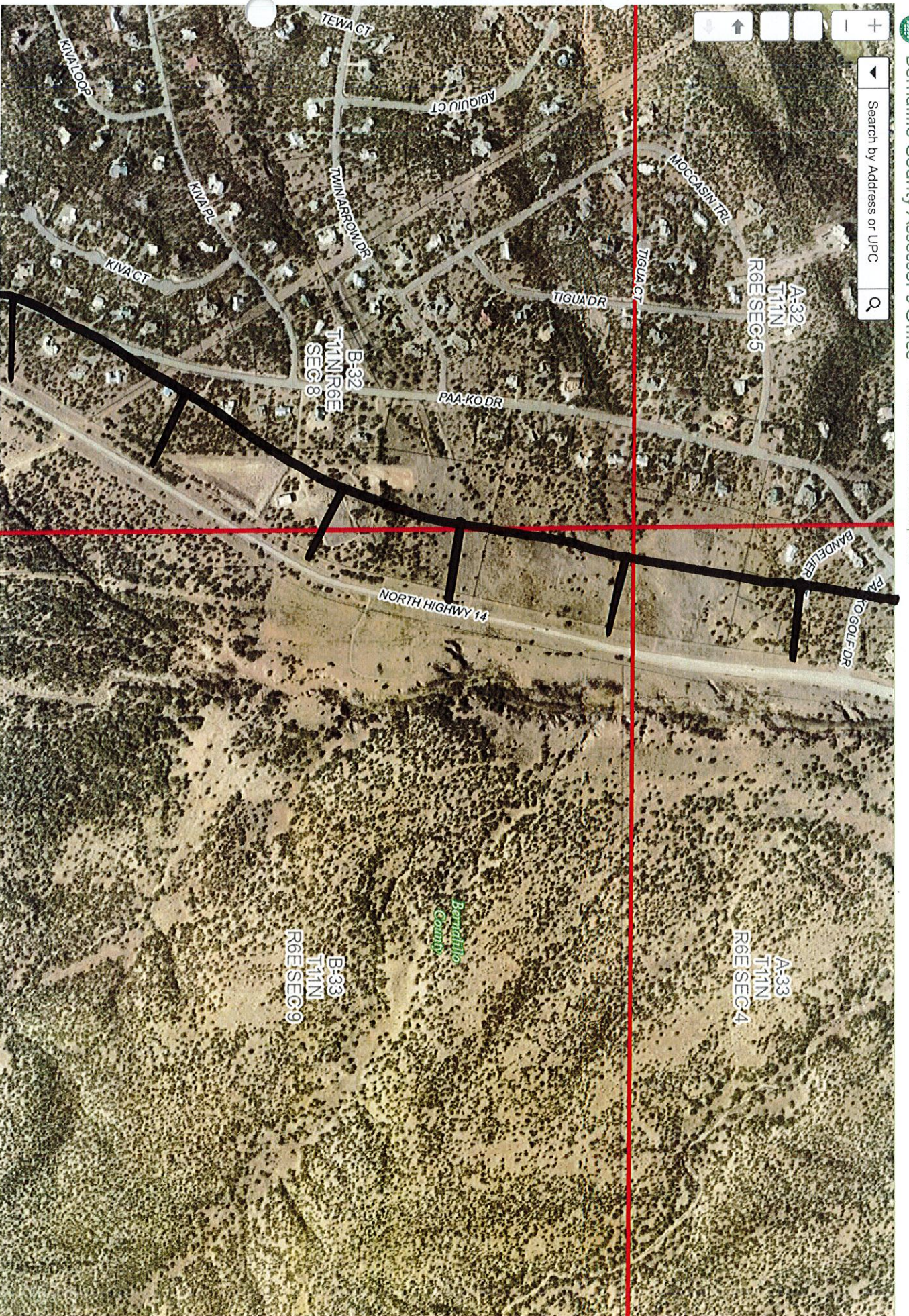


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600ft

Abutting properties within 500 feet (Bernalillo County) 2 of 5



