

APPLICATION INFORMATION



Supplemental Form (SF)

<p><b>SUBDIVISION</b></p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p>___ for Subdivision</p> <p>___ for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ Administrative Approval (DRT, URT, etc.)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p><b>S Z</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>D</b></p> <p><b>L A</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input checked="" type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>___ Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
---	---	--

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. **Fees must be paid at the time of application.** Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: City of Abq. Planning Dept PHONE: 924-3860

ADDRESS: 600 Second St. NW FAX: 924-3339

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amend. the text of the Comprehensive Plan (Rank 1) and the Complete Streets Ordinance (0-14-27)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes. \_\_\_ No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. City-wide Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): \_\_\_\_\_ UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
R-14-16 (Comp plan) and 0-14-27 (Complete streets)

**CASE INFORMATION:**

Within city limits? \_\_\_ Yes Within 1000FT of a landfill? \_\_\_\_\_

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_

Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: \_\_\_\_\_

SIGNATURE Russell Brito DATE 30 June 2016

(Print Name) \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>16EPC: 40031</u>	<u>ASDCP</u>	___	\$ <u>0</u>
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
Hearing date <u>August 4, 2016</u>			Total
Staff signature & Date <u>6-30-16</u>			\$ <u>0</u>

Revised: 11/2014

Project # 1001195

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Board of County Commissioners (BCC) Notice of Decision
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - Zone Atlas map with the entire plan area clearly outlined and indicated
  - Letter describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - Traffic Impact Study (TIS) form (for EPC public hearing only)
  - Fee for EPC final approval only (see schedule)
  - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan/amendment area clearly outlined
  - Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - Traffic Impact Study (TIS) form
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - Letter describing, explaining, and justifying the request
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Russell Brito  
Applicant name (print)  
R Brito 30 June 2016  
Applicant signature & Date



Revised: June 2011

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
16EDC - 40091

V 6-30-16  
Staff signature & Date  
Project # 1001195

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 6/30/16 ZONE ATLAS PAGE(S): City-wide

CURRENT: ZONING \_\_\_\_\_ LEGAL DESCRIPTION: LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_ SUBDIVISION NAME \_\_\_\_\_

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_ SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [✓] BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: \_\_\_\_\_  
NEW CONSTRUCTION [ ] BUILDING SIZE: \_\_\_\_\_ (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

*Comprehensive Plan update - address changes since original plan adoption in 1989.*  
Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 29 June 2016

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ] NA

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes: NA

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] TRAFFIC ENGINEER 6/29/16 DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /

# CITY OF ALBUQUERQUE



June 30, 2016

Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Chair Hudson,

It is my pleasure to submit the draft update of the Albuquerque/Bernalillo County Comprehensive Plan (“ABC Comp Plan”) for your review and recommendation to the City Council. This is the first of two products resulting from the ambitious ABC-Z project, initiated by the Planning Department in response to direction by the City Council.

In 2014, City Council adopted a resolution directing the Planning Department to update the jointly-adopted ABC Comprehensive Plan and overhaul the City’s zoning framework to create an Integrated Development Ordinance. Resolution R-14-46 recognizes that significant changes have occurred since the Plan’s original adoption in 1989 and provides guidance to staff to evaluate recent and anticipated trends and update the Plan to better reflect and implement the community’s vision for future growth.

The ABC Comp Plan update retains the framework of growth – “Centers and Corridors” – which was first adopted in the Comp Plan in 2001. Several centers adopted by the County since the Comp Plan was last amended in 2013 have been added. Center types have been adjusted to better reflect desired development intensities and land uses. Corridor types have been revised to reflect the latest regional Metropolitan Transportation Plan, adopted by the Mid-Region Council of Governments in April 2015.

The content and structure of this Rank I policy document have also been improved to reflect recent trends and best practices, to clearly articulate desired future conditions, and guide effective implementation in the future. Key objectives for this update include:

- **Coordinating land use and transportation:** Increase transportation and housing options, help implement Complete Streets, and bring jobs to employment centers to reduce traffic congestion.
- **Protecting and enhancing quality of life for all residents:** Encourage a vital economy; direct growth to Centers and Corridors; protect the character of single-family neighborhoods and rural areas; ensure a high-quality regional park and open space network; and maintain a sustainable and resilient environment into the future.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

This update to the Comp Plan is being managed by the Planning Department in close coordination with Council Services and Bernalillo County staff. Comments and guidance from outside agencies, such as the Water Utility Authority, Public Service Company of NM, the Mid-Region Council of Governments, and Albuquerque Public Schools, to name just a few, have informed the updated policy language. The update includes strategies to help strengthen the framework for improved County-wide and regional cooperation and coordination for public facilities, infrastructure, and services.

