

City of Albuquerque, New Mexico / Municipal Development Department / Planning Division



Coors **orridor plan**



Adopted April 1984, Amended August 2003

Coors Corridor Plan

Adopted by the City Council on 04/30/1984 and signed by the Mayor on 05/16/1984

City Enactment No. 72-1984

and by the Board of County Commissioners on 05/15/1984

Bernalillo County Resolution No. 34-84

Amendments

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the beginning of the Plan and are on file with the City Clerk's Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council's Legistar webpage at <https://cabq.legistar.com/Legislation.aspx>.

Adoption Date	Council Bill No.	City Enactment No.	Plan References	Changed in Plan	Description
10/02/1989	R-89-458	163-1989	p. 98, 4.b.9	No	Amending site lighting regulations. Defines accent and surface lighting, and glare cutoff angle; replaces regulations 1 and 2 with six regulations related to off-site luminance, luminaire height, light levels, cutoff angle, and deadline for conformance
10/30/1989	R-89-457	191-1989	p. 112, 4.d.1 design regulation	No	Amending regulations for number and size of free-standing signs. Adds regulation for free-standing sign(s) in developments of over 12 acres
04/17/1995	R-95-213	67-1995	p. 69, Figure 28	No	Changing recommended land use/zoning for lot D-1A (west side of Coors, south of Bluewater) from commercial to residential
03/24/2003	R-02-118	29-2003	p. 23, 1.5 p. 27, Figure 10	No	Authorizing a traffic signal at the intersection of Coors Blvd. and Los Volcanes Rd.
09/08/2003	R-03-270	101-2003	p. 113, 4.d.	No	Adding height limits for free-standing and building mounted signs north of Western Trail
04/18/2016	C/S R-15-274	R-2016-030	p. 112, 4.d.1	No	Allowing temporary banner signs in specific cases. Prohibited Signs (1 st bullet)

3/20/2017	R-16-108	R-2017-026	Adopts SDP Policies	N/A	Adopting an updated Albuquerque/ Bernalillo County Comprehensive Plan, which incorporates most sector plan goals, policies, and implementation actions.
11/13/2017	O-17-49	O-2017-025	Repeals SDP Regulations	N/A	Repealing Resolutions and Plans Whose Regulatory Purpose and Content Has Been Replaced by The Integrated Development Ordinance (IDO)
11/13/2017	R-17-213	R-2017-102	Repeals SDP Policies	N/A	Repealing Resolutions and Plans Whose Policy Purpose and Content Has Been Replaced by The Integrated Development Ordinance (IDO)

Footnotes

1. The amendments in the Resolutions **may or may not be reflected** in the Plan text: “Yes” in the fifth column indicates they are; “No” indicates they are not.
2. This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan’s adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at <http://www.cabq.gov/gis>.

CITY of ALBUQUERQUE

FIFTEENTH COUNCIL

COUNCIL BILL NO. R-02-118 ENACTMENT NO. _____

SPONSORED BY: Miguel Gomez

RESOLUTION

AMENDING POLICY 5 AND FIGURE 10 OF THE COORS CORRIDOR PLAN TO
AUTHORIZE A TRAFFIC SIGNAL AT THE INTERSECTION OF COORS
BOULEVARD AND LOS VOLCANES ROAD.

WHEREAS, the Coors Corridor Plan, adopted by City Council Enactments
No. 72-1984, as a Rank 3 Sector and Neighborhood Development Plan; and

WHEREAS, the Coors Corridor Plan contains recommendations for the
location of traffic signals at intersections located on Coors Boulevard; and

WHEREAS, the land use recommendations of the Coors Corridor Plan for
the area located west of Coors Boulevard between Fortuna Road and Los
Volcanes Road was to be comprised of commercial and industrial
developments. The mix of uses that has occurred since the adoption of the
Plan includes a residential subdivision, several multi family housing
complexes an assisted housing Center, a police station, a day care center and
a senior center; and

WHEREAS, this mix of land uses has resulted in a higher number of
vehicles per day on Los Volcanes Road then would have occurred if the Coors
Corridor Plans land use recommendations had been implemented; and

WHEREAS, Los Volcanes Road is designed and built as a Collector Street
as established in the Albuquerque City Code and the Design Process Manual;
and

WHEREAS, the intersection of Coors Boulevard and Los Volcanes Road
meets the Manual on Uniform Traffic Control Devices warrants for a traffic
signal; and

WHEREAS, the City Traffic Engineer has installed a temporary traffic signal
at the intersection of Coors Boulevard and Los Volcanes Road.

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

Section 1. The Coors Corridor Plan Policy 5 "Intersections" Paragraph 2
(page 23) is hereby amended as follows:

"There shall be a minimum distance of approximately one-half mile for
signalized intersections except for the segment of Coors Boulevard between
Bluewater Road and Fortuna Road. On this segment there shall be a traffic
signal at Bluewater Road, at Fortuna Road and at Los Volcanes Road. Limited
access locations for right-turn-on traffic movement shall be placed with
careful consideration for proximity to full intersections and to provide
reasonable access to property within the corridor. Limited access locations
shall be a minimum distance of approximately one-quarter mile from full
intersections or from other limited access locations."

Section 2. The Coors Corridor Plan Figure 10 (page 27) is amended as
follows:

The right-turn off / on symbol at Coors Boulevard and Los Volcanes Road
is replaced with a traffic signal symbol.

Section 3. This amendment shall be inserted into the text of the Coors
Corridor Plan for reprinting.

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CITY of ALBUQUERQUE

FIFTEENTH COUNCIL

COUNCIL BILL NO. R-03-270 ENACTMENT NO. _____

SPONSORED BY: Michael Cadigan

RESOLUTION

1
2 SECTOR PLAN AMENDMENT 03EPC-00465, AMENDING THE COORS
3 CORRIDOR SECTOR DEVELOPMENT PLAN, ISSUE 4, SECTION D, SIGNAGE,
4 FOR SEGMENTS 3 AND 4 OF THE COORS CORRIDOR PLAN AREA ALONG
5 COORS BOULEVARD BETWEEN WESTERN TRAIL NW AND NM 528.

6 WHEREAS, the Council originally adopted the Coors Corridor Sector
7 Development Plan (CCSDP) in 1984 and revised the Plan in 1989 and 1995; and

8 WHEREAS, the Council has the authority to not only adopt but amend such
9 a Sector Plan; and

10 WHEREAS, the CCSDP establishes development polices designed to
11 protect the scenic resources of the area surrounding the Coors Boulevard
12 Corridor; and

13 WHEREAS, the height of free-standing and building mounted signage is
14 controlled by the City Zoning Code which currently allows a height of 26 feet
15 for a free-standing sign and a building mounted sign height that extends
16 beyond the height of the respective building in non-residentially zoned areas;
17 and

18 WHEREAS, Segment 3 of the Plan area extends along Coors Boulevard
19 between Western Trail NW and the Calabacillas Arroyo, and Segment 4 of the
20 Plan area extends along Coors Boulevard from the Calabacillas Arroyo to NM
21 528; and

22 WHEREAS, Segments 3 and 4 of the Plan area are geographically lower in
23 elevation than surrounding areas of the Coors Corridor, necessitating upward
24 views to identify scenic resources in these areas; and

1 WHEREAS, the City Zoning Code standards regarding allowable heights of
2 free-standing and building mounted signs are not consistent with policies in
3 the CCSDP regarding preservation of scenic views in the Coors Corridor area
4 as they pertain to Segments 3 and 4 of the Plan area; and

5 WHEREAS, on April 17, 2003, the Environmental Planning Commission, in
6 its advisory role on land use and planning matters, recommended approval of
7 a text amendment to the Coors Corridor Sector Development Plan to the City
8 Council for Segments 3 and 4 of the Plan area that would limit the height of
9 free-standing signs to nine feet and limit the height of building mounted
10 signage to the height of the respective building; and

11 WHEREAS, the text amendment to the CCSDP is consistent with policies in
12 the Comprehensive Plan, West Side Strategic Plan, and with policies in the
13 CCSDP.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE THAT:

16 Section 1. COORS CORRIDOR SECTOR DEVELOPMENT PLAN AMENDED.
17 The Coors Corridor Sector Development Plan, Issue 4, Visual Impressions and
18 Urban Design Overlay Zone, Subsection (D), Signage, Page 113, Prohibited
19 Signs, is amended as follows:

20 A. "...is a free-standing or projecting sign exceeding 75 square feet in
21 sign area. In Segments 3 and 4, is a free-standing sign exceeding 9 feet in
22 height above grade, or is a building mounted sign exceeding the height of the
23 building.

24 B. The findings of the Environmental Planning Commission regarding
25 the text amendment to the Coors Corridor Sector Development Plan are as
26 follows:

27 1. This is a request for a text amendment to the Coors Corridor
28 Sector Development Plan, Issue 4, Visual Impressions and Urban Design
29 Overlay Zone, Subsection (d), Signage. The purpose of the proposed
30 amendment is to add language to the Signage section to restrict the overall
31 height of free-standing and building mounted signage in Segments 3 and 4 of
32 the plan area as a way of providing further protection for scenic resources in
33 the Coors Corridor.

1 2. The proposed text amendment to the plan is as follows:
2 CCSDP page 113: Prohibited Signs: In addition to the signs prohibited in
3 Section 40.E., the following signs are also prohibited:
4 "...is a free-standing or projecting sign exceeding 75 square feet in sign
5 area. In Segments 3 and 4, is a free-standing sign exceeding 9 feet in
6 height above grade, or is a building mounted sign exceeding the height of
7 the building."
8 3. The request is consistent with Established and Developing
9 Urban goal and policies in the Comprehensive Plan in that the request to
10 restrict the overall height of free-standing and building mounted signs
11 respects scenic resources (Policy d) and will contribute to maintaining a
12 quality visual environment (Policy m) in the CCSDP area.
13 4. The request is consistent with policies in the West Side
14 Strategic Plan (WSSP) in that the proposed restrictions on free-standing and
15 building mounted signage reflects WSSP Design Guidelines policies intended
16 to regulate both off-premise and free-standing signs to protect and preserve
17 views and open space and enhance design of existing and new development
18 (WSSP p. 169). Scenic views east of Coors Boulevard are also specifically
19 identified for view preservation in the Design Guidelines of the WSSP (WSSP
20 p. 162-163).
21 5. The consistency of the request with policies in the WSSP
22 creates consistency of the request with the Rural Area goal and Policy b of the
23 Comprehensive Plan in that preservation of scenic views in the Coors Corridor
24 is addressed in the WSSP, thus this issue is a goal for the Coors Corridor
25 community.
26 6. The request is consistent with the Coors Corridor Sector
27 Development Plan (CCSDP) in that the proposed restrictions on free-standing
28 and building mounted signage reflect the intent of the CCSDP Urban Design
29 Overlay Zone design regulations and guidelines that "encourage development
30 within the Coors Corridor which integrates the natural landscape with
31 development activities, achieves a balanced built environment, and preserves
32 the unique natural features of the area" (CCSDP Issue 4, p. 82). The request is
33 also consistent with Policy 1 of the View Preservation portion of the CCSDP in

1 that this policy seeks to protect scenic views along the east side of Coors
2 Boulevard in Segments 3 and 4 (CCSDP Issue 4, Policy 1, View Preservation,
3 p. 103).
4 7. The relatively lower elevation of Segments 3 and 4 in the
5 Coors Corridor area necessitate an upward view to visually experience the
6 area's natural resources, thus the proposed lowering of heights for free-
7 standing and building mounted signage will contribute to the preservation of
8 scenic views from these areas of the Coors Corridor.
9 8. In non-residential zones, free-standing signs are currently
10 allowed a height of up to 26 feet, and building mounted signs are allowed to
11 extend beyond the height of the building provided that the sign height is
12 consistent with the building planes (Section 14-16-3-5, City Zoning Code). The
13 current allowances under the City's General Sign Regulations are not
14 compatible with the intent and policies of the CCSDP.
15 9. There is no neighborhood opposition to this request.
16 Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
17 clause, word or phrase of this resolution is for any reason held to be invalid or
18 unenforceable by any court of competent jurisdiction, such decision shall not
19 affect the validity of the remaining provisions of this resolution. The Council
20 hereby declares that it would have passed this resolution and each section,
21 paragraph, sentence, clause, word or phrase thereof irrespective of any
22 provisions being declared unconstitutional or otherwise invalid.
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R-2016-030

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Richard J. Berry, Mayor

FROM: Jon K. Zaman, Director of Council Services

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. C/S R-15-274 Amending The Coors Corridor Plan As It Relates To Prohibited Signs (Sanchez), which was passed at the Council meeting of April 18, 2016 by a vote of 8 FOR AND 0 AGAINST.

Excused: Winter

In accordance with the provisions of the City Charter, your action is respectfully requested.

JKZ:mh
Attachment

CITY of ALBUQUERQUE
TWENTY-FIRST COUNCIL

COUNCIL BILL NO. C/S R-15-274

ENACTMENT NO. R-2016-030

SPONSORED BY: Ken Sanchez

RESOLUTION

AMENDING THE COORS CORRIDOR PLAN AS IT RELATES TO PROHIBITED SIGNS.

WHEREAS, the City Council adopted the Coors Corridor Plan (CCP) in 1984 and amended it in 1989, 1995 and 2003; and

WHEREAS, the Council has the authority to amend Sector Plans, Corridor Plans and other land-use regulations; and

WHEREAS, the CCP establishes development regulations designed to protect the scenic resources of the areas along Coors Boulevard; and

WHEREAS, CCP Issue 4, Section d., bullet 1 prohibits the use of banners, pennants and other forms of non-permanent or portable signs in order to encourage a more aesthetically pleasing environment on the corridor; and

WHEREAS, a structure fire on Coors Boulevard near Sequoia Rd. NW has caused several businesses to have to relocate to new, but nearby locations; and

WHEREAS, this type of forced relocation due to fire presents challenges for businesses that rely upon their location as part of their success; and

WHEREAS, businesses that are forced to relocate due to a fire or other type of non-self-inflicted damage to their location could benefit from an opportunity to install temporary signage directing patrons to their new locations for a limited period of time; and

WHEREAS, banner signs printed on vinyl and similar materials are increasingly used by new or relocated businesses as they await fabrication of formal, permanent signs that meet the requirements of the CCP and the Zoning Code; and

1 WHEREAS, providing some limited allowance for temporary signage helps
2 implement City policies for encouraging small business and the use of
3 existing commercial structures.

4 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
5 ALBUQUERQUE:

6 Section 1. The design regulations related to "prohibited signs" within Issue
7 4, Subsection d. Policy 1 (page 112) of the Coors Corridor Plan is amended as
8 follows:

9 "In addition to the signs prohibited in Section 40.E., the following
10 signs are also prohibited:

11 Any sign which:

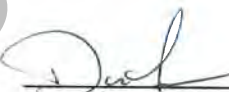
12 • consists of banners, pennants, ribbons, streamers, strings of
13 light bulbs and spinners; except during a holiday season, and for ethnic and
14 thematic special events; and except in cases where a business must close or
15 temporarily relocate due to fire, unavoidable casualty, force majeure, or
16 similar. In such situations, the Planning Director may, on forms provided by
17 the Planning Department, permit one up to 3-foot by 6-foot temporary banner
18 sign per business for a period of up to 90 days at the original location that
19 directs customers to the new location and/or advises of the re-opening date."

20 Section 2. EFFECTIVE DATE. This resolution shall take effect five days
21 after publication by title and general summary.

22 Section 3. SEVERABILITY CLAUSE. If any section paragraph, sentence,
23 clause, word, or phrase of this resolution is for any reason held to be invalid
24 or unenforceable by any court of competent jurisdiction, such decision shall
25 not affect the validity of the remaining provisions of this resolution. The
26 Council hereby declares that it would have passed this resolution and each
27 section, paragraph, sentence, clause, word or phrase thereof irrespective of
28 any provisions being declared unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 18th DAY OF April 2016
2 BY A VOTE OF: 8 FOR 0 AGAINST.


4 Excused: Winter

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9 Dan Lewis, President
10 City Council

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13 APPROVED THIS 4th DAY OF May, 2016

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17 Bill No. C/S R-15-274

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22 Richard J. Berry, Mayor
23 City of Albuquerque

25 ATTEST:

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27 
28 Natalie Y. Howard, City Clerk

**CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL**

COUNCIL BILL NO. R-16-108

ENACTMENT NO.

R-2017-026

SPONSORED BY: Trudy E. Jones and Isaac Benton

RESOLUTION

**ADOPTING AN UPDATED ALBUQUERQUE/BERNALILLO COUNTY
COMPREHENSIVE PLAN.**

**WHEREAS, the Council, the Governing Body of the City of Albuquerque,
has the authority to amend the Comprehensive Plan as authorized by statute,
Section 3-19-9, NMSA 1970, and by its home rule powers; and**

**WHEREAS, the Comprehensive Plan is the Rank I plan for the physical
development and conservation of areas within the City of Albuquerque and
unincorporated Bernalillo County, which sets out the context, goals and
policies, monitoring and implementation, and supporting information to
further its vision and purpose; and**

**WHEREAS, the Comprehensive Plan has not been significantly updated
since its original adoption in 1989 and its subsequent amendment in 2001 to
establish "Centers and Corridors" boundaries and policy language to focus
development in appropriate areas connected by multi-modal transportation
corridors; and**

**WHEREAS, the City Council, the City's Planning and Zoning Authority, in
April 2014, via R-14-46 (Enactment No. R-2014-022), directed the City to update
the Albuquerque/Bernalillo County Comprehensive Plan in coordination with
Bernalillo County, MRCOG, and other agencies; and**

**WHEREAS, an increased range of housing options are needed closer to
employment centers, and employment centers are needed closer to existing
housing, especially west of the Rio Grande; and**

**WHEREAS, preserving agricultural lands is increasingly important in order
to protect rural character and cultural traditions, provide for regional food**

**demands locally, and to improve stormwater retention and groundwater
infiltration; and**

**WHEREAS, the largest demographic segments of the population – Baby
Boomers and Millennials – are increasingly seeking urban lifestyles in mixed-
use areas that provide for employment, entertainment, and services without
requiring driving or automobile ownership; and**

**WHEREAS, the demand for these types of developments are not
sufficiently met in Albuquerque, because, in large part, existing land-use
policies and regulations strongly encourage suburban, single-family detached
development over compact mixed-use; and**

**WHEREAS, jurisdictional and geographic boundaries limit the opportunity
to accommodate growth in the City via annexation and expansion, prompting
the need to accommodate infill and densification in appropriate locations,
such as Centers and Corridors; and**

**WHEREAS, an update of the Comprehensive Plan would be an opportunity
to employ contemporary best practices for land use, transportation, and
preservation planning techniques and strategies for regional, interagency
transportation and land-use planning activities; and**

**WHEREAS, the existing hierarchy of overlapping Rank I, Rank II, and Rank
III Plans were all created at various points in time with little or no strategic
coordination and contain overlapping and sometimes conflicting policies and
regulations that have not been evaluated in a comprehensive manner; and**

**WHEREAS, these uncoordinated policies often present unnecessary and
counter-productive obstacles to both neighborhood protections and the
development process; and**

**WHEREAS, these lower-ranking plans need to be analyzed and revised to
ensure they support and are consistent with an updated Rank I
Comprehensive Plan and provide a simpler, clearer, and more effective means
of implementing the growth and development vision; and**

**WHEREAS, an update to the Comprehensive Plan provides an opportunity
to foster increased collaboration and coordination between the City of
Albuquerque and Bernalillo County by serving as a regional plan for healthy
growth, efficient transportation, infrastructure needs, and land use policies to**

1 better reflect new market demands, diversify and bolster the economy, better
2 serve all demographics, support alternative transportation modes to the
3 automobile, and improve efforts to grow and develop in ways that are
4 sustainable, respect and preserve natural and cultural resources, and improve
5 the quality of life for all citizens; and

6 WHEREAS, staff of the City of Albuquerque and Bernalillo County have
7 worked together to update the narratives, policies, and maps; and

8 WHEREAS, on September 1, 2016, the Environmental Planning
9 Commission (EPC), in its advisory role on land use and planning matters,
10 recommended approval to the City Council of the amendment to the
11 Albuquerque/Bernalillo County Comprehensive Plan.

12 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
13 ALBUQUERQUE:

14 SECTION 1. The Albuquerque/Bernalillo County Comprehensive Plan is
15 hereby replaced in its entirety by the 2016 Draft Updated Comprehensive Plan,
16 attached hereto as Exhibit A.

17 SECTION 2. FINDINGS ACCEPTED. The City Council adopts the
18 following findings as recommended by the Environmental Planning
19 Commission (EPC):

20 1. The request is for an update to the Albuquerque/Bernalillo County
21 Comprehensive Plan (1989, as subsequently amended, the "Comp Plan"). The
22 update, which will reflect new demographic trends and anticipated growth in
23 the region, is designed to more effectively coordinate land use and
24 transportation and to leverage and enhance a sense of place.

25 2. The Comp Plan applies to land within the City of Albuquerque municipal
26 boundaries and to the unincorporated area of Bernalillo County (the
27 "County"). Incorporated portions of the County that are separate
28 municipalities are not included.

29 3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May
30 7, 2014, which directed the City to update the Comp Plan.

31 4. The EPC's task is to make a recommendation to the City Council regarding
32 the Comp Plan update. As the City's Planning and Zoning Authority, the City
33 Council will make the final decision. The EPC is the Council's recommending

1 body with important review authority. Adoption of an updated City Master Plan
2 (Comp Plan) is a legislative matter.

3 5. The existing, key concept of Centers and Corridors will remain the same,
4 as will the boundaries of existing Centers. In the City, the existing
5 development areas (Central Urban, Developing & Established Urban, Semi-
6 Urban, and Rural) will be replaced with Areas of Change and Areas of
7 Consistency. In the County, the development areas will remain the same.

8 6. The 2016 Comp Plan update incorporates changes in the narrative
9 descriptions as well as the goals, policies, and actions of each existing
10 chapter. Approximately 90% of existing Goals and policies from the City's
11 various Sector Plans (Rank III) and Area Plans (Rank II), except for facility
12 plans and Metropolitan Redevelopment Area (MRA) plans, have been
13 integrated into the updated Comp Plan. Many of these Goals and policies
14 address similar topics and/or can be expanded to apply City-wide.

15 7. The State Constitution and Statutes, the ROA 1994 (which includes the
16 City of Albuquerque Charter and the Planning Ordinance), the
17 Albuquerque/Bernalillo County Comprehensive Plan, and the City of
18 Albuquerque Comprehensive Zoning Code are incorporated herein by
19 reference and made part of the record for all purposes.

20 8. State Constitution and Statutes: The Constitution of the State of New
21 Mexico allows municipalities to adopt a charter, the purpose of which is to
22 provide for maximum local self-government (see Article X, Section 6-
23 Municipal Home Rule). The City of Albuquerque is a home rule municipality
24 and has the authority to adopt a comprehensive plan as granted under
25 Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City
26 Charter.