300ft

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



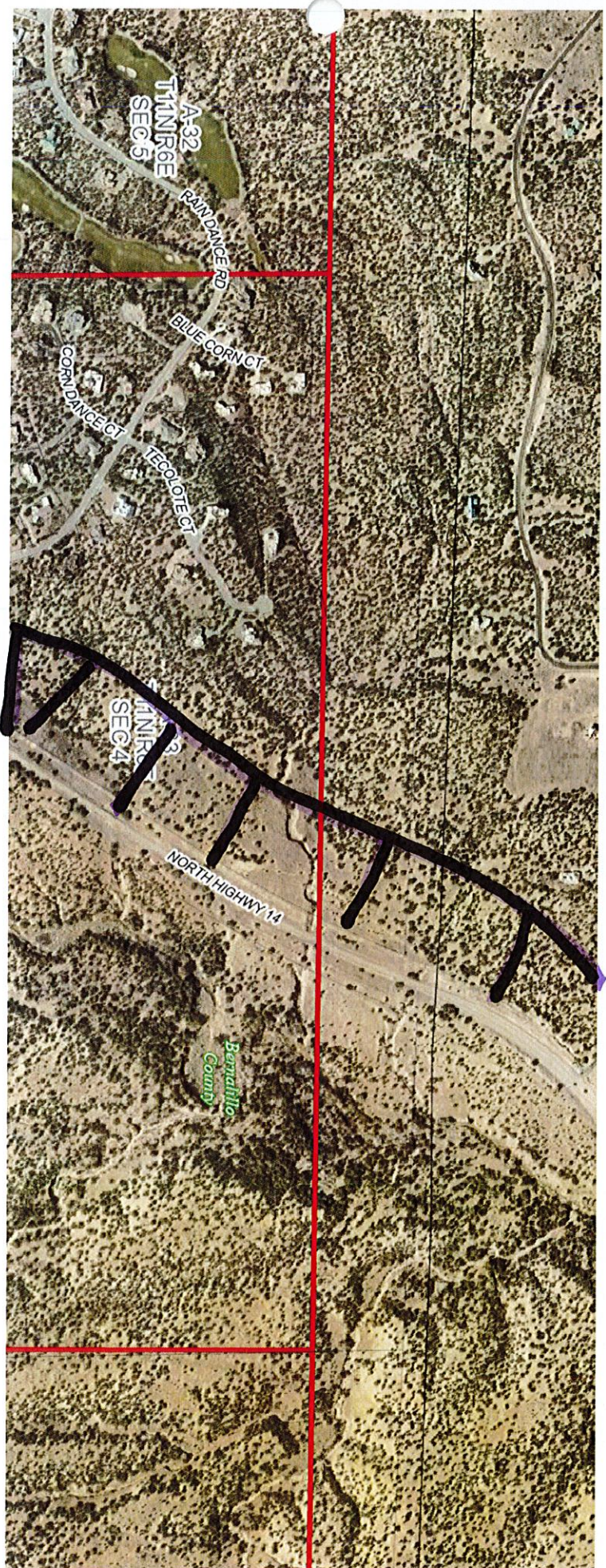
Abutting properties within 500 feet (Bernalillo County) 4 & 5



