

# CITY of ALBUQUERQUE

## TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-23-158

ENACTMENT NO. R-2023-067

SPONSORED BY: Pat Davis, by request

1 RESOLUTION

2 AMENDING THE LEVEL A COMMUNITY FRAMEWORK PLAN FOR MESA DEL  
3 SOL TO CHANGE THE ALLOWABLE MAXIMUM BUILDING HEIGHT IN THE 92-  
4 ACRE URBAN CENTER FROM 60-FEET TO 80-FEET AND UP TO 128-FEET  
5 WITH APPLICABLE HEIGHT BONUSES AND WOULD NOT CHANGE THE  
6 MAXIMUM BUILDING HEIGHT IN THE 88-ACRE COMMUNITY CENTER OF 60-  
7 FEET, BUT WOULD ALLOW UP TO 84-FEET WITH APPLICABLE HEIGHT  
8 BONUSES.

9 WHEREAS, Mesa del Sol includes approximately 13,000 acres, located east  
10 of Interstate 25, south of the Tijeras Arroyo, west of Kirtland Air Force Base  
11 and north of the Pueblo of Isleta; and

12 WHEREAS, the Level A Community Framework Plan for Mesa del Sol (the  
13 "Level A Plan") covers these approximately 13,000 acres; and

14 WHEREAS, the City Council adopted the Level A Community Framework  
15 Plan in January 2006 (Enactment R-2006-005); and

16 WHEREAS, the Level A Plan is considered a framework plan by the  
17 Integrated Development Ordinance (IDO); and

18 WHEREAS, the IDO establishes a process for amendments of prior  
19 approvals in 14-16-6-4(Y); and

20 WHEREAS, the request to change the text of the Level A Plan and  
21 corresponding tables and maps constitutes a Major Amendment to a  
22 prior approval; and

23 WHEREAS, Major Amendments return to the original approving body and  
24 the City Council is the original approving body for the Level A Plan; and

25 WHEREAS, the Environmental Planning Commission (EPC), in its advisory  
26

[Bracketed/Underscored Material] - New  
[Bracketed/Strikethrough Material] - Deletion

1 role on land use and planning matters, heard the case at its May 18, 2023  
2 regular hearing and voted to forward a recommendation of approval to the City  
3 Council regarding the Level A Plan amendment; and

4 WHEREAS, since the Level B Community Framework Plan (the “Level B  
5 Plan”) must also be amended to reflect the changed land use designation, the  
6 EPC also heard corresponding amendments to the Level B Plan at its May 18,  
7 2023 regular hearing; and

8 WHEREAS, the EPC approved the Level B Plan in February 2006 and is the  
9 original approving body; and

10 WHEREAS, the EPC has decision-making authority over the Level B Plan  
11 and approved the corresponding amendments at its May 18, 2023 public  
12 hearing; and

13 WHEREAS, Council accepts the EPC’s recommended findings and  
14 conditions regarding the Level A Plan Amendments, as set out in the Official  
15 Notification of Decision of May 18, 2023; and

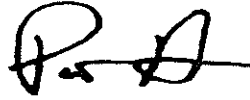
16 WHEREAS, the Council finds that the conditions set out in the  
17 Environmental Planning Commission’s recommendation of approval have  
18 been or will be met as specified in the Official Notification of Decision dated  
19 May 18, 2023.

20 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
21 ALBUQUERQUE:

22 SECTION 1. The Mesa del Sol Level A Community Framework Plan is  
23 hereby amended and the allowable maximum building height for the 92-acre  
24 Urban Center as depicted in the record is changed from 60-feet to 80-feet and  
25 up to 128-feet with applicable height bonuses. And the allowable maximum  
26 building height for the 88-acre Community Center as depicted in the record is  
27 to remain at 60-feet with applicable height bonuses up to 84-feet.

28 SECTION 2. The findings of the EPC as specified in the Official Notice  
29 of Decision dated May 18, 2023 are accepted and the conditions have been or  
30 will be adequately addressed.

1 PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF August, 2023  
2 BY A VOTE OF: 9 FOR 0 AGAINST.  
3  
4  
5

6 

7 \_\_\_\_\_  
8 Pat Davis, President  
9 City Council  
10

11  
12  
13 APPROVED THIS 1 DAY OF September, 2023  
14  
15

16 Bill No. R-23-158  
17

18 

19 \_\_\_\_\_  
20 Timothy M. Keller, Mayor  
21 City of Albuquerque  
22  
23  
24

25 ATTEST:  
26

27 Camille Chavez for E.W.

28 Ethan Watson, City Clerk  
29  
30  
31  
32  
33  
34