27 9. The request is consistent with the intent of City Charter Article XVII,
28 Planning, as follows:

29 A. Section 1 - The review and adoption of an updated Comp Plan is an
30 instance of the Council exercising its role as the City's ultimate planning and
31 zoning authority. The updated Comp Plan is written and formatted to help
32 inform the Mayor and the Council about community priorities for the
33 formulation and review of Capital Improvement Plans.

1 B. Section 2 - The updated Comp Plan will help guide the implementation,
2 enforcement, and administration of land use plans and regulations that reflect
3 current trends and priorities as well as the future vision for growth and
4 development. The Plan's implementation strategies are to: build public
5 awareness and engagement; improve inter-governmental coordination;
6 promote growth, development and conservation; and create an ongoing
7 process for monitoring progress toward the vision, which will give the Council
8 and the Mayor a common and effective framework to build upon.

9 10. Intent of the City Charter - Related Sections:

10 A. Article I, Incorporation and Powers- Updating the Comprehensive Plan
11 is an act of maximum local self-government and is consistent with the
12 purpose of the City Charter. The updated policy language of the Comp Plan
13 will help guide legislation and provide support for necessary changes to
14 ordinances and standards.

15 B. Article IX, Environmental Protection- The updated Comprehensive Plan
16 reflects recent best practices for policy to guide the proper use and
17 development of land coordinated with transportation. The update will help
18 protect and enhance quality of life for Albuquerque's citizens by promoting
19 and maintaining an aesthetic and humane urban environment. Committees will
20 have up-to-date guidance to better administer City policy.

21 11. Intent of the Zoning Code (Section 14-16-1-3): The update to the Comp
22 Plan will provide up-to-date guidance for amendments and changes to land
23 use regulations in the Zoning Code. This will allow the Zoning Code to better
24 implement the city's master plan -in particular the master plan documents that
25 comprise the Comp Plan. This updated Comp Plan will facilitate a
26 comprehensive review of land use regulations and regulatory processes to
27 ensure that they reflect the most recent best practices and the vision for future
28 growth and development in the city to promote the health, safety and general
29 welfare of Albuquerque's citizens.

30 12. Intent of the Planning Ordinance (Section 14-13-2-2): Updating the Comp
31 Plan will ensure that it will reflect recent best practices for land use and
32 transportation planning, the priority needs and desires of residents and
33 businesses, and a vision of sustainable growth and development for the next

1 twenty years. This will also help ensure that lower ranking plans reflect
2 current ideas, technologies, and up-to-date demographic and market trends.
3 The Comp Plan update process identified several conflicting provisions in
4 lower ranking Plans that require an updated long-range planning process. The
5 proposed Community Planning Area (CPA) assessments will address planning
6 issues City-wide as well as within each CPA on an on-going, proactive basis.
7 13. The Comp Plan update addresses the main topics in Section 14-13-1, the
8 Planned Growth Strategy (PGS), such as natural resources conservation,
9 traffic congestion, and infrastructure provision, as follows:

10 A. Sustainable development is a key to the region's long-term viability. The
11 2016 Comp Plan promotes sustainable development best practices related to
12 water resources, storm water management, multi-modal transportation, and
13 urban design. A new chapter on Resilience and Sustainability (Chapter 13) has
14 been added and includes sections on water quality and air quality, and
15 discusses the importance of becoming more resource-efficient.

16 B. The update addresses transportation and traffic on a regional basis. A
17 priority is to improve mobility and transportation options (p. 1-11). The
18 Transportation chapter (Chapter 6) discusses the importance of balancing
19 different travel modes and providing complete and well-connected streets to
20 provide a variety of travel options.

21 C. The Land Use chapter (Chapter 5) includes policies to encourage a
22 development pattern that will foster complete communities, where residents
23 can live, work, learn, shop, and play, and that will maximize public investment
24 in denser areas. One primary goal is to improve the balance of jobs and
25 housing on each side of the river to help reduce traffic congestion and bring
26 jobs to where people already live.

27 D. The Infrastructure, Community Facilities & Services chapter (Chapter
28 12) covers a wide range of infrastructure systems, community facilities and
29 public services that support the existing community and the Comp Plan's
30 vision for future growth. The chapter emphasizes increased inter-agency
31 planning and coordination, and ways for pooling resources to maximize
32 efficiencies, bridge service gaps, and provide added value. The guiding

1 principle of equity helps identify gaps in service provision and how they might
2 be addressed.

3 14. City language that refers to the Comp Plan is found in various locations
4 of ROA 1994. This language will need to be correspondingly revised with the
5 adoption of the 2016 Comp Plan in order to maintain the intent of the policies
6 and to maintain internal consistency in ROA 1994.

7 15. The 2016 Comp Plan update improves coordination with the Mid-Region
8 Metropolitan Planning Organization (MRMPO) and the Metropolitan
9 Transportation Plan (MTP), which includes a new growth forecast to 2040 and
10 a preferred growth scenario. The Comp Plan update responds to the MTP by
11 updating Comp Plan Corridors to be consistent with MTP corridors,
12 coordinating Center designations with MTP center designations used to
13 develop a preferred future growth scenario, and developing an analysis tool to
14 analyze performance metrics based on different growth scenarios.

15 16. A number of elements of the existing Comp Plan will remain the same
16 with the 2016 Comp Plan update, including:

17 A. The Comp Plan's geographic scope, which includes the area in
18 Albuquerque's municipal limits and the unincorporated areas in Bernalillo
19 County.

20 B. The Centers and Corridors framework as a means to encourage future
21 growth and density in appropriate areas while protecting existing
22 neighborhoods, natural resources, and open space lands.

23 C. Most of the goals, policies, and actions in the current Comp Plan,
24 supplemented by those in Sector Development Plans and Area Plans adopted
25 by the City. Approximately 90% of the City's existing 1,200 policies in these
26 plans are represented in the 800 policies and sub-policies of the Comp Plan
27 update.

28 D. The County's Development Areas (Rural, Reserve, Semi-Urban,
29 Developing Urban, and Established Urban) from the existing Comp Plan will
30 continue to be used in the unincorporated area, and their associated policies
31 will remain unchanged.

32 17. The 2016 Comp Plan update has reorganized and reworded the existing
33 Comp Plan to reflect new data and trends, be more user-friendly and provide

1 clearer guidance to decision-makers. The most significant changes in the 2016
2 Comp Plan update are:

3 A. The inclusion of a Vision chapter (Chapter 3), which serves as a
4 "People's Summary" of the plan and provides an overview.

5 B. Modifications to the Center and Corridor descriptions and the
6 introduction of new Center and Corridor types.

7 i. Three Major Activity Centers have been re-designated as Downtown
8 or as Urban Centers (Uptown and Volcano Heights).

9 ii. The remaining Major and Community Activity Centers have been re-
10 designated as Activity Centers or Employment Centers.

11 iii. The new Employment Center type reflects the need for concentrated
12 job centers.

13 iv. Certain corridors have been designated as Premium Transit
14 corridors to be consistent with MRCOG's MTP; Enhanced Transit Corridors
15 have been re-named and designated as Multi-Modal Corridors, and Express
16 Corridors are renamed and designated as Commuter Corridors. Main Street
17 Corridors have been introduced as a new Corridor type.

18 C. Reorganization of the Comp Plan into ten Elements (Chapters) that
19 reflect more recent best practices in planning as well as the needs of area
20 residents:

21 i. Community Identity and Heritage Conservation (Chapters 4 and 11,
22 respectively) in response to public comments about the importance of
23 neighborhood character, preserving traditional communities, and cultural
24 landscapes.

25 ii. A new chapter, Urban Design (Chapter 7) describes design elements
26 that support and/or constitute good design for our community, in distinct
27 rural, suburban, and urban contexts.

28 iii. A new chapter, Resilience and Sustainability (Chapter 13), reflects
29 community concerns about conserving natural resources, preparing for
30 climate change and natural hazards, and creating healthy environments for
31 people.

32 D. The introduction of six guiding principles that indicate what is
33 particularly important to residents.

1 E. A new focus on coordinating land use and transportation to strengthen
2 Centers and Corridors and to address traffic congestion on river crossings by
3 improving the jobs-housing balance west of the Rio Grande.

4 F. Two Development Areas in the City, Areas of Change and Areas of
5 Consistency, will replace the six current Development Areas.

6 G. Updated City and County Community Planning Areas (CPAs) and
7 policies that guide the City Planning Department regularly to engage with
8 residents and other stakeholders in 12 City CPAs on a five-year cycle of
9 assessments.

10 H. An Implementation chapter (Chapter 14) with strategic actions,
11 performance metrics, and policy actions to be updated on a five-year cycle.

12 18. In 2017, City Planning Staff intend to initiate an ongoing, proactive
13 engagement and assessment process (Community Planning Area
14 Assessments) to work with communities throughout the City to address
15 planning issues and develop solutions. Performance measures will be used to
16 track progress toward Comp Plan Goals over time.

17 19. The public engagement process, which offered a range of opportunities
18 for input, discussion, and consensus-building, featured a series of workshops
19 and public meetings that included daytime focus groups organized by topic
20 and evening meetings with a more traditional presentation and a question and
21 answer session. The project team was invited to speak at over 100 meetings
22 and local conferences. To reach more people and a broader cross-section of
23 the community, the project team staffed booths and passed out promotional
24 material at community events and farmers markets.

25 20. Articles about the ABC-Z project appeared regularly in the City's
26 Neighborhood News and ads specifically for the Comp Plan update were
27 placed in print and social media. There is also a social media page for the
28 ABC-Z project on Facebook.

29 21. Staff received official written comments from agencies and interested
30 parties. Agencies that commented include the ABCWUA, the AMAFCA,
31 Bernalillo County, the City Parks and Recreation Department, and PNM. Their
32 comments suggest specific revisions to clarify topics related to their agency's
33 charge. Staff is considering all comments carefully and addressing them.

1 22. The comments submitted by interested parties cover a variety of topics,
2 including but not limited to time for public review and comment, annexation,
3 effect on vulnerable populations, and the focus on centers and corridors.

4 Some comments express significant concerns that policies crafted to address
5 localized issues are applied broadly and that sector plans are being replaced.
6 Staff is considering all comments carefully and addressing them.

7 23. The EPC held two advertised and noticed public hearings, on August 4
8 and August 25, 2016, to elicit public comments and participation for the
9 record.

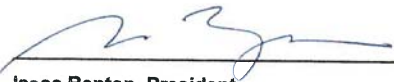
10 24. Planning Department Staff and City Council Staff will continue to
11 collaborate regarding themes raised in the August 2016 Staff Report, and in
12 public, departmental, and agency comments, to consider any additional
13 information that should be included in the Comp Plan update.

14 SECTION 3. EFFECTIVE DATE AND PUBLICATION. This legislation shall
15 take effect five days after publication by title and general summary.

16 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
17 clause, word or phrase of this resolution is for any reason held to be invalid or
18 unenforceable by any court of competent jurisdiction, such decision shall not
19 affect the validity of the remaining provisions of this resolution. The Council
20 hereby declares that it would have passed this resolution and each section,
21 paragraph, sentence, clause, word or phrase thereof irrespective of any
22 provisions being declared unconstitutional or otherwise invalid.
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1 PASSED AND ADOPTED THIS 20th DAY OF March, 2017
2 BY A VOTE OF: 6 FOR 2 AGAINST.

4 Against: Peña, Sanchez
5 Excused: Winter
6

8
9
10 
11 Isaac Benton, President
12 City Council
13

14
15 APPROVED THIS 1th DAY OF April, 2017
16

17
18
19 Bill No. R-16-108
20

21 
22 Richard J. Berry, Mayor
23 City of Albuquerque
24

25
26
27 ATTEST:
28

29 
30 Natalie Y. Howard, City Clerk
31
32
33
34

CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S O-17-49 ENACTMENT NO. O-2017-025

SPONSORED BY: Trudy E. Jones and Isaac Benton

1 ORDINANCE

2 ADOPTING THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) AND IDO
3 ZONING CONVERSION MAP AND REPEALING THE COMPREHENSIVE CITY
4 ZONING CODE (§14-16 ET SEQ.) AND EXISTING ZONING MAP; REPEALING
5 THE LANDMARKS AND URBAN CONSERVATION ORDINANCE (§14-12 ET
6 SEQ.), THE SUBDIVISION ORDINANCE (§14-14 ET SEQ.), AND THE
7 AIRPORT ZONING ORDINANCE (§14-15 ET SEQ.), WHOSE REGULATORY
8 PURPOSES AND CONTENT HAVE BEEN INCORPORATED INTO THE IDO;
9 REPLACING REFERENCES TO THE REPEALED ORDINANCES IN VARIOUS
10 LOCATIONS OF REVISED ORDINANCES OF ALBUQUERQUE, NEW
11 MEXICO, 1994 (ROA 1994) WITH REFERENCES TO THE IDO IN ORDER TO
12 MAINTAIN INTERNAL CONSISTENCY IN ROA 1994 INCLUDING PART §5-1-4,
13 PART §6-9-1(A), PART §7-5-2, PART §7-5-3, SECTION §8-2-2-15(D), SECTION
14 §9-2-1-4, SECTION §9-2-3-3(E), SECTION §9-6-3-4(A), PART §9-9-2, SECTION
15 §9-10-1-7(B)(3)(c), SECTION §9-10-1-9(E)(1), PART §10-9-8, SECTION §11-1-
16 1-11(C)(2), PART §13-1-9(A), PART §13-2-6(C), SECTION §13-5-1-13(D), PART
17 §13-15-2(B), PART §14-4-4(F), PART §14-6-1, PART §14-6-2(A)(5), PART §14-
18 8-2-3(B), PART §14-11-7(C)(3), AND PART §14-17-5(A); AND AMENDING
19 VARIOUS ORDINANCES TO COMPILE RELEVANT SECTIONS OF THE CODE
20 OF ORDINANCES AND TO MAINTAIN INTERNAL CONSISTENCY WITH THE
21 IDO INCLUDING PART §4-10-3(D), SECTION §6-1-1-12(D), SECTION §6-1-1-
22 99(C), PART §6-5-5 ET SEQ., ARTICLE §6-6 ET SEQ., PART §6-7-2(B),
23 SECTION §8-5-1-42(H), SECTION §9-2-1-4, PART §9-9-2, SECTION §9-10-1-
24 7(B)(3)(e), PART §11-2-3, SECTION §12-2-28, SECTION §14-5-2-10(B),
25 SECTION §14-8-2-3(A), SECTION §14-8-2-4(D), SECTION §14-8-2-5 ET SEQ.,
26 SECTION §14-8-2-6 ET SEQ., SECTION §14-8-2-7(A), SECTION §14-8-2-7(B),

PART §14-8-7, PART §14-9-3, PART §14-11-3(A), SECTION §14-13-1-4(E), SECTION §14-13-2-2, SECTION §14-13-2-3, SECTION §14-13-2-4(B), SECTION §14-13-2-5, SECTION §14-13-2-6, SECTION §14-13-3, PART §14-17-5 ET SEQ., AND PART §14-19-15.

WHEREAS, the City Council, the Governing Body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

WHEREAS, the City's zoning powers are established by the City charter, in which: Article I, Incorporation and Powers, allows the City to adopt new regulatory structures and processes to implement the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") and help guide future legislation; Article IX, Environmental Protection, empowers the City to adopt regulations and procedures to provide for orderly and coordinated development patterns and encourage conservation and efficient use of water and other natural resources; and Article XVII, Planning, establishes the City Council as the City's ultimate planning and zoning authority; and

WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that established a ranked system of plans, with the jointly adopted Comp Plan as the Rank 1 plan that provides a vision, goals, and policies for the Albuquerque metropolitan area, including the entire area within the city's municipal boundaries, Rank 2 plans that provide more detailed policies for a particular type of facility or a sub-area of the city in order to implement the Comp Plan, and Rank 3 plans that provide an even greater level of detail about an even smaller sub-area; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-344 (Enactment No. 172-2001) to include a Centers and Corridors vision for future growth and development as recommended by the City's Planned Growth Strategy (§14-13-1) in order to maintain a sustainable urban footprint and service boundary for infrastructure; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-343 (Enactment No. 171-2001) to identify Community Planning Areas and

provide goals and policies to protect and enhance distinct community identity in each area; and

WHEREAS, the City's Comprehensive Zoning Code ("Zoning Code"), which is the primary implementation tool for the Comp Plan, has been amended piecemeal hundreds of times but has not been comprehensively updated since 1975; and

WHEREAS, the Zoning Code has not been comprehensively updated to implement the Comp Plan's Centers and Corridors approach to growth and development or community identity goals and policies for Community Planning Areas; and

WHEREAS, zoning codes typically have a lifespan of 20 years before a comprehensive update is needed; and

WHEREAS, the Zoning Code does not include integrated tools to address the unique needs of sub-areas or establish regulations to protect the character of built environments in particular sub-areas; and

WHEREAS, lower-ranked plans are intended to implement the Rank 1 Comp Plan and supplement the Zoning Code by providing a greater level of detailed planning policy and/or land use and zoning regulations for sub-areas of the city; and

WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos (adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space (adopted 1999), for the Electric System: Transmission & Generation (last amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails (last amended in 2015) – to provide policy guidance and implementation actions for implementing departments; and

WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans have been created and adopted over the last 40 years for approximately half the area of the city; and

WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in 1988, (last amended in 2002), the East Mountain Area Plan in 1992 (never amended), the North Valley Area Plan in 1993 (never amended), and the West Side Strategic Plan in 1997 (last amended in 2014) – that provide

1 policy guidance about sub-areas to help implement the Comp Plan, yet
2 three have not been amended since 2001, when the Comp Plan was
3 amended to adopt a Centers and Corridors vision for future growth and
4 development; and

5 WHEREAS, the Southwest Area Plan and East Mountain Area Plan were
6 jointly adopted with Bernalillo County, as the plan areas include land that is
7 predominantly within the unincorporated County area; and

8 WHEREAS, the City has adopted over 50 Sector Development Plans –
9 some of which include policies and some of which include tailored zoning,
10 regulations, and approval processes for properties within the plan
11 boundary; and

12 WHEREAS, approximately 51% of the adopted Rank 3 Sector
13 Development Plans were adopted or amended after 2001, when the Comp
14 Plan was amended to adopt a Centers and Corridors vision for future
15 growth and development; and

16 WHEREAS, the City intended to update each Sector Development Plan
17 every 10 years, but some have never been amended, some have been
18 amended multiple times, and over half are now more than 10 years old; and

19 WHEREAS, the Code of Resolutions indicates that the City has adopted
20 plans that the Planning Department cannot find, which may have been
21 repealed or replaced in whole or in part, and there may be other adopted
22 ranked plans that the Planning Department is no longer aware of and have
23 not been listed on the Planning Department's publication list; and

24 WHEREAS, approximately half the properties in the city have not had the
25 benefit of long-range planning for specific sub-areas with trend analysis by
26 staff or engagement by area stakeholders, which is an inequitable and
27 untenable existing condition; and

28 WHEREAS, City staff and the budget have been restructured and
29 allocated over the years in such a way as to no longer be adequate to
30 maintain and update over 50 standalone Sector Development Plans, three
31 Area Plans, and three Arroyo Corridor Plans, much less the additional plans
32 that would be needed to provide an equal level of policy guidance and

1 tailored regulations for the half of the city not currently covered by Rank 2
2 Area Plans or Rank 3 Sector Development Plans; and

3 WHEREAS, the mix of policy and regulations in Rank 3 Plans has
4 sometimes created confusion as to whether language is narrative, policy,
5 and/or regulatory; and

6 WHEREAS, the adopted Rank 3 Sector Development Plans have created
7 over 235 unique SU-2 zones outside of the Zoning Code, many of which
8 establish zone abbreviations unique to each plan; and

9 WHEREAS, there are enumerable SU-1 zones adopted for individual
10 properties throughout the city totaling over 28,500 acres (almost 25% of the
11 city's total acreage); and

12 WHEREAS, the Zoning Code has 24 base zone districts, not including
13 SU-1, SU-2, and SU-3 zones or overlay zones; and

14 WHEREAS, the City has struggled to administer and enforce all of these
15 unique zones consistently over time; and

16 WHEREAS, the separation of land use and zoning regulation from the
17 Zoning Code into multiple standalone plans has sometimes resulted in
18 conflicting language and/or regulations being lost or overlooked by staff
19 and decision-makers in the review/approval and enforcement processes,
20 which are the primary responsibility of the Planning Department and the
21 City Council as the ultimate land use and zoning authority; and

22 WHEREAS, some Rank 3 Sector Development Plans establish separate
23 decision-making processes and/or criteria, which introduces an uneven
24 playing field for development and inconsistent protections for
25 neighborhoods and natural/cultural resources from area to area; and

26 WHEREAS, the City Council directed the City in April 2014 via R-14-46
27 (Enactment No. R-2014-022) to update the Comp Plan *and the land*
28 *development regulations intended to implement it; and*

29 WHEREAS, the City Planning Department and Council Services initiated
30 a project in February 2015 called "ABC-Z" to update the Albuquerque-
31 Bernalillo County Comprehensive Plan and develop an Integrated
32 Development Ordinance ("IDO") to help implement it in the city; and

1 WHEREAS, the public engagement process for ABC-Z offered a range of
2 opportunities for input, discussion, and consensus-building with over 130
3 workshops and public meetings, including daytime focus groups organized
4 by topic, evening meetings with a more traditional presentation and
5 question and answer session, "Comp Plan 101" and "Zoning 101" meetings,
6 and periodic "Ask an Expert" zoning clinics; and

7 WHEREAS, the project team spoke at over 100 meetings and local
8 conferences by invitation of various stakeholders; and

9 WHEREAS, the project team staffed booths and passed out promotional
10 material at community events and farmers markets to reach more people
11 and a broader cross-section of the community and met with individuals and
12 small groups during weekly office hours; and

13 WHEREAS, articles about the ABC-Z project appeared monthly in the
14 City's Neighborhood News, ads specifically for the proposed IDO were
15 placed in print and social media, as well as on local radio stations, and the
16 project team maintained a project webpage and a social media page on
17 Facebook for the ABC-Z project; and

18 WHEREAS, the Planning Department has expended additional funds
19 from its general operating budget, and the City Council also provided
20 supplementary funds as part of a budget amendment in November 2015 (R-
21 15-266, Floor Amendment 2, Enactment No. R-2015-113) that were
22 subsequently used for additional paid advertising in print, radio, and social
23 media, including Spanish-language media outlets, to reach a broader and
24 more diverse audience; and

25 WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
26 County Comprehensive Plan ("ABC Comp Plan") on March 20, 2017 via R-
27 16-108 (Enactment No. R-2017-026), including an updated community vision
28 that is still based on a Centers and Corridors approach to growth; and

29 WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
30 Corridors map that establishes boundaries for the Centers; designates
31 priority for transportation modes on certain Corridors; and identifies
32 Downtown, Urban Centers, Activity Centers, Premium Transit Corridors,
33 Major Transit Corridors, and Main Street Corridors as the Centers and

