

Country Club Neighborhood Association

ⁿ Park Ridge Subdivision Final Plat



Diversity of CCNA Members

- Some CCNA Members want to see property remain open space (e.g., Park)
- Some CCNA Members support Park Ridge 100%
- Some CCNA Members support Park Ridge but have some concerns
- Some CCNA Members support development but not the Park Ridge plan



CCNA is in Favor of Development

- CCNA members don't want an abandoned golf course as a gateway to our neighborhood
- CCNA members voted unanimously in favor of “sustainable development of the Country Club property that is safe and consistent with the neighborhood character.” (June 10, 2013)
- CCNA has worked with three (3) developers since 2006



Conditional Approvals

- Planning & Zoning conditionally approved rezoning June 25, 2013 (3 to 2 vote)
- City Council conditionally approved rezoning August 19, 2013 (6 to 1 vote)
- Planning & Zoning and City Council conditioned their approval on a TIA approved by the City's Traffic Engineer with first building permit or subdivision application



Traffic Impact Analysis (TIA)

- First TIA submitted January 10, 2014 showing 2nd access on Camino del Rex by Desert Drive. Not approved by CLC or NMDOT.
- Second TIA submitted May 9, 2014. Not approved by CLC or NMDOT.
- Third TIA submitted July 1, 2014. Conditionally approved July 22, 2014.



Traffic Impact Analysis (TIA)

- TIA only covers first of three phases of development (Lots 3, 5 and 9)
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- TIA admits the two proposed access points “do not provide sufficient capacity to convey the traffic generated by full build out.”



Subdivision Concept Plan

- Subdivision Concept Plan for 110.276 acres filed January 2014
- June 4, 2014 Development Review Committee approved Concept Plan on the condition TIA is approved



Subdivision Final Plat

- April 4, 2014 application filed for approval of Final Plat for 110.276 acres
- July 9, 2014 Development Review Committee approved Final Plat on the condition TIA is approved prior to consideration by Planning & Zoning Commission
- Final Plat scheduled for consideration by Planning & Zoning on July 22, 2014 before TIA approved



CCNA Members are Concerned

- Conditional rezoning covered 30.745 acres
- Subdivision Concept Plan and Final Plat cover 110.276 acres.
- TIA only covers development of 17.052 acres (Lots 3, 5 and 9)
- TIA should cover 30.745 acres to meet conditions of rezoning and 110.276 acres for Final Plat