This project has included a rigorous public outreach process, including over 100 public meetings since February 2015, in a variety of formats, including traditional presentations, hands-on visioning workshops, online surveys and in-person polling, thematic focus groups, and open houses. The project team also went to community events to increase awareness of this project, presented at neighborhood association meetings and conferences, and met with many stakeholder groups.

The ABC-Z project will submit the second deliverable in Fall 2016 – a revised zoning code that incorporates the Subdivision Ordinance, Planning Ordinance, and other regulations currently adopted in many separate standalone documents. A new Integrated Development Ordinance (IDO) will modernize the City's development standards and processes and implement the ABC Comp Plan vision for growth and development.

The Planning Department is proud to submit the Draft ABC Comp Plan to the Environmental Planning Commission, as the first step of the review and approval process.

Sincerely,



Suzanne Lubar, Director  
Planning Department  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**Justification for Updating the Albuquerque/Bernalillo County Comprehensive Plan**  
June 2016

The update to the Comprehensive Plan is supported and justified by the Charter of the City of Albuquerque, and two key Ordinances: the Planning Ordinance and the Zoning Code.

Charter of the City of Albuquerque

Article I. Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self government. A liberal construction shall be given to the powers granted by this Charter.

***Updating the Comprehensive Plan is an act of maximum local self government and is consistent with the purpose of the Charter.***

Article IX. Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, insure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To effect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

***The updated Comprehensive Plan reflects recent best practices for policy to guide the proper use and development of land coordinated with transportation. The update will help protect and enhance quality of life for Albuquerque's citizens by promoting and maintaining an aesthetic and humane urban environment.***

Article XVII. Planning

Section 1.

The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Section 2.

The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

***The review and adoption of an updated Comprehensive Plan is the Council exercising its role as the City's ultimate planning and zoning authority. The updated Comprehensive Plan is written and formatted to help inform the Mayor and the Council about community priorities for the formulation***

***and review of Capital Improvement Plans. The updated Comprehensive Plan will help guide the implementation, enforcement, and administration of land use plans and regulations that reflect current trends and priorities as well as the future vision for growth and development.***

**Albuquerque Code of Ordinances**

**Article 13: Planning; Goals and Objectives**

**§ 14-13-2-2 RANK IMPORTANCE OF CITY PLANS.**

Adopted city plans for urban development and conservation are of varying rank importance. Lower ranking plans should be consistent with higher ranking plans, and when this is indisputably not the case, the conflicting provision of the lower ranking plan is null and void. Plans should identify how they relate to relevant, higher ranking plans. The highest ranks of city plans are as follows in this section and in § 14-13-2-4:

(A) ***Rank One Plan.*** The Albuquerque/Bernalillo County Comprehensive Plan is the basic long range city policy for the development and conservation of the entire metropolitan area.

***Updating the Comprehensive Plan ensures that it will reflect most recent best practices for land use and transportation planning, the priority needs and desires of residents and businesses, and a vision of sustainable growth and development for the next twenty years. This will help to ensure that lower ranking plans reflect current ideas, technologies, and up-to-date demographic and market trends.***

**Article 16: Zoning Code**

**§ 14-16-1-3 INTENT.**

(A) This article is intended to help achieve Article IX of the Charter of the City of Albuquerque and the city's master plan; in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan. This article is intended to create orderly, harmonious, and economically sound development in order to promote the health, safety, convenience, and general welfare of the citizens of the city. These regulations are necessary to provide adequate open spaces for light and air including solar access; to avoid undue concentration of population, to secure safety from fire, panic, and other dangers; to help control congestion in the streets and public ways; to control and abate unsightly use of buildings or land; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewer, schools, and parks; to encourage the most appropriate use of land; to properly channel flood water runoff; to conserve and stabilize the value of property; and to enhance the appearance of the landscape.

***The update to the Comprehensive Plan will provide up-to-date guidance for amendments and changes to land use regulations contained in the Zoning Code. This will allow the Zoning Code to better implement the city's master plan – in particular the master plan documents that comprise the Albuquerque/Bernalillo County Comprehensive Plan. This updated Comprehensive Plan will facilitate a comprehensive review of land use regulations and regulatory processes to ensure they reflect the most recent best practices and the vision for future growth and development in the city to promote the health, safety and general welfare of Albuquerque's citizens.***