1 Corridors that are intended to be walkable, with a mix of residential and
2 non-residential land uses, and with higher-density and higher-intensity
3 uses; and

4 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
5 and Corridors from the most to the least walkable, mixed-use, and dense,
6 with Downtown, Urban Centers, Premium Transit Corridors, and Main Street
7 Corridors all intended to be highly walkable, mixed-use, and dense; and

8 WHEREAS, the IDO, as a regulatory document that applies citywide, is
9 the primary mechanism to implement the 2017 ABC Comp Plan for land
10 within the municipal boundaries of the City of Albuquerque; and

11 WHEREAS, the IDO has been drafted to be consistent with and
12 implement Comp Plan goals and policies; and

13 WHEREAS, the IDO's stated purpose is to implement the 2017 ABC
14 Comp Plan; ensure that all development in the City is consistent with the
15 spirit and intent of other plans and policies adopted by City Council; ensure
16 provision of adequate public facilities and services for new development;
17 protect quality and character of residential neighborhoods; promote
18 economic development and fiscal sustainability of the City; provide efficient
19 administration of City land use and development regulations; protect health,
20 safety, and general welfare of the public; provide for orderly and
21 coordinated development patterns; encourage conservation and efficient
22 use of water and other natural resources; implement a connected system of
23 parks, trails, and open spaces to promote improved outdoor activity and
24 public health; provide reasonable protection from possible nuisances and
25 hazards and to otherwise protect and improve public health; and encourage
26 efficient and connected transportation and circulation systems for motor
27 vehicles, bicycles, and pedestrians; and

28 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
29 map with a new Downtown Center designation as the most urban, walkable,
30 dense, intense, and mixed-use Center in Albuquerque, with the same
31 boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan;
32 and

1 WHEREAS, the IDO helps to implement the Downtown Center by carrying
2 over and updating zoning regulations and design standards from the
3 adopted Rank 3 Downtown 2025 Sector Development Plan as a mixed-use,
4 form-based zone district (MX-FB-DT); and

5 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
6 map with a new Center designation of Urban Centers – intended to be highly
7 walkable, with mixed-use development and high-density, high-intensity uses
8 – for Volcano Heights and Uptown, with the same boundaries as identified
9 in the 2013 Comp Plan, which followed boundaries established by SU-2
10 zoning in the adopted Rank 3 Volcano Heights and Uptown Sector
11 Development Plans; and

12 WHEREAS, the IDO helps implement these Urban Centers by allowing
13 additional building height and reducing parking requirements in these
14 Centers; and

15 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
16 map with a new Corridor designation of Premium Transit Corridors in order
17 to prioritize transit service in the public right-of-way and encourage higher-
18 density and mixed-use transit-oriented development that can support and
19 be supported by transit service; and

20 WHEREAS, the IDO helps implement Premium Transit Corridors for
21 which funding has been secured and transit station locations have been
22 identified by allowing additional building height and reducing parking
23 requirements within 660 feet (one-eighth of a mile, a distance of two typical
24 city blocks, considered a 5-minute walk) of Premium Transit stations; and

25 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
26 map with a new Corridor designation of Main Streets, intended to be
27 pedestrian-oriented and encourage mixed-use and high-density residential
28 development along them; and

29 WHEREAS, the IDO helps implement Main Street Corridors by allowing
30 additional building height and reducing parking requirements on parcels
31 within 660 feet (one-eighth of a mile, a distance of two typical city blocks,
32 considered a 5-minute walk) of the centerline of Main Street Corridors; and

1 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
2 map with a new Center designation of Activity Centers, intended to serve
3 surrounding neighborhoods, be more walkable and allow higher-density
4 and higher-intensity uses than non-Center areas; and

5 WHEREAS, the IDO helps implement Activity Centers by requiring
6 enhanced building façade design and site design for drive-throughs that
7 results in more pedestrian-oriented layouts within the boundary of these
8 Centers; and

9 WHEREAS, the IDO helps implement the Centers and Corridors vision by
10 converting existing mixed-use and non-residential zoning in Centers and
11 Corridors intended to be walkable, mixed-use, and dense to IDO zone
12 districts with the closest matching set of permissive uses, as described in
13 more detail below; and

14 WHEREAS, the IDO helps implement the Centers and Corridors vision by
15 providing different dimensional standards for density, height, and setbacks,
16 lower parking standards, additional building design and site layout
17 standards, and reduced buffering and landscaping requirements that will
18 allow more urban development forms as relevant for walkable, mixed-use,
19 dense Centers and Corridors (excluding Old Town, Employment Centers,
20 and Commuter Corridors); and

21 WHEREAS, the 2017 ABC Comp Plan included an updated map of City
22 Development Areas Map that replaced the 1975 Development Areas with one
23 of two new Development Area designations: Areas of Change, including all
24 Centers but Old Town and all Corridors but Commuter Corridors, or Areas
25 of Consistency, including single-family neighborhoods, parks, Major Public
26 Open Space, golf courses, airport runway zones, and many arroyos,
27 acequias; and

28 WHEREAS, the 2017 ABC Comp Plan includes policies to encourage
29 growth and development in Areas of Change and policies to protect the
30 character and built environment in Areas of Consistency from new
31 development or redevelopment; and

32 WHEREAS, the IDO helps implement the Comp Plan by providing
33 Neighborhood Edge regulations (§14-16-5-9) that require a transition and

1 buffering between Areas of Change and Residential zones, as well as other
2 design requirements for development in Areas of Change to minimize
3 negative impacts on Areas of Consistency; and

4 WHEREAS, the IDO helps implement the Comp Plan by including
5 regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
6 slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
7 stands of mature trees, archaeological sites; and

8 WHEREAS, the IDO helps implement the Comp Plan by including specific
9 regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
10 including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
11 acequias (§14-16-5-2(F)), is context-sensitive; and

12 WHEREAS, the IDO helps implement the Comp Plan by incorporating
13 and updating regulations from adopted Rank 3 Arroyo Corridor Plans as
14 general regulations for private property abutting any arroyo identified in the
15 Rank 2 Facility Plan for Arroyos in order to ensure context-sensitive
16 development next to these natural resources, which function as drainage
17 facilities as well as providing open space and, in some cases, recreational
18 opportunities through multi-use trails or parks; and

19 WHEREAS, the IDO helps implement the Comp Plan by including
20 specific use restrictions and design standards (§14-16-5-2(H)) to ensure that
21 development adjacent to or within 330 feet (one-sixteenth of a mile, a
22 distance of one typical city block) of Major Public Open Space is context-
23 sensitive; and

24 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to
25 protect historic assets and cultural resources, and the IDO implements
26 these goals and policies by incorporating Historic Protection Overlay zones
27 (§14-16-3-3) with design standards to ensure compatible new development
28 and redevelopment in historic districts and View Protection Overlay zones
29 (§14-16-3-4), and regulations for development next to sensitive lands (§14-
30 16-5-2); and

31 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to
32 protect community health and maintain safe and healthy environments
33 where people can thrive; and

1 WHEREAS, the IDO helps to implement these goals and policies by
2 providing a set of zones (§14-16-2) that range from low intensity to high
3 intensity and designating the appropriate mix of land uses in each zone;
4 and

5 WHEREAS, the IDO helps implement these goals and policies by
6 providing use-specific standards (§14-16-4-3) that require a distance
7 separation for certain nuisance uses – such as alcohol sales and heavy
8 manufacturing – from residential areas, schools, and churches to mitigate
9 the potential negative impact on quality of life; and

10 WHEREAS, the IDO helps implement these goals and policies by
11 providing use-specific standards (§14-16-4-3) that require distance
12 separations between uses that pose potential negative impacts on nearby
13 properties – such as pawn shops, bail bonds, small loan businesses, and
14 liquor retail – to prevent clustering of such uses; and

15 WHEREAS, the 2017 ABC Comp Plan recommends a transition from
16 long-range planning with communities on an as-needed basis to create
17 standalone Rank 2 and 3 plans to a 5-year cycle of planning with each of 12
18 Community Planning Areas in order to provide opportunities for all areas of
19 the city to benefit from area-specific long-range planning, including regular
20 and ongoing opportunities for stakeholder engagement and analysis by
21 staff of trends, performance measures, and progress toward implementation
22 actions in the Comp Plan; and

23 WHEREAS, the IDO implements the new proactive approach to long-
24 range planning by committing the City to a proactive, equitable system of
25 assessments (§14-16-6-3(D)) done every five years with residents and
26 stakeholders in each of 12 Community Planning Areas established by the
27 ABC Comp Plan; and

28 WHEREAS, the IDO furthers the purpose and intent of the Planning
29 Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by
30 establishing a regulatory framework that ensures that development is
31 consistent with the intent of other plans, policies, and ordinances adopted
32 by the City Council; that updated development standards help ensure
33 provision of adequate light, air, solar access, open spaces, and water; that

clarified and streamlined development processes will help ensure the harmonious, orderly, and coordinated development of land in the City, and help create efficiency in governmental operations; that land use is coordinated with transportation corridors to help promote the convenient circulation of people, goods, and vehicles while minimizing traffic hazards; that subdivision standards and review/approval processes serve as a framework to help Staff and the public ensure the safety and suitability of land for development; and

WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-3) that incorporates the ranked system of plans described in the Planning Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must be consistent and that the lower-ranking plans are intended to help implement, Rank 2 plans for facilities that exist throughout the City in various areas and need to be coordinated and managed with a consistent approach (i.e. Facility Plans), and Rank 3 plans for specific areas that benefit from more detailed guidance related to the area's unique needs and opportunities (e.g. Metropolitan Redevelopment Plans, Master Plans, and Resource Management Plans); and

WHEREAS, the Planning Ordinance (§14-13-2) is being amended to clarify that Ranked plans will hereby include narrative and policies but not regulations; and

WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted plan; and

WHEREAS, the 2017 ABC Comp Plan included and updated policies from adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans adopted as of March 2017 in the Appendix so that they can be used as informational, reference documents for relevant sub-areas, especially in creating and/or amending Community Planning Area assessments in the future; and

WHEREAS, the IDO is intended to contain all the zoning and land use laws of the City, superseding any and all other zoning and land use laws whether written or based on prior practice; and

WHEREAS, the IDO is intended to integrate and adopt regulations pertaining to land use and development on private land within the City's municipal boundaries into one document in order to eliminate duplication, inconsistencies, and conflicts and to strengthen consistency, coordination, efficiency, effectiveness, and enforcement of these regulations; and

WHEREAS, the IDO does not apply to properties within other jurisdictions, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities; and

WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones, development standards, and review/approval processes for specific sub-areas to protect character, enhance neighborhood vitality, and respect historic and natural resources; and

WHEREAS, regulations from the adopted Rank 3 Sector Development Plans and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and included in the IDO either as citywide regulations or as regulations applying to a mapped area consistent with the applicable area identified in the relevant adopted Sector Development Plan; and

WHEREAS, the IDO carries over as Character Protection Overlay zones (§14-16-3-2) distinct sets of building and site design standards intended to reinforce the existing character of sub-areas of the city from adopted Rank 3 Sector Development Plans, including Coors Corridor Plan (last amended in 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last amended in 2014), Rio Grande Boulevard Corridor (adopted 1989), Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last amended in 2014); and

WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO tailors the dimensional standards associated with Premium Transit stations and Main Street Corridors, as well as the building height bonus

1 associated with Workforce Housing, to recognize the lower building heights
2 that contribute to the distinctive character of "Lower Nob Hill" between
3 Girard Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3
4 Nob Hill Highland Sector Development Plan; and

5 WHEREAS, the IDO carries over as Historic Protection Overlay zones
6 (§14-16-3-3) historic design standards from the Historic Zone (H-1) and
7 adopted historic overlay zones, including East Downtown (adopted 2005),
8 Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002),
9 Huning Highland (adopted 2010), and Silver Hill (last amended in 2010); and

10 WHEREAS, the IDO carries over and updates view preservation
11 regulations from the Rank 3 Coors Corridor Plan (last amended in 2013) and
12 Rank 3 Northwest Mesa Escarpment Plan (last amended in 2016) as View
13 Protection Overlay zones (§14-16-3-4) to protect views from public rights-of-
14 way to cultural landscapes designated by the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO includes and updates the content of the existing
16 Airport Zoning Ordinance (§14-15-1 et seq.) and the Airport Design Overlay
17 Zone regulations (§14-16-2-28(E)) in a manner that is clearer and easier to
18 apply and enforce than the existing article of ROA 1994, which is separate
19 from other zoning regulations; and

20 WHEREAS, the IDO includes and updates standards and review/approval
21 procedures for development from the existing Landmarks and Urban
22 Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
23 areas of historical, cultural, architectural, engineering, archeological, or
24 geographic significance; and

25 WHEREAS, the IDO includes and updates portions of the Development
26 Process Manual (DPM) that pertain to the engineering technical standards
27 for development on private land and these updates have been coordinated
28 with technical subcommittees that are updating relevant portions of the
29 DPM as part of a parallel effort in order to remove conflicts between zoning
30 regulations and technical standards related to street and parking design,
31 drainage, flood control, and sewer service; to ensure an orderly and
32 harmonious process and outcome for coordinating land use, transportation,
33 and infrastructure on private property and within the public right-of-way;

1 and to improve the viability of multiple transportation methods throughout
2 the city; and

3 WHEREAS, the IDO references, and as appropriate, defers to the Humane
4 and Ethical Animal Rules and Treatment (HEART) Ordinance (Article 9-2-1 et
5 seq., Enactment O-2006-029), which was adopted to regulate animal-keeping
6 within city municipal boundaries; and

7 WHEREAS, companion legislation (R-17-213) will revise Resolutions that
8 are incorporated or that need to be amended for consistency with the IDO;
9 and

10 WHEREAS, the IDO incorporates the purpose and updates the content of
11 the existing Zoning Code (§14-16 et seq.); and

12 WHEREAS, the IDO includes three categories of uses – Residential,
13 Mixed-use, and Non-residential – with zones in each category that range
14 from the least to the most intense that are appropriate to a mid-size,
15 Southwestern, 21st century city; and

16 WHEREAS, the existing Official Zoning Map is included by reference in
17 the Zoning Code (§14-16-4-9); and

18 WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with
19 zones converted from existing zone districts pursuant to the zoning
20 conversion rules described below; and

21 WHEREAS, properties with zoning from the Zoning Code have been
22 converted on the zoning conversion map to the IDO zone district with the
23 closest matching set of permissive uses on a conversion map that has been
24 available to the public for review and comment since April 2016; and

25 WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3
26 Sector Development Plans have been converted on the zoning conversion
27 map to the IDO zone district with the closest matching set of permissive
28 uses; and

29 WHEREAS, properties with Residential and Related Uses – Developing
30 Area (RD) zoning, Planned Residential Development (PRD) zoning, or
31 Planned Development Area (PDA) zoning have been converted on the
32 zoning conversion map to the Planned Development (PD) zone district in the

1 IDO, which is site-plan controlled and allows uses as specified on the
2 approved site plan; and

3 WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector
4 Development Plan that describes the zones by referring to the existing
5 Zoning Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion
6 is described above) have been converted in the conversion zoning map to
7 the IDO zone with the closest matching set of permissive uses; and

8 WHEREAS, properties with SU-1 zoning whose zone descriptions refer to
9 zones from the existing Zoning Code have been converted on the zoning
10 conversion map to the IDO zone with the closest matching set of permissive
11 uses; and

12 WHEREAS, properties with SU-1 zoning with zoning descriptions that
13 refer to permitted uses but do not refer to zones from the existing Zoning
14 Code have been converted on the conversion zoning map to the IDO zone
15 district that is site plan controlled – Planned Development (PD); and

16 WHEREAS, the zoning conversion rules for properties with C-2 zoning,
17 or SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses
18 allowed permissively, were different for the east and west sides of the Rio
19 Grande in order to address the imbalance of jobs and housing on the West
20 Side, so that C-2 properties on the East Side were converted to MX-M to
21 encourage an ongoing mix of residential and commercial uses, while
22 properties on the West Side were converted to Non-Residential Commercial
23 (NR-C) to ensure the addition of retail and services that are currently
24 lacking; and

25 WHEREAS, the zoning conversion rules for properties with C-3 zoning,
26 or SU-1 and SU-2 zones that reference C-3 zones as the highest uses
27 allowed permissively, were different inside and outside of Centers to help
28 implement the ABC Comp Plan and result in more mixed-use, walkable
29 development within Centers, so that C-3 properties outside of Centers were
30 converted to Non-Residential Commercial (NR-C), while properties east of
31 the river within Urban Centers or Activity Centers or within 660 feet of
32 Premium Transit station areas or 660 feet of the centerline of a Main Street

1 Corridors were converted to MX-H, west of the river only properties within
2 660 feet of Premium Transit station areas were converted to MX-H; and

3 WHEREAS, the City and Bernalillo County jointly adopted the Planned
4 Communities Criteria (Code of Resolutions §1-1-10) that establish a
5 procedure for planning large areas that are intended to function self-
6 sufficiently within their jurisdictions, with development and services that
7 have no net cost to the local jurisdiction and that implement the Comp Plan;
8 and

9 WHEREAS, the City has approved two Planned Communities – Mesa del
10 Sol and Westland – with Level A “Master Plans,” which will be called
11 Framework Plans in the IDO, and Level B “Master Plans,” which will be
12 called Site Plans or Master Development Plans, based on the zoning
13 designation; and

14 WHEREAS, properties within a Planned Community have been converted
15 to the IDO’s Planned Community (PC) zone, which will still be regulated
16 pursuant to the relevant approved “Master Plan” as an approved Site Plan –
17 EPC, with uses regulated pursuant to the matching IDO conversion zone for
18 any named zone out of the existing Zoning Code; and

19 WHEREAS, the IDO includes a Use Table (§14-16-4-2) that clearly
20 indicates land uses that are permitted, conditional, accessory, conditional
21 accessory, conditional vacant, or temporary in each zone district; and

22 WHEREAS, the IDO includes use-specific standards (§14-16-4-3) to
23 establish use regulations, further design requirements, allowances, area-
24 specific regulations, and/or processes to avoid or mitigate off-site impacts
25 and ensure high-quality development, including those carried over from
26 adopted Rank 3 Sector Development Plans and generalized to apply
27 citywide or mapped to continue to apply to a small area; and

28 WHEREAS, the IDO includes general development standards (§14-16-5)
29 related to site design and sensitive lands; access and connectivity; parking
30 and loading; landscaping, buffering, and screening; walls; outdoor lighting;
31 neighborhood edges; solar access; building design; signs; and operation
32 and maintenance; and

1 WHEREAS, the IDO includes and updates standards for the subdivision
2 of land (§14-16-5-4) and associated administrative and enforcement
3 procedures (§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et
4 seq.) in order to ensure that land suitable for development is served by the
5 necessary public services and infrastructure, including a multi-modal
6 transportation network, and platted accordingly; and

7 WHEREAS, the IDO establishes review and approval processes (§14-16-
8 6) appropriate for each type of land development application in order to
9 clearly establish notice requirements, decision-making bodies, and criteria
10 for decision-making bodies; and

11 WHEREAS, the IDO establishes thresholds and criteria for administrative
12 review and decision by staff (§14-16-6-5) for minor projects based on
13 objective standards for high-quality, context-sensitive development
14 established by the IDO; and

15 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
16 decision-making body for major projects (§14-16-6-6) that require a public
17 meeting and/or hearing and whose approval should be based on
18 consideration of objective standards for high-quality, context-sensitive land
19 use and development established by the IDO; and

20 WHEREAS, the IDO requires review and decision by the Environmental
21 Planning Commission for a zone change (§14-16-6-7(E)) and site plan
22 approval (§14-16-6-6(F)) based on consideration of policy as well as
23 objective standards for high-quality, context-sensitive development
24 established by the IDO in Planned Development (PD), Non-residential
25 Sensitive Use (NR-SU) zone districts, and new Master Development Plans in
26 Non-residential Business Park (NR-BP) zone districts; and

27 WHEREAS, the IDO incorporates and updates criteria for amendments of
28 the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates
29 between criteria for Areas of Change and Areas of Consistency to help
30 implement the 2017 ABC Comp Plan; and

31 WHEREAS, the IDO requires applicants requesting amendments of the
32 zoning map on properties wholly or partially within Areas of Consistency to
33 demonstrate that the new zone would clearly reinforce or strengthen the

1 established character of the surrounding Area of Consistency and would
2 not permit development that is significantly different from that character;
3 and

4 WHEREAS, the IDO requires review and decision by the Environmental
5 Planning Commission (§14-16-6-7(E)) based on consideration of policy as
6 well as objective standards for high-quality, context-sensitive development
7 established by the IDO for amendments to the zoning map up to 10 acres in
8 Areas of Consistency and up to 20 acres in Areas of Change, above which
9 Council has authority; and

10 WHEREAS, the IDO requires review and recommendation by the
11 Environmental Planning Commission and review and final decision by the
12 City Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or
13 amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the
14 IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration
15 of policy as well as objective standards for high-quality, context-sensitive
16 development established by the IDO for zone changes of 10 acres or more
17 in Areas of Consistency and 20 acres or more in Areas of Change; and

18 WHEREAS, the IDO establishes procedures and criteria for alterations
19 and demolition within and outside Historic Protection Overlay zones and for
20 amending existing and designating new Historic Protection Overlay zones
21 and landmarks (§14-16-6-7(C)); and

22 WHEREAS, the IDO requires appeals of all decisions to be reviewed and
23 recommended by the Land Use Hearing Officer and reviewed and decided
24 by the City Council as the City's ultimate land use and zoning authority; and

25 WHEREAS, the IDO establishes criteria and thresholds appropriate for
26 staff review and decision of minor deviations from zoning dimensional
27 standards (§14-16-6-4(X)(2)); and

28 WHEREAS, the IDO establishes procedures and criteria for the Zoning
29 Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A))
30 or for variances from dimensional zoning standards (§14-16-6-6(L)); and

31 WHEREAS, the IDO establishes procedures for the Development Review
32 Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way

standards, and subdivision standards, based on criteria established in the Development Process Manual; and

WHEREAS, the IDO establishes procedures and criteria for the Environmental Planning Commission to grant exceptions to zoning dimensional standards that provide civic benefits or that benefit the natural environment (§14-16-6-6(K)); and

WHEREAS, the IDO establishes notice and meeting requirements (§14-16-6-4) that provide public awareness of development projects and input opportunities appropriate to the scale of the development project – minor projects that are administratively decided requiring notice but no meetings or hearings, major projects that require notice and either a meeting or hearing, and projects requiring discretionary decision-making based on consideration of policy in addition to IDO regulations that are heard and decided at public hearings; and

WHEREAS, approved site plans and permits shall remain valid (as described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and

WHEREAS, the IDO establishes the period of validity for development approvals that are subject to expiration; and

WHEREAS, the expiration of approvals granted prior to the effective date of the IDO shall be calculated from the effective date of the IDO; and

WHEREAS, any compliance periods specified in the Zoning Code that are carried over or replaced with new time periods for compliance in the IDO are to be calculated from the effective date of the IDO; and