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Sandoval
County

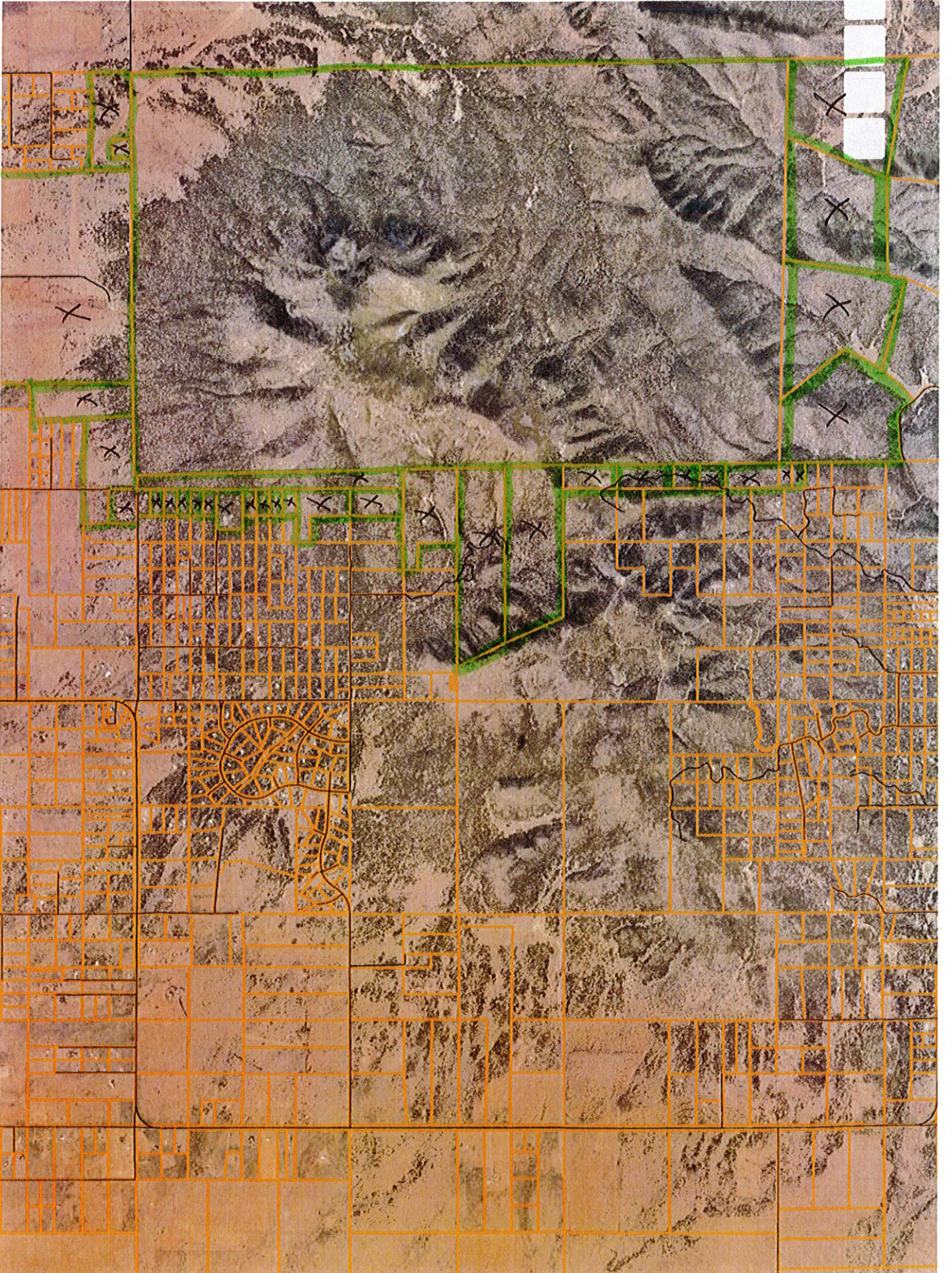


600ft

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

1. 2. 1.

R185746	1-036-068-473-276	VALDEZ, KATHERINE WHALEY AND JOEL W	100 PALO AMARILLO DR	LANDS OF JOEL W. & KATHERINE A. VALDEZ	P.O. BOX 1294	SANDIA PARK	NM	875+
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0.4mi
106.146 35.128 Degrees

Santa Fe Abutting properties within 500 feet (10x1)
County

PROOF OF PUBLICATION

Newspaper:

Date of Publication:

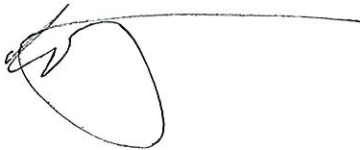
Reference:

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

Signature



Approval Signature

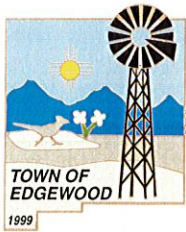


NOTICE OF PUBLIC HEARING

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*