

City of Albuquerque
Environmental Planning Commission (EPC)
Study Session: December 9, 2021

Amendment to the Integrated Development
Ordinance (IDO) Text – Small Areas – 2021
Annual Update

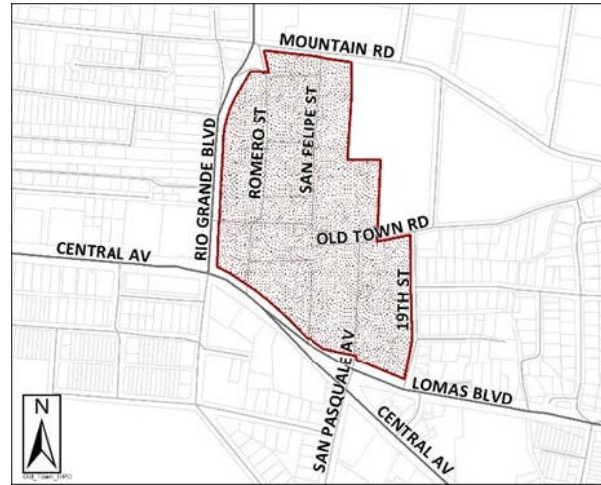
Project # 2018-001843, RZ-2021-00049

Staff Planner: Silvia Bolivar, Current Planner



Introduction

The request is for text amendments to the IDO pertaining to a Small Area designated as a Historic Protection Overlay Zone for Old Town HPO-5.



The Old Town Historic Protection Overlay Zone encompasses an area roughly between Mountain Road and Central Avenue on the north and south, and Rio Grand Boulevard and 19th Street on the west and east.

Introduction

The request is for text amendments to the IDO pertaining to a Small Area designated as a Historic Protection Overlay Zone for Old Town HPO-5.

The proposed change to the Old Town HPO-5 was passed by City Council as a moratorium (Bill R-21-165) during the 2020 IDO Annual Update so that proper notice could be given for the small area text amendment.

The City Council moratorium prohibited permissive and conditional uses for cannabis and cannabis products outlined in the IDO in the Old Town HPO-5 zone.

Key Issues

2021 Annual Updates – Small Area – Old Town Historic Protection Overlay Zone (HPO-5).

Prohibits the following cannabis uses in HPO-5. The text, “This use is prohibited in the Old Town – HPO-5” would be inserted in the following subsections of the IDO.

- Cannabis Retail – IDO Subsection 4-3(D)(35)(i)
- Cannabis Cultivation – IDO Subsection 4-3(E)(2)(h)
- Cannabis-derived Products Manufacturing – IDO Subsection 4-3(E)(3)(h)

The proposed amendments to prohibit cannabis uses in the Old Town HPO-5, are consistent with adopted policies that would protect the identity and existing character of the area. Old Town HPO-5 is designated primarily as an Area of Consistency and the proposed amendments would enhance the unique qualities of the neighborhood and commercial district found in the area. The City is not involved in regulation of personal uses; these are addressed in State regulation statute.

Old Town has been seen as an important feature of the City since 1959 when it was made its own zoning category H-1 (Historic-1). The Old Albuquerque Historic District is important for its' long history, for its' historic sites, for its' ancient pattern of church, plaza, and streets, and for its' collection of important historic buildings. The district has historic buildings mainly erected between 1870 and 1915, with a few major earlier structures. Its' street patterns and church buildings are vivid reminders of the much earlier history of the Villa of Albuquerque.

The proposed amendments would clearly reinforce and strengthen the established character of the surrounding Areas of Consistency and would result in continued development that is consistent with the established character of the area. Over the years, the character of the area and surrounding areas has been consistent and continued to be residential and commercial.

As a whole, the proposed text amendments would generally enhance, protect, and preserve Old Town HPO-5, a distinct community because provisions would be included that would strengthen the use-specific standards.