WHEREAS, all existing development that conforms to the Zoning Code on the date the IDO becomes effective but that does not comply with the IDO shall be considered nonconforming and allowed to continue, subject to limits on expansion and thresholds after which the property must be brought into compliance with the IDO as specified in §14-16-6-8; and

WHEREAS, the IDO establishes adequate provisions for the continuation and expansion of nonconforming uses, structures, lots, signs, and site features (§14-16-6-8), as well as appropriate thresholds or timeframes for when nonconformities must come into compliance with the IDO; and

WHEREAS, the IDO establishes appropriate standards and procedures for enforcing violations and assessing penalties (§14-16-6-9); and

WHEREAS, any violation of the City zoning, subdivision, or land development regulations in effect prior to the effective date of this IDO will continue to be a violation under this IDO and subject to enforcement actions, unless the development or other activity that was a violation of the previous regulations is consistent with the requirements and regulations of this IDO; and

WHEREAS, the City and private property owners will need time to transition from processes related to the existing zoning code to the new IDO, and the IDO is therefore intended to become effective six months from its adoption date; and

WHEREAS, the Planning Department intends to submit and sponsor a series of zone change requests for review/approval within a year of the IDO effective date to address mismatches of land use and zoning that pre-existed the IDO adoption, to address properties with uses that become nonconforming upon the IDO becoming effective, and to consider requests from property owners desiring to downzone their existing zoning to a less intense, less dense zone district in Areas of Consistency; and

WHEREAS, the Planning Department intends to initiate the Community Planning Areas assessments within two years after the effective date of the IDO to assess current and anticipated trends and conditions, to understand planning issues and develop solutions to address them, and to track progress on performance measures identified in the ABC Comp Plan over time; and

WHEREAS, the IDO requires the City to create an update process and annual schedule for updates to the IDO; and

WHEREAS, the Office of Neighborhood Coordination sent e-mail notification to neighborhood representatives on December 29, 2016, as required, as part of the Environmental Planning Commission (EPC) application process, and Planning Staff sent a re-notification reminder and Notice of Decision for each hearing to neighborhood representatives on March 21, April 11, April 25, and May 5, 2017; and

1 WHEREAS, the proposed IDO was announced in the *Albuquerque*
2 *Journal*, the *Neighborhood News* and on the Planning Department's
3 webpage in January 2017; and

4 WHEREAS, staff prepared summary handouts for each adopted Sector
5 Development Plan to explain how Sector Development Plan policies were
6 incorporated into the 2017 ABC Comp Plan, how regulations from Sector
7 Development Plan regulations were incorporated into the Integrated
8 Development Ordinance as either a best practice approach to land-use
9 regulation and zoning that was extended citywide or as a regulation that
10 was mapped to apply to the same area as specified in the Sector
11 Development Plan, either as a zone district (§14-16-2-3), a Character
12 Protection Overlay zone (§14-16-3-2), a Historic Protection Overlay zone
13 (§14-16-3-3), a View Protection Overlay zone (§14-16-3-4), a use-specific
14 standard (§14-16-4-3), a development standard (§14-16-5), or an
15 administrative procedure (§14-16-6); and

16 WHEREAS, the public and staff from City departments and outside
17 agencies had opportunities to make written and verbal comments prior to
18 and during the EPC's review of the IDO, and the IDO was revised to reflect
19 Conditions of Approval recommended by the EPC; and

20 WHEREAS, the EPC voted on May 15, 2017 after five hearings to
21 recommend approval of the IDO with a vote of 6-1 (with one Commissioner
22 absent and one Commissioner's position vacant); and

23 WHEREAS, the public and staff had opportunities to make written and
24 verbal comments prior to and during the Land Use, Planning, and Zoning
25 Committee's review of the IDO, and the IDO was revised to reflect changes
26 recommended by the LUPZ Committee; and

27 WHEREAS, the public and staff had an opportunity to make written and
28 verbal comments prior to and during the full Council's review of the IDO,
29 and the Council adopted Floor Amendments to change the IDO in response.

30 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY
31 OF ALBUQUERQUE:

1 Section 1. The City hereby repeals the existing Zoning Code (§14-16-1 et
2 seq.) and adopts the Integrated Development Ordinance, attached to O-17-
3 49 and made a part hereof, as the new §14-16-1 et seq.

4 Section 2. The City hereby repeals the existing zoning map and replaces
5 it with the Integrated Development Ordinance zoning conversion map.

6 Section 3. The City hereby repeals the existing Articles of the City Code
7 of Ordinances: Landmarks and Urban Conservation Ordinance (§14-12-1 et
8 seq.), the Subdivision Ordinance (§14-14-1 et seq.), and the Airport Zoning
9 Ordinance (§14-15-1 et seq.), which are incorporated and updated in the
10 Integrated Development Ordinance.

11 Section 4. Upon its adoption this IDO is the City's sole document
12 regulating land use within the municipal boundaries. In the event of any
13 conflicts, the terms, requirements and obligations established by this IDO
14 shall prevail over any other ordinance not specifically repealed herein or
15 otherwise remaining after its adoption.

16 Section 5. The City hereby amends existing ordinances to ensure
17 consistency with Integrated Development Ordinance by replacing the words
18 "Zoning Code," "Comprehensive City Zoning Code," or "city's
19 Comprehensive Zoning Code" with the words "Integrated Development
20 Ordinance" in the following Parts and Sections of the City Code of
21 Ordinances:

- 22 • Part 5-1-4, Other Provisions Effect.
- 23 • Part 6-9-1(A), General Policies.
- 24 • Part 7-5-2, Findings.
- 25 • Part 7-5-3, Display and Sale of Motor Vehicles.
- 26 • Section 8-2-2-15(D), Clear Sight Triangle.
- 27 • Section 9-2-1-4, Definitions, Commercial Property.
- 28 • Section 9-2-3-3(E), Permit Holders: General Duties and Requirements.
- 29 • Section 9-6-3-4(A), Operational Requirements.
- 30 • Section 9-9-2, Definitions, Residential, Office/Commercial,
- 31 Industrial/Manufacturing.
- 32 • Section 9-10-1-7(B)(3)(c), Storage of Solid Waste for Commercial and
- 33 Multi-Family Dwelling Collection.

- Section 9-10-1-9(E)(1), Dumping, Accumulating, and Scattering of Refuse.
- Part 10-9-8, Delegation of Authority.
- Section 11-1-1-11(C)(2), Penalties for Public Nuisance Violations.
- Part 13-1-9(A), Zoning Notification.
- Part 13-2-6(C), Special Dispenser's Permits.
- Section 13-5-1-13(D), Exercise of Rights under a Franchise – Minimum Conditions on Use of Property; Construction.
- Part 13-15-2(B), Purpose and Intent.
- Part 14-4-4(F), Size and Types of Numbers.
- Part 14-6-1, Prohibited in Residential Zones.
- Part 14-6-2(A)(5), Regulated in Nonresidential Zones.
- Section 14-8-2-3(B), Definitions.
- Section 14-11-7(C)(3), Permits for Solar Rights.
- Part 14-17-5(A), Establishment of a Family Housing Development.

Section 6. City Code of Ordinances Part 4-10-3(D), General Policies, is amended as follows: “(D) Public improvements financed by a TIDD should be in conformance with applicable long-range city policies for development, including, but not limited to, the Albuquerque/Bernalillo County Comprehensive Plan, the Integrated Development Ordinance, the Ordinance adopting elements of a Planned Growth Strategy; the current city enactment relating to the Capital Implementation Program; the Impact Fee Component Capital Improvement Program; other ordinances applicable to the affected land including annexation ordinances and any related annexation agreements, if any; and all supplements and subsequent enactments relating to these measures.”

Section 7. City Code of Ordinances Section 6-1-1-12(D), Variances and Appeals, is amended as follows: “Variances to §§ 6-1-1-8 through 6-1-1-10 requirements. A variance to the regulations in §§ 6-1-1-8 through 6-1-1-10 may be issued by the Mayor, through the Development Review Board, provided that the general intent of this article has been met and compliance with this article is proven to cause practical difficulties and unnecessary hardship. The variance procedure for this article will comply with the

variance procedure in the Integrated Development Ordinance as currently adopted or subsequently amended. (This procedure is described in § 14-16-5-5.2.K). Appeals of decisions of the Development Review Board are to the City Council. Appeal procedures will comply with those in the Integrated Development Ordinance, §14-16-6-4(U).”

Section 8. City Code of Ordinances Section 6-1-1-99(C), Penalty, is amended as follows: “Any responsible party who violates any provision of §§ 6-1-1-8 through 6-1-1-10 shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine not to exceed \$500 and/or imprisonment for a period not to exceed 90 days. Application of fines for violations of the regulations in §§ 6-1-1-8 through 6-1-1-10 will comply with the Integrated Development Ordinance as currently adopted or subsequently amended. (See §14-16-6).”

Section 9. City Code of Ordinances Section 6-5-5-3, Pedestrian Sidewalk, Drive Pad, and Curb and Gutter Required, is amended as follows: “All properties within the city shall have sidewalk, drive pad, curb ramps, curb and gutter in accordance with the standards set forth by § 6-5-5-1 et seq., unless a variance from these standards is allowed through the procedures established by § 6-5-5-1 et seq. or unless such sidewalks, curb ramps, drive pads, curbs and gutters were constructed under standards previously in force. Such previously constructed improvements shall be considered non-conforming and as such may be repaired and maintained but if and when replacement becomes necessary shall be replaced according to the current standards or variance procedures of § 6-5-5-1 et seq. Compliance with the provisions of § 6-5-5-1 et seq. shall be the responsibility of the property owner. The cost of installing sidewalk shall be borne by the abutting property. On property in residential zones where only houses and townhouses are allowed, and where the lot abuts public streets at both its front and the rear lot lines, the property does not bear the cost of constructing missing sidewalk abutting the rear lot line where the property does not have the legal right to vehicular access from that street; this exception applies only to lots platted before June 29, 1983 (the effective date of the city's Subdivision Ordinance, set forth in §14-16-5-4).”

1 Section 10. City Code of Ordinances Section 6-5-5-4, Definitions, is
2 amended as follows: "DRB. The Development Review Board, an
3 administrative board consisting of six representatives of city departments
4 and other agencies, including the Planning Director as Chairperson, Zoning
5 Enforcement Officer, City Engineer (who may also function as the AMAFCA
6 designee), Traffic Engineer, Parks and Recreation Director, and
7 Albuquerque-Bernalillo County Water Utility Authority Water Resources
8 Engineer." ... "LANDSCAPE/BUFFER AREA. The part of the public right-of-
9 way that is not occupied or planned to be occupied by street, curb, gutter,
10 or sidewalk; that may be used for street furniture, street trees and
11 vegetation, and utilities; and that is typically located between the back of
12 curb and adjacent property line."

13 Section 11. City Code of Ordinances Section 6-5-5-12, Setback Use, is
14 amended as follows: "LANDSCAPE/BUFFER AREA USE. The
15 landscape/buffer area may be used for the following public purposes so
16 long as such uses are not in conflict with the provisions of §§ 6-5-5-1 et seq.
17 or any other applicable provision of this code or any other ordinance of the
18 city."

19 Section 12. City Code of Ordinances Section 6-5-5-14(B)(1)(d), Design
20 and Construction Standards and Procedures, is amended as follows: "2.
21 Land zoned for a residential density greater than allowed in the R-T
22 (Residential Townhouse) zone district."

23 Section 13. City Code of Ordinances Section 6-5-5-14(E), Design and
24 Construction Standards and Procedures, is amended as follows:
25 "Transverse Slope. The transverse slope of the sidewalk and
26 landscape/buffer area shall be no greater than a ratio of 1:50 or 2%, sloping
27 toward the street."

28 Section 14. City Code of Ordinances Section 6-5-5-15, Development
29 Review Board, is amended as follows: "The DRB as established by §14-16-
30 2(D) Development Review Board, will have responsibilities that may include,
31 but not be limited to, the following:"

1 Section 15. City Code of Ordinances Sections §6-5-5-16, Variances, and
2 §6-5-5-17, Appeals, are deleted and the subsequent sections are
3 renumbered to reflect the deletion.

4 Section 16. City Code of Ordinances Section § 6-5-5-18, Sidewalks, Drive
5 Pad, and Curb Ramp Repair and Maintenance; Permitting Commercial
6 Advertising on Transit Shelters, is amended as follows: "(A)(4) The lot was
7 platted before June 29, 1983, the effective date of the city's Subdivision
8 Ordinance, set forth in §14-16-5-4." and sub-sections (D) and (F) are
9 amended to replace the words "sidewalk setback" with "landscape/buffer."

10 Section 17. City Code of Ordinances Section 6-6-1-2, Definitions, is
11 amended as follows: "LANDSCAPE/BUFFER AREA. The part of the public
12 right-of-way that is not occupied or planned to be occupied by street, curb,
13 gutter, or sidewalk; that may be used for street furniture, street trees and
14 vegetation, and utilities; and that is typically located between the back of
15 curb and adjacent property line."

16 Section 18. City Code of Ordinances Section §6-6-2-2, Intent, is amended
17 as follows: "Sections 6-6-2-1 et seq. are intended to secure the following
18 objectives, in accordance with Policy 5.1.9, Policy 7.1.3, Policy 7.2.1, Policy
19 7.6.2, and other policies of the Albuquerque/Bernalillo County
20 Comprehensive Plan."

21 Section 19. City Code of Ordinances Section §6-6-2-3, Definitions, is
22 amended as follows: "DEVELOPMENT REVIEW BOARD. An administrative
23 board, consisting of six city departments and other agencies. Membership
24 consists of the Planning Director as Chairperson, Zoning Enforcement
25 Officer, City Engineer (who may also function as the AMAFCA designee),
26 Traffic Engineer, Parks and Recreation Director, and Albuquerque-Bernalillo
27 County Water Utility Authority Water Resources Engineer "...
28 "LANDSCAPE/BUFFER AREA. The part of the public right-of-way that is not
29 occupied or planned to be occupied by street, curb, gutter, or sidewalk; that
30 may be used for street furniture, street trees and vegetation, and utilities;
31 and that is typically located between the back of curb and adjacent property
32 line."...

Section 20. City Code of Ordinances Section §6-6-2-4(A), Required Street Trees, is amended as follows: “(1) All applicants for building permits for construction of a new building or building addition of 200 square feet or more shall submit a street tree plan for those parts of the lot abutting a major street, a major local street, or another street where street trees are required. (2) Any person who constructs a new building addition of 200 square feet or more or who paves a parking lot or required off-street parking area for apartments and/or non-residential development on a lot abutting a major street, a major local street, or another street where street trees are required shall plant street trees according to a street tree plan approved by the Mayor. Such planting shall occur no later than 60 calendar days after the completion of construction and shall occur before final inspection as required in the Building Code. (3) Street trees shown on an approved street tree plan and required to meet the requirements of §14-16-5-6 shall be maintained alive and healthy. Maintenance and trimming of street trees and replacement of dead trees are the responsibility of the owner of the lot abutting or on which the tree is located. (4) The City shall maintain a list of trees, as part of the Official Albuquerque Plant Palette and Sizing List, generally suitable for use as street trees in Albuquerque. This list shall include a description of the physical characteristics and cultural requirements of each species. (5) City staff, in coordination with appropriate private sector input, shall develop and make available information regarding the required soil volume for trees of a given mature size, and the Planning Director shall make this information available in the Development Process Manual. This soil volume consists of un-compacted and irrigated soil. The root space may be long and linear, to match a landscape/buffer area size, and/or the space may be created through mechanical de-compaction, or the use of either structural soils under pavements, or soil vault systems under pavements.”

Section 21. City Code of Ordinances Section §6-6-2-5, Street Tree Policies, is amended as follows: “(A)(1) Adequate room and spacing for Street Trees shall be accommodated/provided pursuant to the details and specifications developed by the City in the Development Process Manual. ...

(B) Street trees shall be placed between the curb and the public sidewalk and in the landscape/buffer area, unless traffic safety requires different locations of trees, as specified in division (2) of this division (B). ... (B)(1)(b) Where less than three feet of space exists, street trees shall not be planted into the landscape/buffer area. ... (C)(6)(a) Plantings of ten (10) or fewer trees may all be of the same genus; (b) Plantings of more than ten trees must use at least two different genera, with roughly equal numbers of each; ... (C)(7) One of every three street trees planted may be an accent tree per the Official Albuquerque Plant Palette and Sizing List, provided the guidelines in §14-16-5-6(D) are met.”

Section 22. City Code of Ordinances Section §6-6-2-7, More Detailed Regulations, is amended as follows: “Regulations detailing the provisions of §§ 6-6-2-1 et seq. should be enacted in coordination with and through the Departments with installation and maintenance responsibilities, and be amended by the Environmental Planning Commission for regulations in the Integrated Development Ordinance and by the DPM Executive Committee for technical standards in the Development Process Manual at an advertised public hearing.”

Section 23. City Code of Ordinances Section §6-6-2-9, Appeals, is amended as follows: “Appeals from the decision of the Mayor on requests for waivers or variances may be taken to the City Council, through the Land Use Hearing Officer, by filing written notice with the Planning Division within 15 days after the request for variance has been decided.”

Section 24. City Code of Ordinances Part 6-7-2(B), Definitions, is amended as follows: “Words not defined herein, but which are defined in §14-16-7-1 of the Integrated Development Ordinance, are to be construed as defined therein.”

Section 25. City Code of Ordinances Section 8-5-1-42(H), Mobile Food Units on Public Streets, is amended as follows: “This section establishes traffic code regulations pertaining to Mobile Food Units. Other aspects of Mobile Food Units are regulated in other parts of the Municipal Code. Please refer to Integrated Development Ordinance §14-16 and Health, Safety & Sanitation Code §9-6-5.”

1 Section 26. City Code of Ordinances Part 9-2-1-4, Definitions, is amended
2 as follows: "RESIDENTIAL ZONE. "Zone District, Residential" as defined in
3 the Integrated Development Ordinance."

4 Section 27. City Code of Ordinances Part 9-9-2, Definitions, is amended
5 as follows: "DOWNTOWN ARTS AND ENTERTAINMENT FOCUS AREA. The
6 area designated as the Downtown Arts and Entertainment Focus Area in the
7 Integrated Development Ordinance."

8 Section 28. City Code of Ordinances Section 9-10-1-7(B)(3)(e), Storage of
9 Solid Waste for Commercial and Multi-Family Dwelling Collection, is
10 amended as follows: "Commercial collection sites shall be paved with a
11 concrete apron meeting City of Albuquerque Solid Waste specifications for
12 the designated container. However, commercial collection sites approved
13 prior to October 1, 1985, which sites were paved in a way that met the off-
14 street parking requirements of the Zoning Code (§ 14-16-3-1(E)(1)) in effect
15 at the time of the issuance of building permit are exempt from the concrete-
16 paving requirement if the owner of the property agrees in writing to maintain
17 the paving and hold the city harmless for any damage to the pavement
18 resulting from solid waste collection."

19 Section 29. City Code of Ordinances Part 11-2-3, Definitions, is amended
20 as follows: "ADULT ENTERTAINMENT ESTABLISHMENT. An establishment
21 that meets the definition provided by §14-16-7-1 of the Integrated
22 Development Ordinance."

23 Section 30. City Code of Ordinances Part 12-2-28, Safety in Public
24 Places, is amended as follows: "ARTS AND ENTERTAINMENT DISTRICT.
25 The Arts and Entertainment District is roughly bordered by Copper Avenue
26 on the north, 8th Street on the west, the alley between Gold and Silver
27 Avenues to the south, and First Street to the East." ... "NOB HILL DISTRICT.
28 For purposes of this section, the Nob Hill District is the area within the
29 following streets: beginning at the intersection of Girard and Silver, then to
30 Monte Vista to Campus to Copper to Washington to Silver to Carlisle to
31 Silver to Girard."

32 Section 31. City Code of Ordinances Section 14-5-2-10(B), Multiple Use of
33 Rights-of-way and Easements, is amended as follows: "Certain drainage

1 rights-of-way may be credited toward requirements for detached open
2 space in the Integrated Development Ordinance, except for any area which
3 is exclusively used for the drainage control, flood control, stormwater
4 control, or erosion control function."

5 Section 32. City Code of Ordinances Section 14-8-2-3(A), Definitions, is
6 amended as follows: "REGISTERED NEIGHBORHOOD OR HOMEOWNER
7 ASSOCIATION. A neighborhood association other than the Recognized
8 neighborhood association for an area, homeowners association, or other
9 association that has notified the City Office of Neighborhood Coordination
10 of two persons' addresses where it wishes notice to be sent pursuant to §
11 14-8-2-1 et seq."

12 Section 33. City Code of Ordinances Section 14-8-2-4(D), Criteria for
13 Recognition of Neighborhood Associations, is amended as follows: "The
14 appropriate district City Councilor and the City Office of Neighborhood
15 Coordination shall be furnished with names, addresses, email addresses,
16 and available phone numbers of current neighborhood association officers
17 and/or board members."

18 Section 34. City Code of Ordinances Section 14-8-2-5, Responsibilities of
19 Recognized and Non-Recognized Neighborhood or Homeowner
20 Associations, is amended as follows: The word "non-recognized" is
21 replaced with "registered" throughout this section, including the title; the
22 word "Councillor" is replaced with "Councilor."

23 Section 35. City Code of Ordinances Section 14-8-2-6, Responsibilities of
24 the City, is amended as follows: "(A) The Mayor shall make reasonable
25 attempts to provide electronic or mailed notice of City-initiated amendments
26 of Rank 1, Rank 2, or Rank 3 plans or new Rank 2 or Rank 3 plans to
27 recognized and registered neighborhood or homeowner associations
28 located partially or completely within or adjacent to the relevant plan area.
29 Notice is required at the initiation of the planning effort and at the
30 application for approval; proof of both notices shall be required when the
31 application is filed. The Mayor shall make reasonable attempts to provide
32 notice to such associations concerning all subsequent public hearings of
33 city boards, commissions, and task forces concerning such plan proposals,

except hearings which have been deferred or continued to a specific time announced at the prior hearing. (B) The Mayor shall make reasonable attempts to give directly affected recognized and registered neighborhood or homeowner associations prior mailed or electronic notice of pending major city development and redevelopment projects and changes in services by the city that will have a direct, significant impact on neighborhoods adjacent to, for example, projects that would change the size or type of city parks, building of new city facilities, relocation or reconstruction of privately owned utilities that require a permit, or rerouting of bus service. The Mayor shall provide prior electronic or mailed notice to recognized and registered neighborhood or homeowner associations within one mile of street construction, closure, and/or major repair. (C) The Mayor shall require documentation of prior notice to recognized and registered neighborhood or homeowner associations for development projects located within or adjacent to the association boundary at the time of filing applications, as specified in §14-16-6-1, Table 6-1-1. The Mayor shall send electronic or mailed notices of the hearing to recognized and registered associations for applications specified in §14-16-6-1, Table 6-1-1, as specified in the relevant sub-section. (D) For the purpose of divisions (A), (B), and (C) of this section, email or mailed notice to two contact addresses of recognized or registered association representatives on file with the Office of Neighborhood Coordination shall constitute reasonable attempt to notify. (E) The city shall send an initial response electronically or by mail within seven days of receipt of any correspondence received from any recognized and registered association that requests an answer, definition, or status of any city project within their boundaries.” ... “(F)(8) Along with the district Councilor, serve when appropriate as a liaison between a recognized neighborhood association and city agencies;” ... “(F)(12) Upon request, assist the district Councilor and/or neighborhood associations in the formation of alliances of neighborhood associations; and” ...

Section 36. City Code of Ordinances Section 14-8-2-7, Responsibilities of Applicants and Developers, is amended as follows: “(A) Notification of land use and development applications, shall be provided as required by §14-16-

6-1 of the Integrated Development Ordinance, which specifies requirements for mailed or electronic notice, posted signs, web postings, and/or published notice. (B) Notification of applications for issuance or transfer of liquor licenses shall provide notice of their proposal to any recognized and registered neighborhood or homeowner association that includes or is adjacent to the subject property. Certified letters, return receipt requested, mailed to the two designated association representatives on file at the City Office of Neighborhood Coordination constitutes a reasonable attempt to notify an association. Failure by an applicant to show proof of either notification in person or a reasonable attempt to give written notification of its proposal to such designated association representatives shall be grounds for a neighborhood association to request deferral of a hearing. The application for such hearing shall include a signed statement that such notification has been sent.”

Section 37. City Code of Ordinances Section 14-8-2-7(B), Responsibilities of Applicants and Developers, is deleted in whole and replaced with the following: “(C) Pre-Application meetings with City staff for land development applications shall be held as outlined in §14-16-6-1 of the Integrated Development Ordinance. The purpose and requirements for a Pre-Application Meeting are provided in §14-16-6-4(B). (D) Neighborhood meetings for land development applications shall be held as outlined in §14-16-6-1 of the Integrated Development Ordinance. The purpose and requirements for a Neighborhood Meeting are provided in §14-16-6-4(C). These meetings may be recommended for Facilitation, as provided in §14-16-6-4(D).”

Section 38. City Code of Ordinances Part 14-8-7, Board of Appeals for Zoning Special Exceptions, is deleted in whole.

Section 39. City Code of Ordinances Part 14-9-3, Definitions, is amended as follows: “WORKFORCE HOUSING. Dwelling units serving residents and their families whose annualized income is at or below 80% of the Area Median Income for Albuquerque (AMI) as adjusted for household size and determined by the U.S. Department of Housing and Urban Development, and whose monthly housing payment does not exceed 30% of the imputed

1 income limit applicable to such unit or 35% under special conditions to be
2 defined in the Workforce Housing Plan. "Dwelling unit" is used in this article
3 as defined in the Integrated Development Ordinance (see §14-16-7-1)."

4 Section 40. City Code of Ordinances Part 14-11-3(A), Intent, is amended
5 as follows: "This article is intended to help achieve Article IX of the Charter
6 of the City of Albuquerque. It is also a means of conforming solar rights to
7 local plans and laws: the Albuquerque/Bernalillo County Comprehensive
8 Plan and the Integrated Development Ordinance of this code of ordinances.
9 It is intended to create orderly, harmonious, and economically sound
10 development in order to promote the health, safety, convenience, and
11 general welfare of the citizens of the city."

12 Section 41. City Code of Ordinances Section 14-13-1-4(E), Impact Fees;
13 Other Development Related Charges, is amended in title and as follows:
14 "Waivers to impact fees are as is provided in §14-19-15 Exemptions."

15 Section 42. City Code of Ordinances Section 14-13-2-2, Rank Importance
16 of City Plans, is amended as follows: "Adopted City plans to coordinate
17 land use, development, facilities, and resources are of varying rank
18 importance. Lower-ranking plans should be consistent with higher-ranking
19 plans, and when this is indisputably not the case, the conflicting provision
20 of the lower-ranking plan is null and void. Plans should identify how they
21 relate to relevant, higher-ranking plans. Ranked plans shall only contain
22 policy and may not be regulatory. The highest ranks of City plans are as
23 follows in this section and in § 14-13-2-4" ... "(B)(2)" ... "(C)(1) Metropolitan
24 Redevelopment Plans provide guidance to the Metropolitan Redevelopment
25 Agency on redevelopment efforts, catalytic projects, and public/private
26 partnerships, subject to amendment per the Metropolitan Redevelopment
27 Agency Ordinance (§14-8-4-3(B)), for an area with common characteristics,
28 typically one square mile but occasionally considerably smaller. (2) Master
29 Plans provide guidance to the implementing department for the
30 development of a City facility or joint facilities, such as a community center,
31 library, and/or park. Master Plans typically include land uses, site layout,
32 and design standards. (3) Resource Management Plans provide guidance to
33 the Parks and Recreation Department's Open Space Division about how

1 best to manage and protect natural, historic, or cultural resources on City-
2 owned or City-managed Major Public Open Space (MPOS). Resource
3 Management Plans can also guide the overall planning, visitor uses,
4 budgeting, and decision-making for specific MPOS properties."

5 Section 43. City Code of Ordinances Section 14-13-2-3, Planned Growth
6 Strategy, is amended as follows: "(B)(4) *Planned Communities in the City of*
7 *Albuquerque*. (B)(5) The current annexation review and decision criteria in
8 the Integrated Development Ordinance (Section 14-16-6-7(G)), in part,
9 indicate conditions under which an annexation request may be denied by
10 the City. (B)(6) The City shall request that the Albuquerque/Bernalillo
11 County Water Utility Authority (ABCWUA) continue to establish and update
12 new conservation goals below 135 gallons per person per day beyond 2024.
13 The City shall continue to be involved in the ABCWUA's implementation of
14 the Water Resources Management Strategy including the updating of
15 building codes, zoning regulations, and technical standards for rainwater
16 harvesting."

17 Section 44. City Code of Ordinances Section 14-13-2-4(B),
18 Redevelopment Plans, is amended as follows: "Metropolitan
19 Redevelopment Plans are Rank 3 plans that provide guidance to the
20 Metropolitan Redevelopment Agency on redevelopment efforts, catalytic
21 projects, and public/private partnerships, subject to amendment per the
22 Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)), for an area
23 with common characteristics, typically one square mile or more but
24 occasionally considerably smaller."

25 Section 45. City Code of Ordinances Section 14-13-2-5, Procedure for
26 Plan Adoption or Amendment; Fee, is deleted in whole.

27 Section 46. City Code of Ordinances Section 14-13-2-6, Annually Revised
28 Planning Program, is deleted in whole.

29 Section 47. The City Council hereby amends Part 14-13-3, et seq.,
30 Environmental Planning Commission, is deleted in whole. Sections 14-13-3-
31 5 Beautification Committee, 14-13-3-6 City of Albuquerque's Greater
32 Albuquerque Bicycling Advisory Committee, 14-13-3-7 Open Space
33 Advisory Board, and 14-13-3-8 City of Albuquerque's Greater Albuquerque

Recreational Trails Committee are moved to become new Part 2-6-14, Part 2-6-15, Part 2-6-16, and Part 2-6-17, respectively.

Section 48. City Code of Ordinances Part 14-17-5, Establishment of a Family Housing Development, is amended as follows: “(C) Financial Guarantee. In exchange for the density bonus, as specified in the Integrated Development Ordinance Section 14-16-5-1, the developer and/or builder shall provide a financial guarantee in favor of the city that is equal to the appraised value of the increased density. The financial guarantee shall become due and payable to the city, if the developer and/or builder fails to sell a family affordable ownership unit to a qualified home buyer. The value of the increased density shall be determined by a qualified appraiser who shall perform an appraisal of the property. The city shall release the financial guarantee as the developer and/or builder provides documentation to the city that the family affordable ownership units have been sold to qualified home buyers.” ... “(D)(1) That the proportionate amount of the value of the density bonus and the fee rebate, provided for in the Integrated Development Ordinance Section 14-16-5-1 and subparagraph E(2) of this section, for the family housing development that is attributable to each family affordable ownership unit shall be passed on by the developer and/or builder to each qualified home buyer in the form of a deferred loan of a portion of the purchase price of the family affordable ownership unit;” ... “(E)(1) Density Bonus. Any Family Housing Development (FHD) located in the R-1, RA or R-T zones is eligible for a density bonus. In these zones, the FHD may be developed at a density that is at most 20% higher than normally allowed under the Integrated Development Ordinance. All of the controlling setback and open space requirements must be met for the zone in which the FHD is located. (See the Integrated Development Ordinance, Section 14-16-2-3(A), Section 14-16-2-3(B), Section 14-16-2-3(D), and Section 14-16-5-1(C))”

Section 49. City Code of Ordinances Part 14-19-15(A)(6), Exemptions, is amended as follows: “Full or partial waivers of impact fees shall be provided for projects within metropolitan redevelopment areas that meet the criteria set forth in the Development Process Manual. Notwithstanding the provisions of the Development Process Manual, such waivers shall be

provided for both non-residential and residential development within the metropolitan redevelopment area that conforms to the metropolitan redevelopment area plan and any others applicable within the metropolitan redevelopment area.”

Section 50. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 51. COMPILATION. Sections 1 through 48 of this ordinance shall amend, be incorporated in and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Section 52. EFFECTIVE DATE AND PUBLICATION; INTERIM AMENDMENTS. This legislation shall take effect six months after publication by title and general summary. Any amendments to the IDO proposed prior to the effective date shall be introduced through the normal City Council process for direct review by Council or Committee of the Council without any requirement for initial referral to the Environmental Planning Commission or any other review board or body.

1 PASSED AND ADOPTED THIS 13th DAY OF November, 2017
2 BY A VOTE OF: 6 FOR 3 AGAINST.

3
4 For: Benton, Davis, Gibson, Harris, Jones, Lewis
5 Against: Peña, Sanchez, Winter
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11 Isaac Benton, President
12 City Council
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14 APPROVED THIS 16 DAY OF NOVEMBER, 2017
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18 Bill No. C/S O-17-49
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28 Richard J. Berry, Mayor
29 City of Albuquerque
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ATTEST:

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29 Natalie Y. Howard, City Clerk
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CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S R-17-213

ENACTMENT NO. R-2017-102

SPONSORED BY: Trudy E. Jones and Isaac Benton

1 RESOLUTION

2 REPEALING RESOLUTIONS AND PLANS WHOSE REGULATORY PURPOSE
3 AND CONTENT HAS BEEN REPLACED BY THE INTEGRATED DEVELOPMENT
4 ORDINANCE (§14-16, ET SEQ.), INCLUDING PART §1-1-2, PART §1-1-4, PART
5 §1-1-5, PART §1-1-6, PART §1-1-10, PART §1-1-11, PART §1-1-12, PART §1-1-
6 14, PART §1-1-16, PART §1-2-1, ARTICLE 3: METROPOLITAN AREAS AND
7 URBAN CENTERS PLAN, ARTICLE 4: REVITALIZATION STRATEGIES,
8 ARTICLE 6: REDEVELOPMENT PLANS, ARTICLE 7: SECTOR DEVELOPMENT
9 AND COMMUNITY DEVELOPMENT PLANS, ARTICLE 10: OVERLAY ZONES,
10 ARTICLE 11: AREA PLANS, ARTICLE 13: CORRIDOR PLANS, PART §1-13-1,
11 AND PART §2-5-1; CREATING A NEW ARTICLE 14: RANK 2 FACILITY PLANS,
12 ARTICLE 15: RANK 3 MASTER PLANS AND RESOURCE MANAGEMENT
13 PLANS, ARTICLE 16: FRAMEWORK PLANS THAT ARE CONSISTENT WITH
14 THE TERMINOLOGY IN THE IDO; REPLACING REFERENCES TO REPEALED
15 ORDINANCES AND RESOLUTIONS IN VARIOUS LOCATIONS OF THE CODE
16 OF RESOLUTIONS OF ALBUQUERQUE, NEW MEXICO, WITH REFERENCES
17 TO THE INTEGRATED DEVELOPMENT ORDINANCE TO MAINTAIN
18 CONSISTENCY, INCLUDING PART §1-6-7, PART §1-6-8, PART §1-6-9, PART §1-
19 6-16, PART §1-7-16, PART §1-7-43, PART §1-11-9, PART §1-11-12, PART §1-12-
20 12, PART §1-13-2, PART §1-13-3, PART §1-13-4, PART §5-1-1; AND REVISING
21 THE LOCATION IN THE CODE OF RESOLUTIONS FOR SELECT PLANS TO
22 COMPILE RELEVANT SECTIONS OF THE CODE OF RESOLUTIONS AND TO
23 MAINTAIN CONSISTENCY WITH THE IDO, INCLUDING PART §1-4-2, PART §1-
24 4-3, PART §1-6-8, PART §1-6-10, PART §1-6-11, PART §1-6-12, PART §1-6-13,
25 PART §1-6-14, PART §1-6-15, PART §1-11-5, PART §1-11-6, PART §1-11-7,
26 PART §1-11-13, PART §1-11-14, PART §1-13-2, PART §1-13-3, PART §1-13-4,

1 PART §1-13-5, PART §4-2-5, PART §4-2-1, PART §4-2-9, PART §4-4-2, PART §4-
2 3-1, AND PART §4-4-3.

3 WHEREAS, the City Council, the Governing Body of the City of
4 Albuquerque, has the authority to adopt and amend plans for the physical
5 development of areas within the planning and platting jurisdiction of the City
6 authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
7 powers; and

8 WHEREAS, the City's zoning powers are established by the City charter, in
9 which Article I, Incorporation and Powers, allows the City to adopt new
10 regulatory structures and processes to implement the Albuquerque-Bernalillo
11 County Comprehensive Plan ("Comp Plan") and help guide future legislation;
12 Article IX, Environmental Protection, empowers the City to adopt regulations
13 and procedures to provide for orderly and coordinated development patterns
14 and encourage conservation and efficient use of water and other natural
15 resources; and Article XVII, Planning, establishes the City Council as the
16 City's ultimate planning and zoning authority; and

17 WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that
18 established a ranked system of plans, with the jointly adopted Comp Plan as
19 the Rank 1 plan that provides a vision, goals, and policies for the Albuquerque
20 metropolitan area, including the entire area within the city's municipal
21 boundaries, Rank 2 plans that provide more detailed policies for a particular
22 type of facility or a sub-area of the city in order to implement the Comp Plan,
23 and Rank 3 plans that provide an even greater level of detail about an even
24 smaller sub-area; and

25 WHEREAS, the City amended the Comp Plan in 2001 via R-01-344
26 (Enactment No. 172-2001) to include a Centers and Corridors vision for future
27 growth and development as recommended by the City's Planned Growth
28 Strategy (§14-13-1) in order to maintain a sustainable urban footprint and
29 service boundary for infrastructure; and

30 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
31 (Enactment No. 171-2001) to identify Community Planning Areas and provide
32 goals and policies to protect and enhance distinct community identity in each
33 area; and

1 WHEREAS, the City's Comprehensive Zoning Code ("Zoning Code"), which
2 is the primary implementation tool for the Comp Plan, has been amended
3 piecemeal hundreds of times but has not been comprehensively updated
4 since 1975; and

5 WHEREAS, the Zoning Code was not updated comprehensively after the
6 Comp Plan amendments adopting the Centers and Corridors vision and
7 community identity goals and policies for Community Planning Areas; and

8 WHEREAS, zoning codes typically have a lifespan of 20 years before a
9 comprehensive update is needed; and

10 WHEREAS, the Zoning Code does not include integrated tools to address
11 the unique needs of sub-areas or establish regulations to protect the character
12 of built environments in particular sub-areas; and

13 WHEREAS, lower-ranked plans are intended to implement the Rank 1 Comp
14 Plan and supplement the Zoning Code by providing a greater level of detailed
15 planning policy and/or land use and zoning regulations for sub-areas of the
16 city; and

17 WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos
18 (adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space
19 (adopted 1999), for the Electric System: Transmission & Generation (last
20 amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails (last
21 amended in 2015) – to provide policy guidance and implementation actions for
22 implementing departments; and

23 WHEREAS, the City's Rank 2 Facility Plan for Arroyos identifies major
24 arroyos that serve a drainage function as well as, in many cases, recreational
25 opportunities through multi-use trails or parks and provides policy guidance
26 for the design and management of these facilities; and

27 WHEREAS, the City has adopted three Rank 3 Arroyo Corridor Plans –
28 Pajarito (adopted in 1990), Amole (adopted in 1991), and Bear Canyon
29 (adopted in 1991) – which include policy guidance to the City for the
30 management of these facilities as well as regulations pertaining to private
31 property abutting these facilities; and

1 WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans have
2 been created and adopted over the last 40 years for approximately half the
3 area of the city; and

4 WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia
5 Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in 1988,
6 (last amended in 2002), the East Mountain Area Plan in 1992 (never amended),
7 the North Valley Area Plan in 1993 (never amended), and the West Side
8 Strategic Plan in 1997 (last amended in 2014) – that provide policy guidance
9 about sub-areas to help implement the Comp Plan, yet three have not been
10 amended since 2001, when the Comp Plan was amended to adopt a Centers
11 and Corridors vision for future growth and development; and

12 WHEREAS, the Southwest Area Plan and East Mountain Area Plan were
13 jointly adopted with Bernalillo County, as the plan areas include land that is
14 predominantly within the unincorporated County area; and

15 WHEREAS, the City has adopted over 50 Sector Development Plans – some
16 of which include policies and some of which include tailored zoning,
17 regulations, and approval processes for properties within the plan boundary;
18 and

19 WHEREAS, approximately 51% of the adopted Rank 3 Sector Development
20 Plans were adopted or amended after 2001, when the Comp Plan was
21 amended to adopt a Centers and Corridors vision for future growth and
22 development; and

23 WHEREAS, the City intended to update each Sector Development Plan
24 every 10 years, but some have never been amended, some have been
25 amended multiple times, and over half are now more than 10 years old; and

26 WHEREAS, the Code of Resolutions indicates that the City has adopted
27 plans that the Planning Department cannot find, which may have been
28 repealed or replaced in whole or in part, and there may be other adopted
29 ranked plans that the Planning Department is no longer aware of and have not
30 been listed on the Planning Department's publication list; and

31 WHEREAS, approximately half the properties in the city have not had the
32 benefit of long-range planning for specific sub-areas with trend analysis by

1 staff or engagement by area stakeholders, which is an inequitable and
2 untenable existing condition; and

3 WHEREAS, City staff and the budget have been restructured and allocated
4 over the years in such a way as to no longer be adequate to maintain and
5 update over 50 standalone Sector Development Plans, three Area Plans, and
6 three Arroyo Corridor Plans, much less the additional plans that would be
7 needed to provide an equal level of policy guidance and tailored regulations
8 for the half of the city not currently covered by Rank 2 Area Plans or
9 Rank 3 Sector Development Plans; and

10 WHEREAS, the mix of policy and regulations in Rank 3 Plans has
11 sometimes created confusion as to whether language is narrative, policy,
12 and/or regulatory; and

13 WHEREAS, the adopted Rank 3 Sector Development Plans have created
14 over 235 unique SU-2 zones outside of the Zoning Code, many of which
15 establish zone abbreviations unique to each plan; and

16 WHEREAS, there are enumerable SU-1 zones adopted for individual
17 properties throughout the city totaling over 28,500 acres (almost 25% of the
18 city's total acreage); and

19 WHEREAS, the Zoning Code has 24 base zone districts, not including SU-1,
20 SU-2, and SU-3 zones or overlay zones; and

21 WHEREAS, the City has struggled to administer and enforce all of these
22 unique zones consistently over time; and

23 WHEREAS, the separation of land use and zoning regulation from the
24 Zoning Code into multiple standalone plans has sometimes resulted in
25 conflicting language and/or regulations being lost or overlooked by staff and
26 decision-makers in the review/approval and enforcement processes, which are
27 the primary responsibility of the Planning Department and the City Council as
28 the ultimate land use and zoning authority; and

29 WHEREAS, some Rank 3 Sector Development Plans establish separate
30 decision-making processes and/or criteria, which introduces an uneven
31 playing field for development and inconsistent protections for neighborhoods
32 and natural/cultural resources from area to area; and

1 WHEREAS, the City Council directed the City in April 2014 via R-14-46
2 (Enactment No. R-2014-022) to update the Comp Plan *and the land*
3 *development regulations intended to implement it*; and
4 WHEREAS, the City Planning Department and Council Services initiated a
5 project in February 2015 called "ABC-Z" to update the Albuquerque-Bernalillo
6 County Comprehensive Plan and develop an Integrated Development
7 Ordinance ("IDO") to help implement it; and
8 WHEREAS, the public engagement process for ABC-Z offered a range of
9 opportunities for input, discussion, and consensus-building with over 130
10 workshops and public meetings, including daytime focus groups organized by
11 topic, evening meetings with a more traditional presentation and question and
12 answer session, "Comp Plan 101" and "Zoning 101" meetings, and periodic
13 "Ask an Expert" zoning clinics; and
14 WHEREAS, the project team spoke at over 100 meetings and local
15 conferences by invitation of various stakeholders; and
16 WHEREAS, the project team staffed booths and passed out promotional
17 material at community events and farmers markets to reach more people and a
18 broader cross-section of the community and met with individuals and small
19 groups during weekly office hours; and
20 WHEREAS, articles about the ABC-Z project appeared monthly in the City's
21 Neighborhood News, ads specifically for the proposed IDO were placed in
22 print and social media, as well as on local radio stations, and the project team
23 maintained a project webpage and a social media page on Facebook for the
24 ABC-Z project; and
25 WHEREAS, the Planning Department has expended additional funds from
26 its general operating budget, and the City Council also provided
27 supplementary funds as part of a budget amendment in November 2015 (R-15-
28 266, Floor Amendment 2, Enactment No. R-2015-113) that were subsequently
29 used for additional paid advertising in print, radio, and social media, including
30 Spanish-language media outlets, to reach a broader and more diverse
31 audience; and
32 WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
33 County Comprehensive Plan ("ABC Comp Plan") on March 20, 2017 via R-16-

1 108 (Enactment No. R-2017-026), including an updated community vision that
2 is still based on a Centers and Corridors approach to growth; and
3 WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
4 Corridors map that establishes boundaries for the Centers; designates priority
5 for transportation modes on certain Corridors; and identifies Downtown,
6 Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit
7 Corridors, and Main Street Corridors as the Centers and Corridors that are
8 intended to be walkable, with a mix of residential and non-residential land
9 uses, and with higher-density and higher-intensity uses; and
10 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
11 and Corridors from the most to the least walkable, mixed-use, and dense, with
12 Downtown, Urban Centers, Premium Transit Corridors, and Main Street
13 Corridors all intended to be highly walkable, mixed-use, and dense; and
14 WHEREAS, the IDO, as a regulatory document that applies citywide, is the
15 primary mechanism to implement the 2017 ABC Comp Plan for land within the
16 municipal boundaries of the City of Albuquerque; and
17 WHEREAS, the IDO has been drafted to be consistent with and implement
18 Comp Plan goals and policies; and
19 WHEREAS, the IDO's stated purpose is to implement the 2017 ABC Comp
20 Plan; ensure that all development in the City is consistent with the spirit and
21 intent of other plans and policies adopted by City Council; ensure provision of
22 adequate public facilities and services for new development; protect quality
23 and character of residential neighborhoods; promote economic development
24 and fiscal sustainability of the City; provide efficient administration of City
25 land use and development regulations; protect health, safety, and general
26 welfare of the public; provide for orderly and coordinated development
27 patterns; encourage conservation and efficient use of water and other natural
28 resources; implement a connected system of parks, trails, and open spaces to
29 promote improved outdoor activity and public health; provide reasonable
30 protection from possible nuisances and hazards and to otherwise protect and
31 improve public health; and encourage efficient and connected transportation
32 and circulation systems for motor vehicles, bicycles, and pedestrians; and

1 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
2 map with a new Downtown Center designation as the most urban, walkable,
3 dense, intense, and mixed-use Center in Albuquerque, with the same
4 boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan;
5 and

6 WHEREAS, the IDO helps to implement the Downtown Center by carrying
7 over and updating zoning regulations and design standards from the adopted
8 Rank 3 Downtown 2025 Sector Development Plan as a mixed-use, form-based
9 zone district (MX-FB-DT); and

10 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
11 map with a new Center designation of Urban Centers – intended to be highly
12 walkable, with mixed-use development and high-density, high-intensity uses –
13 for Volcano Heights and Uptown, with the same boundaries as identified in the
14 2013 Comp Plan, which followed boundaries established by SU-2 zoning in the
15 adopted Rank 3 Volcano Heights and Uptown Sector Development Plans; and

16 WHEREAS, the IDO helps implement these Urban Centers by allowing
17 additional building height and reducing parking requirements in these
18 Centers; and

19 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
20 map with a new Corridor designation of Premium Transit Corridors in order to
21 prioritize transit service in the public right-of-way and encourage higher-
22 density and mixed-use transit-oriented development that can support and be
23 supported by transit service; and

24 WHEREAS, the IDO helps implement Premium Transit Corridors for which
25 funding has been secured and transit station locations have been identified by
26 allowing additional building height and reducing parking requirements within
27 660 feet (one-eighth of a mile, a distance of two typical city blocks, considered
28 a 5-minute walk) of Premium Transit stations; and

29 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
30 map with a new Corridor designation of Main Streets, intended to be
31 pedestrian-oriented and encourage mixed-use and high-density residential
32 development along them; and

1 WHEREAS, the IDO helps implement Main Street Corridors by allowing
2 additional building height and reducing parking requirements on parcels
3 within 660 feet (one-eighth of a mile, a distance of two typical city blocks,
4 considered a 5-minute walk) of the centerline of Main Street Corridors; and

5 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
6 map with a new Center designation of Activity Centers, intended to serve
7 surrounding neighborhoods, be more walkable and allow higher-density and
8 higher-intensity uses than non-Center areas; and

9 WHEREAS, the IDO helps implement Activity Centers by requiring
10 enhanced building façade design and site design for drive-throughs that
11 results in more pedestrian-oriented layouts within the boundary of these
12 Centers; and

13 WHEREAS, the IDO helps implement the Centers and Corridors vision by
14 converting existing mixed-use and non-residential zoning in Centers and
15 Corridors intended to be walkable, mixed-use, and dense to IDO zone districts
16 with the closest matching set of permissive uses, as described in more detail
17 below; and

18 WHEREAS, the IDO helps implement the Centers and Corridors vision by
19 providing different dimensional standards for density, height, and setbacks,
20 lower parking standards, additional building design and site layout standards,
21 and reduced buffering and landscaping requirements that will allow more
22 urban development forms as relevant for walkable, mixed-use, dense Centers
23 and Corridors (excluding Old Town, Employment Centers, and Commuter
24 Corridors); and

25 WHEREAS, the 2017 ABC Comp Plan included an updated map of City
26 Development Areas Map that replaced the 1975 Development Areas with one
27 of two new Development Area designations: Areas of Change, including all
28 Centers but Old Town and all Corridors but Commuter Corridors, or Areas of
29 Consistency, including single-family neighborhoods, parks, Major Public Open
30 Space, golf courses, airport runway zones, and many arroyos, acequias; and

31 WHEREAS, the 2017 ABC Comp Plan includes policies to encourage
32 growth and development in Areas of Change and policies to protect the

1 character and built environment in Areas of Consistency from new
2 development or redevelopment; and
3 WHEREAS, the IDO helps implement the Comp Plan by providing
4 Neighborhood Edge regulations (§14-16-5-9) that require a transition and
5 buffering between Areas of Change and Residential zones, as well as other
6 design requirements for development in Areas of Change to minimize negative
7 impacts on Areas of Consistency; and
8 WHEREAS, the IDO helps implement the Comp Plan by including
9 regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
10 slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
11 stands of mature trees, archaeological sites; and
12 WHEREAS, the IDO helps implement the Comp Plan by including specific
13 regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
14 including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
15 acequias (§14-16-5-2(F)), is context-sensitive; and
16 WHEREAS, the IDO helps implement the Comp Plan by incorporating and
17 updating regulations from adopted Rank 3 Arroyo Corridor Plans as general
18 regulations for private property abutting any arroyo identified in the Rank 2
19 Facility Plan for Arroyos in order to ensure context-sensitive development
20 next to these natural resources, which function as drainage facilities as well
21 as providing open space and, in some cases, recreational opportunities
22 through multi-use trails or parks; and
23 WHEREAS, the IDO helps implement the Comp Plan by including specific
24 use restrictions and design standards (§14-16-5-2(H)) to ensure that
25 development adjacent to or within 330 feet (one-sixteenth of a mile, a distance
26 of one typical city block) of Major Public Open Space is context-sensitive; and
27 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
28 historic assets and cultural resources, and the IDO implements these goals
29 and policies by incorporating Historic Protection Overlay zones (§14-16-3-3)
30 with design standards to ensure compatible new development and
31 redevelopment in historic districts, View Protection Overlay zones (§14-16-3-
32 4), and regulations for development next to sensitive lands (§14-16-5-2); and

1 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
2 community health and maintain safe and healthy environments where people
3 can thrive; and
4 WHEREAS, the IDO helps to implement these goals and policies by
5 providing a set of zones (§14-16-2) that range from low intensity to high
6 intensity and designating the appropriate mix of land uses in each zone; and
7 WHEREAS, the IDO helps implement these goals and policies by providing
8 use-specific standards (§14-16-4-3) that require a distance separation for
9 certain nuisance uses – such as alcohol sales and heavy manufacturing –
10 from residential areas, schools, and churches to mitigate the potential
11 negative impact on quality of life; and
12 WHEREAS, the IDO helps implement these goals and policies by providing
13 use-specific standards (§14-16-4-3) that require distance separations between
14 uses that pose potential negative impacts on nearby properties – such as
15 pawn shops, bail bonds, small loan businesses, and liquor retail – to prevent
16 clustering of such uses; and
17 WHEREAS, the 2017 ABC Comp Plan recommends a transition from long-
18 range planning with communities on an as-needed basis to create standalone
19 Rank 2 and 3 plans to a 5-year cycle of planning with each of 12 Community
20 Planning Areas in order to provide opportunities for all areas of the city to
21 benefit from area-specific long-range planning, including regular and ongoing
22 opportunities for stakeholder engagement and analysis by staff of trends,
23 performance measures, and progress toward implementation actions in the
24 Comp Plan; and
25 WHEREAS, the IDO implements the new proactive approach to long-range
26 planning by committing the City to a proactive, equitable system of
27 assessments (§14-16-6-3(D)) done every five years with residents and
28 stakeholders in each of 12 Community Planning Areas established by the ABC
29 Comp Plan; and
30 WHEREAS, the IDO furthers the purpose and intent of the Planning
31 Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by
32 establishing a regulatory framework that ensures that development is
33 consistent with the intent of other plans, policies, and ordinances adopted by

1 the City Council; that updated development standards help ensure provision
2 of adequate light, air, solar access, open spaces, and water; that clarified and
3 streamlined development processes will help ensure the harmonious, orderly,
4 and coordinated development of land in the City, and help create efficiency in
5 governmental operations; that land use is coordinated with transportation
6 corridors to help promote the convenient circulation of people, goods, and
7 vehicles while minimizing traffic hazards; that subdivision standards and
8 review/approval processes serve as a framework to help Staff and the public
9 ensure the safety and suitability of land for development; and

10 WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-3)
11 that incorporates the ranked system of plans described in the Planning
12 Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must
13 be consistent and that the lower-ranking plans are intended to help implement,
14 Rank 2 plans for facilities that exist throughout the City in various areas and
15 need to be coordinated and managed with a consistent approach (i.e. Facility
16 Plans), and Rank 3 plans for specific areas that benefit from more detailed
17 guidance related to the area's unique needs and opportunities (i.e.
18 Metropolitan Redevelopment Plans, Master Plans, and Resource Management
19 Plans); and

20 WHEREAS, the Planning Ordinance (§14-13-2) is being amended with the
21 Ordinance adopting the IDO (O-17-49) to clarify that Ranked plans will hereby
22 include narrative and policies but not regulations; and

23 WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be
24 amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted
25 plan; and

26 WHEREAS, the 2017 ABC Comp Plan included and updated policies from
27 adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

28 WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans
29 adopted as of March 2017 in the Appendix so that they can be used as
30 informational, reference documents for relevant sub-areas, especially in
31 creating and/or amending Community Planning Area assessments in the
32 future; and

1 WHEREAS, the IDO is intended to contain all the zoning and land use laws
2 of the City, superseding any and all other zoning and land use laws whether
3 written or based on prior practice; and

4 WHEREAS, the IDO is intended to integrate and adopt regulations
5 pertaining to land use and development on private land within the City's
6 municipal boundaries into one document in order to eliminate duplication,
7 inconsistencies, and conflicts and to strengthen consistency, coordination,
8 efficiency, effectiveness, and enforcement of these regulations; and

9 WHEREAS, the IDO does not apply to properties within other jurisdictions,
10 such as the State of New Mexico, Federal lands, and lands in unincorporated
11 Bernalillo County or other municipalities; and

12 WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones,
13 development standards, and review/approval processes for specific sub-areas
14 to protect character, enhance neighborhood vitality, and respect historic and
15 natural resources; and

16 WHEREAS, regulations from the adopted Rank 3 Sector Development Plans
17 and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and
18 included in the IDO either as citywide regulations or as regulations applying to
19 a mapped area consistent with the applicable area identified in the relevant
20 adopted Sector Development Plan; and

21 WHEREAS, the IDO carries over as Character Protection Overlay zones
22 (§14-16-3-2) distinct sets of building and site design standards intended to
23 reinforce the existing character of sub-areas of the city from adopted Rank 3
24 Sector Development Plans, including Coors Corridor Plan (last amended in
25 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last
26 amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last
27 amended in 2014), Rio Grande Boulevard Corridor (adopted 1989),
28 Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in
29 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last
30 amended in 2014); and

31 WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO
32 tailors the dimensional standards associated with Premium Transit stations
33 and Main Street Corridors, as well as the building height bonus associated

1 with Workforce Housing, to recognize the lower building heights that
2 contribute to the distinctive character of "Lower Nob Hill" between Girard
3 Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3 Nob Hill
4 Highland Sector Development Plan; and

5 WHEREAS, the IDO carries over as Historic Protection Overlay zones (§14-
6 16-3-3) historic design standards from the Historic Zone (H-1) and adopted
7 historic overlay zones, including East Downtown (adopted 2005),
8 Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002), Huning
9 Highland (adopted 2010), and Silver Hill (last amended in 2010); and

10 WHEREAS, the IDO carries over and updates view preservation regulations
11 from the Rank 3 Coors Corridor Plan (last amended in 2013) and Rank 3
12 Northwest Mesa Escarpment Plan (last amended in 2016) as View Protection
13 Overlay zones (§14-16-3-4) to protect views from public rights-of-way to
14 cultural landscapes designated by the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO includes and updates standards and review/approval
16 procedures for development from the existing Landmarks and Urban
17 Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
18 areas of historical, cultural, architectural, engineering, archeological, or
19 geographic significance; and

20 WHEREAS, the IDO includes and updates portions of the Development
21 Process Manual (DPM) that pertain to the engineering technical standards for
22 development on private land and these updates have been coordinated with
23 technical subcommittees that are updating relevant portions of the DPM as
24 part of a parallel effort in order to remove conflicts between zoning regulations
25 and technical standards related to street and parking design, drainage, flood
26 control, and sewer service; to ensure an orderly and harmonious process and
27 outcome for coordinating land use, transportation, and infrastructure on
28 private property and within the public right-of-way; and to improve the viability
29 of multiple transportation methods throughout the city; and

30 WHEREAS, the IDO incorporates the purpose and updates the content of
31 the existing Zoning Code (§14-16 et seq.); and

32 WHEREAS, the IDO includes three categories of uses – Residential, Mixed-
33 use, and Non-residential – with zones in each category that range from the

1 least to the most intense that are appropriate to a mid-size, Southwestern, 21st
2 century city; and

3 WHEREAS, the existing Official Zoning Map is included by reference in the
4 Zoning Code (§14-16-4-9); and

5 WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with zones
6 converted from existing zone districts pursuant to the zoning conversion rules
7 described below; and

8 WHEREAS, properties with zoning from the Zoning Code have been
9 converted on the zoning conversion map to the IDO zone district with the
10 closest matching set of permissive uses on a conversion map that has been
11 available to the public for review and comment since April 2016; and

12 WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3
13 Sector Development Plans have been converted on the zoning conversion
14 map to the IDO zone district with the closest matching set of permissive uses;
15 and

16 WHEREAS, properties with Residential and Related Uses – Developing
17 Area (RD) zoning, Planned Residential Development (PRD) zoning, or Planned
18 Development Area (PDA) zoning have been converted on the zoning
19 conversion map to the Planned Development (PD) zone district in the IDO,
20 which is site-plan controlled and allows uses as specified on the approved site
21 plan; and

22 WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector
23 Development Plan that describes the zones by referring to the existing Zoning
24 Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion is
25 described above) have been converted in the conversion zoning map to the
26 IDO zone with the closest matching set of permissive uses; and

27 WHEREAS, properties with SU-1 zoning whose zone descriptions refer to
28 zones from the existing Zoning Code have been converted on the zoning
29 conversion map to the IDO zone with the closest matching set of permissive
30 uses; and

31 WHEREAS, properties with SU-1 zoning with zoning descriptions that refer
32 to permitted uses but do not refer to zones from the existing Zoning Code

1 have been converted on the conversion zoning map to the IDO zone district
2 that is site plan controlled – Planned Development (PD); and

3 WHEREAS, the zoning conversion rules for properties with C-2 zoning, or
4 SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses
5 allowed permissively, were different for the east and west sides of the Rio
6 Grande in order to address the imbalance of jobs and housing on the West
7 Side, so that C-2 properties on the East Side were converted to MX-M to
8 encourage an ongoing mix of residential and commercial uses, while
9 properties on the West Side were converted to Non-Residential Commercial
10 (NR-C) to ensure the addition of retail and services that are currently lacking;
11 and

12 WHEREAS, the zoning conversion rules for properties with C-3 zoning, or
13 SU-1 and SU-2 zones that reference C-3 zones as the highest uses allowed
14 permissively, were different inside and outside of Centers to help implement
15 the ABC Comp Plan and result in more mixed-use, walkable development
16 within Centers, so that C-3 properties outside of Centers were converted to
17 Non-Residential Commercial (NR-C), while properties east of the river within
18 Urban Centers or Activity Centers or within 660 feet of Premium Transit station
19 areas or 660 feet of the centerline of a Main Street Corridor were converted to
20 MX-H, west of the river only properties within 660 feet of Premium Transit
21 station areas were converted to MX-H; and

22 WHEREAS, the City and Bernalillo County jointly adopted the Planned
23 Communities Criteria (Code of Resolutions §1-1-10) that establish a procedure
24 for planning large areas that are intended to function self-sufficiently within
25 their jurisdictions, with development and services that have no net cost to the
26 local jurisdiction and that implement the Comp Plan; and

27 WHEREAS, the City has approved two Planned Communities – Mesa del
28 Sol and Westland – with Level A “Master Plans,” which will be called
29 Framework Plans in the IDO, and Level B “Master Plans,” which will be called
30 Site Plans or Master Development Plans, based on the zoning designation;
31 and

32 WHEREAS, properties within a Planned Community have been converted to
33 the IDO’s Planned Community (PC) zone, which will still be regulated pursuant

1 to the relevant approved “Master Plan” as an approved Site Plan – EPC, with
2 uses regulated pursuant to the matching IDO conversion zone for any named
3 zone out of the existing Zoning Code; and

4 WHEREAS, the IDO includes a Use Table (§14-16-4-2) that clearly indicates
5 land uses that are permitted, conditional, accessory, conditional accessory,
6 conditional vacant, or temporary in each zone district; and

7 WHEREAS, the IDO includes use-specific standards (§14-16-4-3) to
8 establish use regulations, further design requirements, allowances, area-
9 specific regulations, and/or processes to avoid or mitigate off-site impacts and
10 ensure high-quality development, including those carried over from adopted
11 Rank 3 Sector Development Plans and generalized to apply citywide or
12 mapped to continue to apply to a small area; and

13 WHEREAS, the IDO includes general development standards (§14-16-5)
14 related to site design and sensitive lands; access and connectivity; parking
15 and loading; landscaping, buffering, and screening; walls; outdoor lighting;
16 neighborhood edges; solar access; building design; signs; and operation and
17 maintenance; and

18 WHEREAS, the IDO includes and updates standards for the subdivision of
19 land (§14-16-5-4) and associated administrative and enforcement procedures
20 (§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et seq.) in order to
21 ensure that land suitable for development is served by the necessary public
22 services and infrastructure, including a multi-modal transportation network,
23 and platted accordingly; and

24 WHEREAS, the IDO establishes review and approval processes (§14-16-6)
25 appropriate for each type of land development application in order to clearly
26 establish notice requirements, decision-making bodies, and criteria for
27 decision-making bodies; and

28 WHEREAS, the IDO establishes thresholds and criteria for administrative
29 review and decision by staff (§14-16-6-5) for minor projects based on objective
30 standards for high-quality, context-sensitive development established by the
31 IDO; and

32 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
33 decision-making body for major projects (§14-16-6-6) that require a public

1 meeting and/or hearing and whose approval should be based on consideration
2 of objective standards for high-quality, context-sensitive land use and
3 development established by the IDO; and

4 WHEREAS, the IDO requires review and decision by the Environmental
5 Planning Commission for a zone change (§14-16-6-7(E)) and site plan approval
6 (§14-16-6-7(F)) based on consideration of policy as well as objective standards
7 for high-quality, context-sensitive development established by the IDO in
8 Planned Development (PD), Non-residential Sensitive Use (NR-SU) zone
9 districts, and new Master Development Plans in Non-residential Business Park
10 (NR-BP) zone districts; and

11 WHEREAS, the IDO incorporates and updates criteria for amendments of
12 the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates
13 between criteria for Areas of Change and Areas of Consistency to help
14 implement the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO requires applicants requesting amendments of the
16 zoning map on properties wholly or partially within Areas of Consistency to
17 demonstrate that the new zone would clearly reinforce or strengthen the
18 established character of the surrounding Area of Consistency and would not
19 permit development that is significantly different from that character; and

20 WHEREAS, the IDO requires review and decision by the Environmental
21 Planning Commission (§14-16-6-7(E)) based on consideration of policy as well
22 as objective standards for high-quality, context-sensitive development
23 established by the IDO for amendments to the zoning map up to 10 acres in
24 Areas of Consistency and up to 20 acres in Areas of Change, above which
25 Council has authority; and

26 WHEREAS, the IDO requires review and recommendation by the
27 Environmental Planning Commission and review and final decision by the City
28 Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or
29 amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the
30 IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration of
31 policy as well as objective standards for high-quality, context-sensitive
32 development established by the IDO for zone changes of 10 acres or more in
33 Areas of Consistency and 20 acres or more in Areas of Change; and

1 WHEREAS, the IDO establishes procedures and criteria for alterations and
2 demolition within and outside Historic Protection Overlay zones and for
3 amending existing and designating new Historic Protection Overlay zones and
4 landmarks (§14-16-6-7(C)); and

5 WHEREAS, the IDO requires appeals of all decisions to be reviewed and
6 recommended by the Land Use Hearing Officer and reviewed and decided by
7 the City Council as the City's ultimate land use and zoning authority; and

8 WHEREAS, the IDO establishes criteria and thresholds appropriate for staff
9 review and decision of minor deviations from zoning dimensional standards
10 (§14-16-6-4(X)(2)); and

11 WHEREAS, the IDO establishes procedures and criteria for the Zoning
12 Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A)) or
13 for variances from dimensional zoning standards (§14-16-6-6(L)); and

14 WHEREAS, the IDO establishes procedures for the Development Review
15 Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way
16 standards, and subdivision standards, based on criteria established in the
17 Development Process Manual; and

18 WHEREAS, the IDO establishes procedures and criteria for the
19 Environmental Planning Commission to grant exceptions to zoning
20 dimensional standards that provide civic benefits or that benefit the natural
21 environment (§14-16-6-6(K)); and

22 WHEREAS, the IDO establishes notice and meeting requirements (§14-16-6-
23 4) that provide public awareness of development projects and input
24 opportunities appropriate to the scale of the development project – minor
25 projects that are administratively decided requiring notice but no meetings or
26 hearings, major projects that require notice and either a meeting or hearing,
27 and projects requiring discretionary decision-making based on consideration
28 of policy in addition to IDO regulations that are heard and decided at public
29 hearings; and

30 WHEREAS, approved site plans and permits shall remain valid (as
31 described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-
32 4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and

1 WHEREAS, the IDO establishes the period of validity for development
2 approvals that are subject to expiration; and

3 WHEREAS, the expiration of approvals granted prior to the effective date of
4 the IDO shall be calculated from the effective date of the IDO; and

5 WHEREAS, any compliance periods specified in the Zoning Code that are
6 carried over or replaced with new time periods for compliance in the IDO are
7 to be calculated from the effective date of the IDO; and

8 WHEREAS, all existing development that conforms to the Zoning Code on
9 the date the IDO becomes effective but that does not comply with the IDO shall
10 be considered nonconforming and allowed to continue, subject to limits on
11 expansion and thresholds after which the property must be brought into
12 compliance with the IDO as specified in §14-16-6-8; and

13 WHEREAS, the IDO establishes adequate provisions for the continuation
14 and expansion of nonconforming uses, structures, lots, signs, and site
15 features (§14-16-6-8), as well as appropriate thresholds or timeframes for when
16 nonconformities must come into compliance with the IDO; and

17 WHEREAS, the IDO establishes appropriate standards and procedures for
18 enforcing violations and assessing penalties (§14-16-6-9); and

19 WHEREAS, any violation of the City zoning, subdivision, or land
20 development regulations in effect prior to the effective date of this IDO will
21 continue to be a violation under this IDO and subject to enforcement actions,
22 unless the development or other activity that was a violation of the previous
23 regulations is consistent with the requirements and regulations of this IDO;
24 and

25 WHEREAS, the City and private property owners will need time to transition
26 from processes related to the existing zoning code to the new IDO, and the
27 IDO is therefore intended to become effective six months from its adoption
28 date; and

29 WHEREAS, the Planning Department intends to submit and sponsor a
30 series of zone change requests for review/approval within a year of the IDO
31 effective date to address mismatches of land use and zoning that pre-existed
32 the IDO adoption, to address properties with uses that become nonconforming
33 upon the IDO becoming effective, and to consider requests from property

1 owners desiring to downzone their existing zoning to a less intense, less
2 dense zone district in Areas of Consistency; and

3 WHEREAS, the Planning Department intends to initiate the Community
4 Planning Areas assessments within two years after the effective date of the
5 IDO to assess current and anticipated trends and conditions, to understand
6 planning issues and develop solutions to address them, and to track progress
7 on performance measures identified in the ABC Comp Plan over time; and

8 WHEREAS, the IDO requires the City to create an update process and
9 annual schedule for updates to the IDO; and

10 WHEREAS, the Office of Neighborhood Coordination sent e-mail
11 notification to neighborhood representatives on December 29, 2016, as
12 required, as part of the Environmental Planning Commission (EPC) application
13 process, and Planning Staff sent a re-notification reminder and Notice of
14 Decision for each hearing to neighborhood representatives on March 21, April
15 11, April 25, and May 5, 2017; and

16 WHEREAS, the proposed IDO was announced in the *Albuquerque Journal*,
17 the *Neighborhood News*, and on the Planning Department's webpage in
18 January 2017; and

19 WHEREAS, staff prepared summary handouts for each adopted Sector
20 Development Plan to explain how Sector Development Plan policies were
21 incorporated into the 2017 ABC Comp Plan, how regulations from Sector
22 Development Plan regulations were incorporated into the Integrated
23 Development Ordinance as either a best practice approach to land-use
24 regulation and zoning that was extended citywide or as a regulation that was
25 mapped to apply to the same area as specified in the Sector Development
26 Plan, either as a zone district (§14-16-2-3), a Character Protection Overlay zone
27 (§14-16-3-2), a Historic Protection Overlay zone (§14-16-3-3), a View Protection
28 Overlay zone (§14-16-3-4), a use-specific standard (§14-16-4-3), a development
29 standard (§14-16-5), or an administrative procedure (§14-16-6); and

30 WHEREAS, the public and staff from City departments and outside
31 agencies had opportunities to make written and verbal comments prior to and
32 during the EPC's review of the IDO, and the IDO was revised to reflect
33 Conditions of Approval recommended by the EPC; and

1 WHEREAS, the EPC voted on May 15, 2017 after five hearings to
2 recommend approval of the IDO with a vote of 6-1 (with one Commissioner
3 absent and one Commissioner's position vacant); and

4 WHEREAS, the public and staff had an opportunity to make written and
5 verbal comments prior to and during the Land Use, Planning, and Zoning
6 Committee's review of the IDO, and the IDO was revised to reflect changes
7 recommended by the LUPZ Committee; and

8 WHEREAS, the public and staff had an opportunity to make written and
9 verbal comments prior to and during the full Council's review of the IDO, and
10 the Council adopted Floor Amendments to change the IDO in response; and

11 WHEREAS, the policy purpose of the Rank 2 Area Plans and Rank 3 Sector
12 Development Plans has been replaced by the 2017 ABC Comp Plan update;
13 and

14 WHEREAS, the planning purpose of Rank 2 Area Plans and Rank 3 Sector
15 Development Plans for sub-areas of the city has been replaced with the 2017
16 ABC Comp Plan implementation policies and IDO Planning System (§14-16-6-
17 3) to provide a proactive, equitable system of long-range planning for all areas
18 of the city as assessments done every five years with residents and
19 stakeholders in each of 12 Community Planning Areas established by the ABC
20 Comp Plan; and

21 WHEREAS, the regulatory purpose of the Rank 3 Sector Development
22 Plans has been replaced by the IDO, which includes best practices for
23 coordinating land use and transportation, establishing appropriate land use
24 controls through zoning, protecting single-family neighborhoods and
25 sensitive lands, and providing appropriate tools to protect character in
26 historic districts and unique neighborhoods; and

27 WHEREAS, the land use and zoning purpose of the Rank 3 Sector
28 Development Plans has been replaced with the IDO, which includes
29 regulations from adopted Rank 3 Sector Development Plans, and the zoning
30 conversion map, which converts SU-2 zoning from Rank 3 Sector
31 Development Plans to zones in the IDO with the closest matching set of
32 permissive uses; and

1 WHEREAS, the regulatory purpose of the Rank 3 Arroyo Corridor Plans has
2 been replaced by the IDO, which incorporates and updates regulations from
3 adopted Arroyo Corridor Plans and applies then citywide along arroyos
4 designated in the Rank 2 Facility Plan for Arroyos to ensure that development
5 on private land adjacent to arroyos is context-sensitive; and

6 WHEREAS, the Rank 3 Arroyo Corridor Plans will continue to be used as
7 Resource Management Plans by the relevant implementing departments to
8 provide policy guidance for the management of these resources; and

9 WHEREAS, Master Plans for City facilities, such as the Balloon Fiesta Park
10 Master Plan and BioPark Master Plan, will continue to be used as Rank 3
11 Master Plans by the relevant implementing departments for guidance on
12 management and planning these individual facilities, to be developed and
13 amended as specified by the relevant implementing departments; and

14 WHEREAS, several Sector Development Plans were jointly adopted as
15 Metropolitan Redevelopment Area Plans, including St. Joseph Hospital/Civic
16 Auditorium Area Sector Development Plan (adopted in 1979), McClellan Park
17 Metropolitan Redevelopment Plan (last amended in 1995), Los Candelarias
18 Village Center & Metropolitan Redevelopment Plan (adopted in 2001), South
19 Broadway Sector Development Plan and Metropolitan Redevelopment Plan
20 (last amended in 2002), and Downtown 2025 Sector Development Plan (last
21 amended in 2014); and

22 WHEREAS, adopted Metropolitan Redevelopment Plans – including
23 Metropolitan Plans that were adopted as joint Sector Development Plans and
24 Metropolitan Plans – will continue to be used by the Metropolitan
25 Redevelopment Agency as Rank 3 Metropolitan Redevelopment Plans to
26 provide guidance on redevelopment efforts, catalytic projects, and
27 public/private partnerships, subject to amendment pursuant to the
28 Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)); and

29 WHEREAS, the City adopted a Rank 2 Bikeways and Trails Facility Plan that
30 replaced the former Trails and Bikeways Plan and On-Street Comprehensive
31 Bike Plan; and

32 WHEREAS, references in the Code of Resolutions to previous amendments
33 to the Comp Plan and other plans that are no longer necessary should be

1 removed to be consistent with changes to §14-13-2-2 in the Planning
2 Ordinance amended via O-17-49 and codified in §14-16-6-3 of the IDO; and

3 WHEREAS, references in the Code of Resolutions to zone districts the
4 Zoning Code should be updated to reflect the new zone districts in the IDO;
5 and

6 WHEREAS, references in the Code of Resolutions to former Commissions
7 and procedures that are no longer current practice, such as the Extraterritorial
8 Zoning Commission and prior notice of annexations by City Council, need to
9 be updated to match changes to State Law; and

10 WHEREAS, many resolutions in the Code of Resolutions refer to plans and
11 practices that are no longer in use, and deleting outdated references and
12 reorganizing the remaining content is intended to clarify requirements and
13 increase governmental efficiency, effectiveness, and consistency.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE:

16 Section 1. The City hereby repeals the Rank 2 Area Plans, whose policy
17 content has been updated, incorporated into, and replaced by the 2017 ABC
18 Comp Plan via R-16-08 (Enactment No. R-2017-026) and whose policy purpose
19 has been invalidated by the amendments to the Planning Ordinance in the
20 companion legislation adopting the Integrated Development Ordinance (O-17-
21 49). The Code of Resolutions Land Use – Article 11: Area Plans is hereby
22 repealed, with the following related actions:

23 (A) The following Parts are repealed in their entirety:

- 24 • §1-11-2 Southwest Area Plan
- 25 • §1-11-3 East Mountain Area Plan
- 26 • §1-11-4 North Valley Area Plan
- 27 • §1-11-8 West Side Strategic Plan
- 28 • §1-11-10 Sandia Foothills Area Plan

29 (B) The following Part is moved as follows:

- 30 • §1-11-5 Trails and Bikeways Plan; On-Street Comprehensive Bike Plan
31 adopting resolutions, which were replaced with the Bikeways & Trails
32 Facility Plan, are moved to become a new §4-2-9, for historical
33 reference, and sections (A)(1), (A)(2), (B)(1), and (B)(2) are hereby

1 rescinded. A reference to §1-14-1 Bikeways & Trails Facility Plan shall
2 be added.

3 (C) The following Parts are moved to a new Article 15: Rank 3 Master Plans and
4 Resource Management Plans, and the City hereby designates the
5 referenced plans as Rank 3 Plans.

- 6 • §4-2-5 Albuquerque International Airport Master Plan and Airport Noise
7 Compatibility Program is moved to become a new §1-15-1, with a
8 reference to §1-11-7 Airport Master Plan. The text in §1-11-7 is
9 rescinded.
- 10 • §1-11-6 Bosque Action Plan is moved to become a new §1-15-2.
- 11 • §4-4-2 Rio Grande Zoological Park Master Plan is moved to become a
12 new §1-15-3.
- 13 • §1-11-13 Los Poblanos Fields Open Space Resource Management Plan
14 is moved to become a new §1-15-23.
- 15 • §4-4-3 Rio Grande Valley State Park Management Plan is hereby
16 designated a Resource Management Plan and moved to become a new
17 §1-15-25.
- 18 • §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is
19 moved to become a new §1-15-26.

20 (D) The following Parts are moved to a new Article 16: Framework Plans, and
21 the City hereby designates the referenced plans as adopted Framework
22 Plans.

- 23 • §1-11-9 Level A Community Master Plan for Mesa del Sol is moved to
24 become a new §1-16-1.
- 25 • §1-11-12 Westland Master Plan is moved to become a new §1-16-2, and
26 shall be updated with the text of R-15-5, Enactment No. R-2016-007.

27 Section 2. The following approved, but uncoded Facility Plans are hereby
28 incorporated into a new Article 14: Rank 2 Facility Plans, created in Section 1
29 above. The City hereby designates following plans as Rank 2 Facility Plans:

- 30 • Bikeways & Trails Facility Plan. The resolution adopting this plan (R-14-
31 142 / Enactment No. R-2015-045) shall be added as a new §1-14-1, with
32 references to §4-2-1 Bikeway Network Plan and §4-2-9 Trails and

1 Bikeways and On-Street Comprehensive Bike Plan. The text in §1-14-1
2 is hereby rescinded.

- 3 • Facility Plan: Electric System Transmission and Generation (2010-
4 2020). The resolution adopting this plan (R-11-311 / Enactment No. R-
5 2012-023) shall be added as a new §1-14-2, with a reference to §4-3-1
6 Facility Plan: Electric Service Transmission and Sub-transmission
7 Facilities (1995-2005). The text of §4-3-1 is hereby rescinded.
- 8 • Facility Plan for Arroyos. The resolution adopting this plan (no number)
9 shall be added as a new §1-14-3.
- 10 • Major Public Open Space Facility Plan. The resolution adopting this
11 plan (R-1-1999) shall be added as a new §1-14-4.
- 12 • Route 66 Action Plan. The resolution adopting this plan (R-14-115 /
13 Enactment No. R-2014-094) shall be added as a new §1-14-5.

14 Section 3. The City hereby repeals the existing Rank 3 Sector Development
15 Plans as regulatory documents whose purposes are replaced by the
16 Integrated Development Ordinance, whose regulatory content has been
17 updated, incorporated into, and replaced by the Integrated Development
18 Ordinance, and whose policy content has been updated, incorporated into,
19 and replaced by the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-
20 026). Code of Resolutions Land Use – Article 7: Sector Development and
21 Community Development Plans is hereby repealed, with the following related
22 actions:

23 (A) Article 4 is amended to repeal the following Parts in their entirety:

- 24 • §1-4-1 Downtown 2025 Sector Development Plan

25 (B) Article 7 is amended to repeal the following Parts in their entirety:

- 26 • §1-7-1 Designation of Community Development Areas
- 27 • §1-7-2 Academy-Tramway-Eubank Sector Development Plan
- 28 • §1-7-3 Los Duranes Sector Development Plan and Community
29 Development Plan
- 30 • §1-7-4 Downtown Neighborhood Area Sector Development Plan and
31 Community Development Plan
- 32 • §1-7-5 University of Albuquerque Sector Development Plan

- 1 • §1-7-6 La Mesa Sector Development Plan and Community Development
2 Plan
- 3 • §1-7-7 West Mesa Sector Development Plan and Community
4 Development Plan
- 5 • §1-7-8 Los Griegos Sector Development Plan and Community
6 Development Plan
- 7 • §1-7-9 Boys' Club Sector Development Plan
- 8 • §1-7-10 North Babelas Sector Development Plan and Community
9 Development Plan
- 10 • §1-7-11 Old Town Sector Development Plan and Community
11 Development Plan
- 12 • §1-7-12 Huning Highland Sector Development Plan
- 13 • §1-7-13 University Neighborhood Sector Development Plan
- 14 • §1-7-14 Sawmill/Wells Park Sector Development Plan
- 15 • §1-7-15 South Broadway Neighborhoods Sector Development Plan
- 16 • §1-7-17 Trumbull Neighborhood Sector Development Plan
- 17 • §1-7-18 Huning Castle and Raynolds Addition Neighborhood Sector
18 Development Plan
- 19 • §1-7-19 Uptown Sector Development Plan
- 20 • §1-7-20 El Rancho Atrisco Sector Development Plan
- 21 • §1-7-21 La Cuesta Sector Development Plan
- 22 • §1-7-22 Heritage Hills East Sector Development Plan
- 23 • §1-7-23 East Gateway Sector Development Plan
- 24 • §1-7-24 McClellan Park District Sector Development Plan
- 25 • §1-7-25 Lava Shadows Sector Development Plan
- 26 • §1-7-26 East Atrisco Sector Development Plan
- 27 • §1-7-27 Coors Corridor Sector Development Plan
- 28 • §1-7-28 Seven Bar Ranch Neighborhood Sector Development Plan
- 29 • §1-7-29 Riverview Neighborhood Sector Development Plan
- 30 • §1-7-30 North Interstate 25 Sector Development Plan
- 31 • §1-7-31 West Route 66 Sector Development Plan
- 32 • §1-7-32 Nob Hill Sector Development Plan

- 1 • §1-7-33 Rio Bravo Sector Development Plan
- 2 • §1-7-34 Tower/Unser Sector Development Plan
- 3 • §1-7-35 Martineztown/Santa Barbara Neighborhoods Sector
- 4 Development Plan
- 5 • §1-7-36 Vineyard Sector Development Plan
- 6 • §1-7-37 High Desert Sector Development Plan
- 7 • §1-7-38 Quintessence Sector Development Plan
- 8 • §1-7-39 Barelás Sector Development Plan
- 9 • §1-7-40 South Martineztown Sector Development Plan
- 10 • §1-7-41 Window G Sector Development Plan
- 11 • §1-7-42 La Cueva Sector Development Plan
- 12 • §1-7-44 East Gateway Sector Planning and Interim Development
- 13 Management Area
- 14 • §1-7-45 Volcano Heights Sector Development Plan
- 15 • §1-7-46 2008 South Yale Sector Development Plan
- 16 • §1-7-47 North 4th Street Corridor Plan
- 17 • §1-7-48 Volcano Cliffs Sector Development Plan
- 18 • §1-7-49 Volcano Trails Sector Development Plan
- 19 (C) Article 11 is amended to repeal the following Parts in their entirety:
- 20 • §1-11-11 Northwest Mesa Escarpment Plan
- 21 (D) Article 13 is amended to repeal the following Parts in their entirety:
- 22 • §1-13-1 Rio Grande Boulevard Corridor Plan
- 23 Section 4. The City hereby severs and invalidates the regulatory content of
- 24 the jointly adopted Rank 3 Sector Development Plans and Metropolitan
- 25 Redevelopment Plans, which will no longer serve as Sector Development
- 26 Plans but will continue to serve as Metropolitan Redevelopment Plans to guide
- 27 the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic
- 28 projects, and public/private partnerships, subject to amendment pursuant to
- 29 the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)). Code of
- 30 Resolutions Land Use - Article 6: Redevelopment Plans is hereby repealed,
- 31 and Articles 7 and 12 are amended with the following related actions:

- 1 (A) The City hereby designates the following plans as Rank 3 Metropolitan
- 2 Redevelopment Area Plans only, with regulatory content voided and
- 3 amended with the following changes:
- 4 • Part §1-6-7 McClellan Park Metropolitan Redevelopment Plan, is moved
- 5 to become a new §1-12-17 and is revised to delete subsection (C).
- 6 • Part §1-6-9 South Broadway Neighborhoods Metropolitan
- 7 Redevelopment Plan is moved to become a new §1-12-18 and is revised
- 8 as follows: "The South Broadway Neighborhoods Metropolitan
- 9 Redevelopment Plan is hereby approved in all respects."
- 10 • Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan,
- 11 is moved to become a new (A) through (F) of Part §1-12-4, and sections
- 12 (A) and (B) are renumbered to reflect the insertion.
- 13 • Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to
- 14 become a new Part §1-12-19, Downtown 2025 Metropolitan
- 15 Redevelopment Plan. References to the "Downtown 2010 Sector
- 16 Development Plan" shall be deleted and replaced with "Downtown 2025
- 17 Metropolitan Redevelopment Area Plan."
- 18 • Part §1-12-12 Los Candelarias Village Center Metropolitan
- 19 Redevelopment Area, is revised to delete the words "Sector
- 20 Development Plan" in and replace with "Metropolitan Redevelopment
- 21 Area Plan."
- 22 (B) The following Metropolitan Redevelopment Plan resolutions are amended
- 23 to update their citation reference in the Code of Ordinances and amended
- 24 with the following changes:
- 25 • Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its
- 26 entirety, whose purpose and intent has been incorporated into the
- 27 Sawmill Metropolitan Redevelopment Area Plan.
- 28 • Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new
- 29 §1-12-20.
- 30 • Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan,
- 31 is moved to become a new §1-12-21 and is revised as follows: "(A)(2)
- 32 The Plan conforms to the general plans of the city as a whole; and"

- §1-6-10 South Barelás Industrial Park Redevelopment Plan, is moved to become a new §1-12-22, and it is renamed “South Barelás Industrial Park Redevelopment Area Plan.”
- §1-6-11 Barelás Neighborhood Commercial Area Revitalization and Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.
- §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to become a new §1-12-24, and it is renamed “Near Heights Metropolitan Redevelopment Area Plan.”
- §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to become a new §1-12-25, and it is renamed “Highland Central Metropolitan Redevelopment Area Plan.”
- §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to become a new §1-12-26, and it is renamed “Clayton Heights Metropolitan Redevelopment Area Plan.”
- §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to become a new §1-12-27, and it is renamed “Historic Central Metropolitan Redevelopment Area Plan.”

Section 5. The City hereby severs and invalidates the regulatory content of the Rank 3 Arroyo Corridor Plans, which has been included or updated in the Integrated Development Ordinance, and shall consider these plans as Resource Management Plans that provide policy guidance to the implementing department(s). Code of Resolutions Land Use - Article 13: Corridor Plans is hereby repealed, with the following related actions:

- (A) The following Parts are moved to a new Article 15, and the City hereby designates the referenced plans as Rank 3 Resource Management Plans.
- §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-24, and it is amended as follows: “The Pajarito Arroyo Plan, attached to Resolution No. 115-1990 is hereby adopted as a Rank Three Plan. All management, operations, and improvement activities within the corridor shall be guided by this plan.”
 - §1-13-3 Bear Canyon Arroyo Plan is moved to become a new §1-15-22, and it is amended as follows: “(A) The Bear Canyon Arroyo Plan, attached to Resolution No. 100-1991 is hereby adopted as a Rank 3 Plan.

All management, operations, and improvement activities within the corridor shall be guided by this plan.”

- §1-13-4 Amole Arroyo Plan is moved to become a new §1-15-21, and it is amended as follows: “(A) The Amole Arroyo Plan, attached to Resolution No. 165-1991 is hereby adopted as a Rank Three Plan. All management, operations, and improvement activities within the corridor shall be guided by this plan.”

(B) The following Part is moved to Chapter 4: Programs and Plans, Article 2: Transportation.

- Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to reflect the insertion.

(C) The following Parts are moved to a new Article 15, and the City hereby designates the referenced plans as Rank 3 Resource Management Plans.

- Part §1-11-13 Los Poblanos Fields Open Space Resource Management Plan is moved to become a new §1-15-23.
- Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is moved to become a new §1-15-25.

Section 6. The City hereby repeals Article 10: Overlay zones, including the Historic Overlay Zones resolutions (§1-10-1, §1-10-2, §1-10-3), the Design Overlay Zones resolutions (§1-10-20 through §1-10-23), and the Airport Overlay Zone resolutions (§1-10-30), whose regulatory purpose has been replaced by the Integrated Development Ordinance (O-17-49).

(A) The following Overlay Zone plans are hereby rescinded:

- Alameda Boulevard Design Overlay Zone (July 28, 1998)
- Atrisco Vista Wall Overlay Zone (Z-84-115)
- Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-065)
- Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-1992)
- Unser Boulevard Overlay Zone (R-14, Enactment No. 95-1992)

(B) The City hereby invalidates other Overlay Zones and plans that may have been adopted that are not otherwise listed in Section 6(A) above.

Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change Applications, which is commonly referred to by its enactment number of “R-270-1980,” whose procedures and criteria for zone change requests have been replaced by the Integrated Development Ordinance (O-17-49).

Section 8. The City hereby repeals §1-1-4, Annexation Policies, and §1-1-5, Withdrawal of Petitioners for Annexation, whose procedures and criteria for annexation of land into the City has been replaced by the Integrated Development Ordinance (O-17-49).

Section 9. The City hereby repeals §1-1-6, Annual Revised Program of Planning Priorities, whose procedures have been replaced by the Integrated Development Ordinance (O-17-49).

Section 10. The City hereby repeals §1-1-11, Bed and Breakfast Establishments in Residential Areas, whose procedures and criteria for establishing bed and breakfast zoning has been replaced by the Integrated Development Ordinance (O-17-49).

Section 11. The City hereby repeals §1-1-12, High Quality in Site Development Type Plans, whose procedures and criteria for creating site development plans has been replaced by the Integrated Development Ordinance (O-17-49).

Section 12. The City hereby repeals §1-1-16, Establishing a Policy Pursuant to the Pre-Development Facility Fee to Require Plat Review by Albuquerque Public Schools Prior to City Approval for Preliminary Plats and Final Plats Containing Residential Uses, whose procedures and criteria for referral of platting applications to APS has been updated, integrated into, and replaced by the Integrated Development Ordinance (O-17-49).

Section 13. The City hereby repeals Article §1-3, Metropolitan Areas and Urban Centers Plan, whose policies have been replaced by the ABC Comp Plan Centers and Corridors Map via R-16-08 (Enactment No. R-2017-026) and whose regulatory intent has been replaced by the Integrated Development Ordinance (O-17-49).

Section 14. The City hereby repeals Part §2-5-1 Extraterritorial Zoning Commission in its entirety, whose purpose has been invalidated by changes to State Law.

Section 15. The City hereby repeals Part §1-1-14 City Council’s Prior Notice of Annexations Required in its entirety, whose purpose has been invalidated by changes to State Law.

Section 16. The City hereby amends Part §1-1-10 Criteria to Guide the Planning and Development of Planned Communities in the Reserve Area to ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated Development Ordinance (O-17-49).

- Subsection §1-1-10(A) is revised as follows: “Acceptance of planned communities criteria: policy element. The Planned Community Criteria: Policy Element, attached to Resolution No. 151-1990 are accepted and approved in fulfillment of Subsection 2.D of Resolution 138-1988, conditioned upon public hearing and approval by the Albuquerque City Council and the Bernalillo County Commission.”
- Subsections §1-1-10(A)(1) through (A)(4) are deleted.
- Subsection §1-1-10(C) et seq. is deleted with subsequent sections renumbered to reflect the deletion.
- Subsection §1-1-10(E) is revised as follows: “Plan ranking. Planned community master plan ranking relationships are as follows: (1) Planned community master plans will implement and be compatible with the Rank 1 Comprehensive Plan. (2) Planned community master plans will implement and be compatible with relevant Rank 2 plans. However, planned community Level A Community Master Plans may, when specifically so adopted constitute or contain an amendment to a Rank 2 Area Plan previously adopted. (3) Planned community Level B Village Plans shall not conflict with other Rank 2 or Rank 3 plans affecting the same area.”
- Subsection §1-1-10(F) et seq. is deleted.

Section 17. The City hereby amends Part §1-2-1 Comprehensive Plan for Albuquerque and Bernalillo County to ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated Development Ordinance (O-17-49).

- Subsections §1-2-1(B)4 and §1-2-1(B)5 are deleted.

- Subsection §1-2-1(C) is amended as follows: “The Implementation Chapter shall be used as a foundation for procedures to evaluate accomplishments and recommend amendments to the plan and revisions to the work priorities associated with implementation; and such evaluation and adjustment shall be done at least every 5 years.”
 - Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-1(BB) are deleted. This resolution shall become a new §1-2-1(D).
- Section 18. The City hereby amends Part §1-6-16 Railyards Master Development Plan to ensure consistency with the Integrated Development Ordinance (O-17-49).
- The title is amended to read: “Rail Yards Master Plan”
 - Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master Plan and accompanying Site Plan (attached hereto as Exhibit A) are hereby approved and adopted.”
 - Subsection §1-6-12(B) is amended as follows: “The City Council adopts the following Findings as recommended by the Environmental Planning Commission: (1) This is a Master Plan and accompanying Site Plan for Tract A of the Plat of Tract A of AT&SF Railway Co. Machine Shop located on 2nd Street SW between Cromwell Avenue and Hazeldine Avenue and containing approximately 27.3 acres. (2) The Rail Yards are zoned PD. The Master Plan allows for a wide range of permissive uses, including multifamily residential (R-MH), community commercial uses such as retail, restaurants, services (MX-M), and light industrial (NR-BP) each with some limited exceptions. The Master Plan was reviewed by the EPC and approved by the City Council prior to the issuance of a building permit for the site (with very limited exceptions). (3) The Master Plan as submitted contains a site development plan for subdivision with an accompanying Master Plan document. The Master Plan is the document that will guide redevelopment of the City-owned Albuquerque Rail Yards site. The Albuquerque Rail Yards are located within the Barelas neighborhood and adjacent to the South Broadway neighborhood.... (5) The Rail Yards property is located within the Area of Change Development Area of the Albuquerque Bernalillo County

- Comprehensive Plan (2003).... (9) Section 10.4 of the Master Plan requests delegation of Site Plan to the Development Review Board with its review to include historic preservation planner and a Metropolitan Redevelopment planner.”
- Section 19. The City hereby amends Part §5-1-1 Sale of Alcohol Near Schools or Churches; Standards for Waiver to ensure consistency with the Integrated Development Ordinance (O-17-49).
- Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to the zoning requirements in the Integrated Development Ordinance.”
- Section 20. The City hereby invalidates any other policy related to zoning and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3 Sector Development Plans not otherwise listed above, which have been replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-026).
- Section 21. Upon its adoption this IDO is the City’s sole document regulating land use within the municipal boundaries. In the event of any conflicts, the terms, requirements and obligations established by this IDO shall prevail over any other ordinance not specifically repealed herein or otherwise remaining after its adoption.
- Section 22. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.
- Section 23. COMPILATION. Sections 1 through 21 of this resolution shall amend, be incorporated in and made part of the Code of Resolutions of Albuquerque, New Mexico, 1994.
- Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall take effect six months after publication by title and general summary.

1 PASSED AND ADOPTED THIS 13th DAY OF November, 2017

2 BY A VOTE OF: 6 FOR 3 AGAINST.

3

4 For: Benton, Davis, Gibson, Harris, Jones, Lewis

5 Against: Peña, Sanchez, Winter

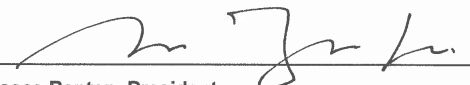
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Isaac Benton, President
City Council

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15 APPROVED THIS 16 DAY OF NOVEMBER, 2017

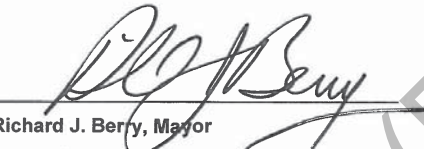
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18 Bill No. C/S R-17-213

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Richard J. Berry, Mayor
City of Albuquerque

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25 ATTEST:

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Natalie Y. Howard, City Clerk

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ACKNOWLEDGEMENTS

The Coors Corridor Study effort began in 1981 following the adoption of the Northwest Mesa Area Plan.

Many people from the public sector and the private sector have contributed information and time to the effort . . . too many to name them all.

This final plan represents a synthesis of the work and the suggestions of the many.

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Jack E. Leaman, Planning Director 10/83 - present

Besim Hakim, AICP, AIA

Principal Planner and Consultant, 3/9/81 to 9/82

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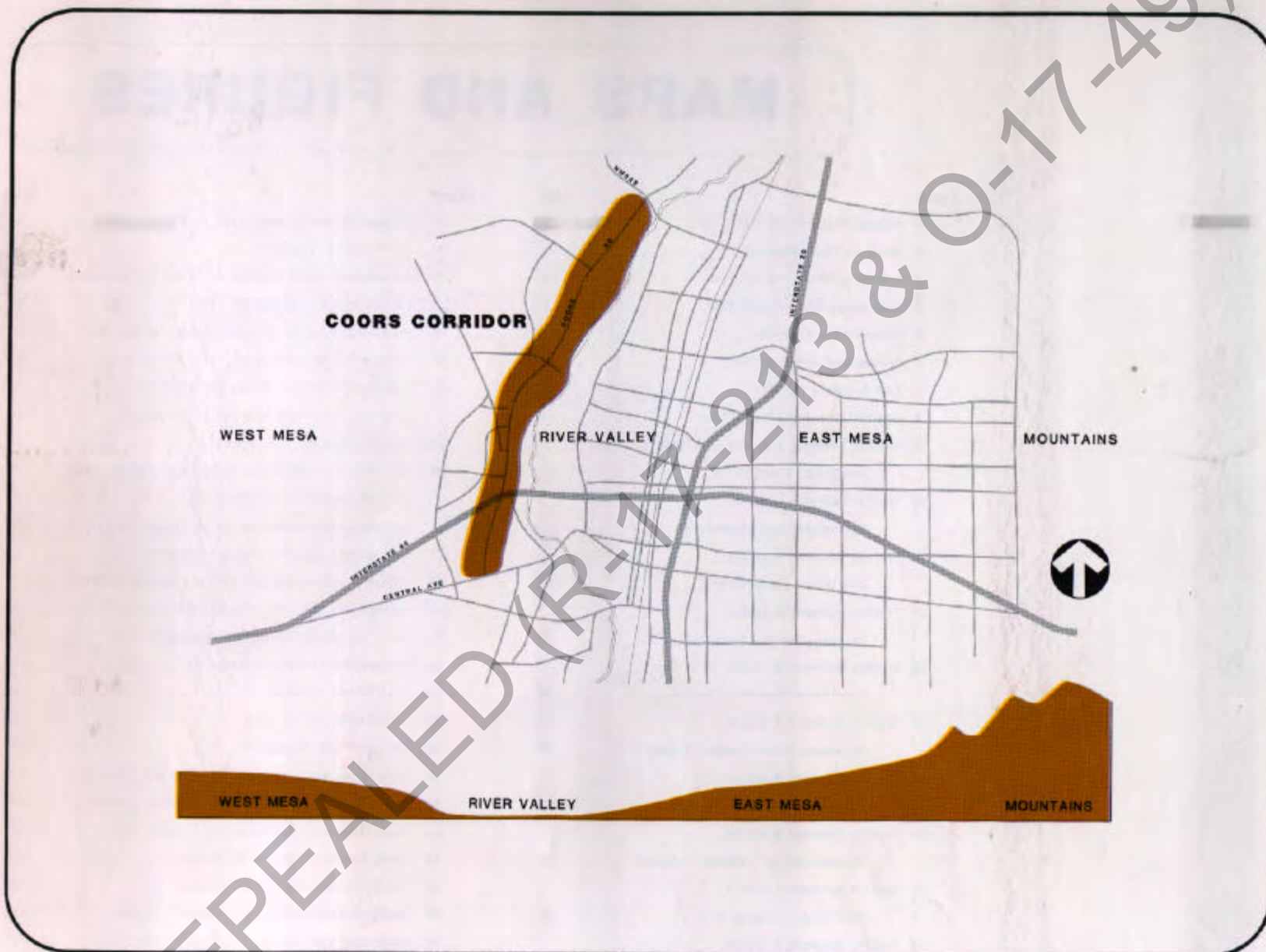


figure 1 albuquerque metropolitan area

PURPOSE, BOUNDARIES AND ISSUES

The Coors Corridor Plan provides policy and guidelines for the design of Coors Boulevard as a limited access roadway to function efficiently as a major north-south arterial for the Northwest Mesa area. The plan provides policy and design guidelines for development within the corridor area which will integrate natural resources with development activities in order to achieve a balance between the built and natural environments.

The plan recommends that a Design Overlay Zone be placed on the entire corridor area.

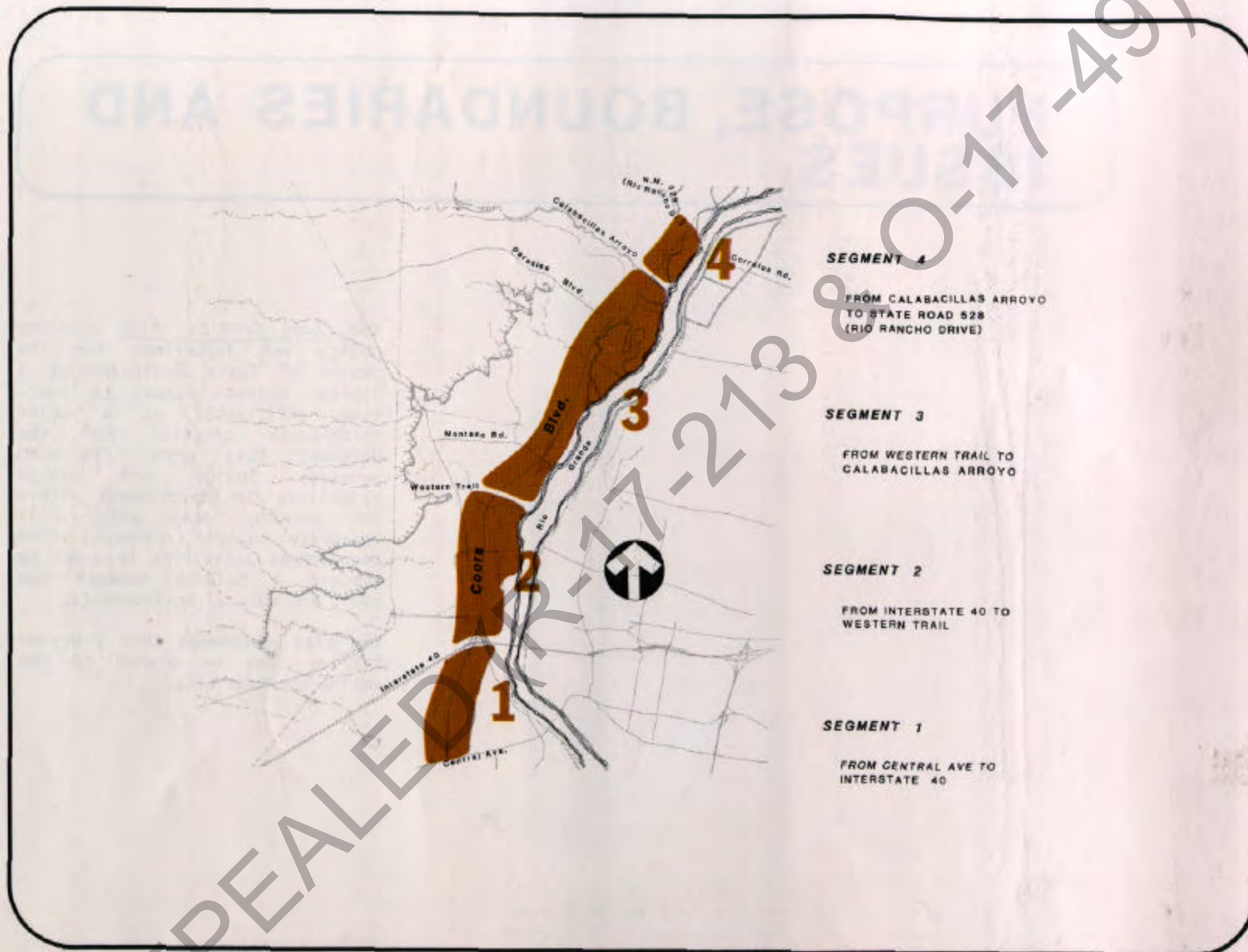


figure 2 coors corridor segments

plan area

The Coors Corridor Plan area extends from Central Avenue/Highway 66 on the south to Corrales Road/N.M. 528 on the north. The corridor has been divided into four segments for analysis and recommendations:

Segment 1: Central Avenue to I-40.

Segment 2: I-40 to Western Trail.

Segment 3: Western Trail to the Calabacillas Arroyo.

Segment 4: Calabacillas Arroyo to N.M. 528.

Each of these segments shares the traffic, environmental, land use and visual concerns of the corridor. Yet, each of these segments has specific characteristics with special problems and opportunities for which policies and design guidelines are offered.

summary of issues

Each of the four corridor segments has been analyzed in terms of existing conditions, recommendations, and cost considerations. The estimated cost for public improvements directly related to the ten mile long corridor area is approximately \$20-to-\$25 million, exclusive of public infrastructure. Approximately \$920,000 is currently funded in the 6-year Capital Improvement Program (CIP) with priority given to improvements in the Segment 2 corridor area, from I-40 to Western Trail.

Key policy elements of the major issues in the plan are as follows:

ISSUE 1: TRAFFIC MOVEMENT/ACCESS AND ROADWAY DESIGN

- 156-foot-wide right-of-way for Coors Boulevard to provide for eight traffic lanes when traffic volumes warrant such an expansion.
- Full intersections with traffic signals as far apart as possible: approximately one-half mile minimum spacing.
- Limited intersections for right-turn-off / right-turn-on: approximately one-quarter mile minimum spacing.

- Limited access: a typical road section should have no more than three driveways per side per one-quarter mile.

ISSUE 2: ENVIRONMENTAL CONCERNS AND RELATED IMPROVEMENTS

- Preserve and enhance the natural landscape features of the corridor, such as the bosque, the Oxbow Marsh and the arroyos.
- Provide for adequate storm drainage, and water and sewer facilities.
- Protect the archeological sites from encroachment from development before valuable information contained within the sites is lost.

ISSUE 3: LAND USE AND INTENSITY OF DEVELOPMENT

- Encourage development in accordance with the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan.
- Encourage residential, commercial and industrial cluster development.

- Encourage annexation to the City of Albuquerque in a timely and appropriate manner.

ISSUE 4: VISUAL IMPRESSIONS AND DESIGN OVERLAY ZONE

- Protect and enhance views within the Coors Corridor.
- Protect and enhance views beyond the Coors Corridor.
- Ensure compliance with design guidelines as new development occurs.
- Encourage existing development to comply with the design guidelines.

RELATED PLANS & POLICIES

& background

In December 1980, the City Council, and in May 1981, the Board of County Commissioners, adopted the Northwest Mesa Area Plan as a means of carrying out the Albuquerque/Bernalillo County Comprehensive Plan. In the area plan, elected officials recognized the constraints and opportunities of the Coors Corridor area by prescribing certain studies and activities. The area plan's implementation section, "Carrying Out the Plan," established the direct basis for the Coors Corridor Plan:

"The Coors Corridor will be a limited access parkway* and a major traffic carrier for the Northwest Mesa. A detailed study of the Coors Corridor from Central Avenue to Corrales Road is proposed. The purpose of the study would be to develop guidelines for:

1. The design of Coors Road as a limited access parkway.*

*Parkway means park-like landscaped arterial.

2. The development on Coors Road in the Corridor area including intensities of use and height. This development is regulated through the design review process which may include an overlay zone.
3. An implementation strategy which could include a Design Review Board.

This study may not concern itself as much about the exact land uses and densities as about how they relate to each other and how they will look... The design guidelines should be implemented through the design review process which may include a Design Review Board advisory to the Environmental Planning Commission and the County Planning Commission."

This Coors Corridor Plan responds to the citizens and public officials who have requested guidelines and procedures to preserve the unique features and to encourage the appropriate development of the Coors Corridor.

Following are overviews of several of the most important regulatory documents pertaining to traffic movement/access and roadway design; environmental concerns and related improvements; land use and intensity of development; visual impressions and design guidelines. The list is not intended to be exhaustive, and the user is cautioned that these regulations are subject to change at any time. The property owner, developer and/or designer must maintain a constant familiarity with these and other pertinent regulations as they evolve.

Albuquerque/Bernalillo County Comprehensive Plan (1975)

This plan is a Rank 1 plan and a composite of separately developed and adopted plans which express several policies related to the Coors Corridor. Three of these adopted plans are: The Policies Plan, Metropolitan Areas and Urban Centers Plan, and Plan for Major Open Space.

Northwest Mesa Area Plan (1980-81)

This document is a Rank 2 plan presenting more detailed information to guide implementation of the Rank 1 Comprehensive Plan as it pertains to the Northwest Mesa area. The Northwest Mesa Area Plan specifically prescribes a Coors Corridor study.

City Edges Study (1975)

The City Edges Study proposed a new future for the Rio Grande: nature preservation and recreation to be co-equal with flood control, irrigation, and drainage. It proposed that the river be managed and operated for these new purposes.

Comprehensive City Zoning Code (1974 and amendments)

This document contains zoning categories for City land uses and other important regulations relating to building height, setback, requirements for parking, landscape area and open space, and special exception procedures.

Bernalillo County Comprehensive Zoning Ordinance (1973 and amendments)

The County Zoning Ordinance is similar in nature to the City Zoning Code and contains zoning categories for County land uses and other important regulations relating to building height, setback, parking requirements and special use permits.

Paradise Hills Special Zoning District (1982 and amendments)

The Paradise Hills Ordinance is also similar to the City's and the County's in that it provides zoning categories for land uses and other important regulations relating to building height, setback, parking requirements, supplementary height and area regulations, and nonconforming uses.

Future Street Lines Ordinance
Article 8-8 R.O. 1974

This ordinance provides for establishment of future street lines by the City Council. It details setbacks along such designated future street lines.

Long Range Major Street Plan

This document is essentially an overlay map of the Albuquerque urban area depicting the long range plan for major street systems as adopted by the Middle Rio Grande Council of Governments' Urban Transportation Planning Policy Board. It is the guiding document in the selection of major street location and character. Since it is periodically updated, only current copies should be used.

Transportation Corridor Studies

Corridor studies have been made in several areas, and there may be studies in progress. Such studies may influence design of proposed

major streets not yet included in the Long Range Major Street Plan. The Transportation Department should be consulted for detailed information.

Approved Sector Development Plans

Sector development plans typically cover large areas of land and normally include preliminary street configurations for the area involved. When approved, such sector development plans govern other development plans within the sector. Sector development plans are available for review in the Planning Division office.

City Subdivision Ordinance Article
7-11 R. O. 1974

This ordinance applies to all properties within the five mile platting and planning jurisdiction of the City and provides a review authority to ensure that all development conforms to the Albuquerque/Bernalillo County Comprehensive Plan.

County Subdivision Ordinance No.241

The County ordinance differs from the City's in its allowance for individual rather than community water systems and sewage disposal systems, making soil conditions and water-table depth particularly limiting factors to development outside the City where there are no community water/sewer systems.

Storm Drainage, Flood and Erosion
Control Ordinance Article 7-9 R. O.
1974

This ordinance establishes policies, procedures, and requirements governing the design, preservation, dedication, alteration, installation, maintenance and financing of storm runoff facilities. Its general purpose is to promote the public health, safety and general welfare in regard to flood control, storm drainage, and erosion control.

Northwest Mesa Arterial Network
Evaluation

This report addresses the transportation and mobility needs of the Northwest Mesa of the Albuquerque urban area, an area roughly bounded by I-40 on the south, the Rio Grande on the east, and the Sandoval County line on the north. Albuquerque City Council Resolution 181-1980 (August) requested the Middle Rio Grande Council of Governments to make traffic projections for the Northwest Mesa, assess the viability of an arterial system proposed by the Albuquerque Municipal Development Department, and Transportation Department as identified in the Northwest Mesa Area Plan, and to propose changes to the Long Range Major Street Plan as deemed necessary to accommodate Northwest Mesa traffic projections.

MAJOR ISSUES: policies and guidelines

The major issues of the Coors Corridor area are:

- Traffic Movement/Access and Roadway Design
- Environmental Concerns and Related Improvements
- Land Use and Intensity of Development
- Visual Impressions and Design Overlay Zone

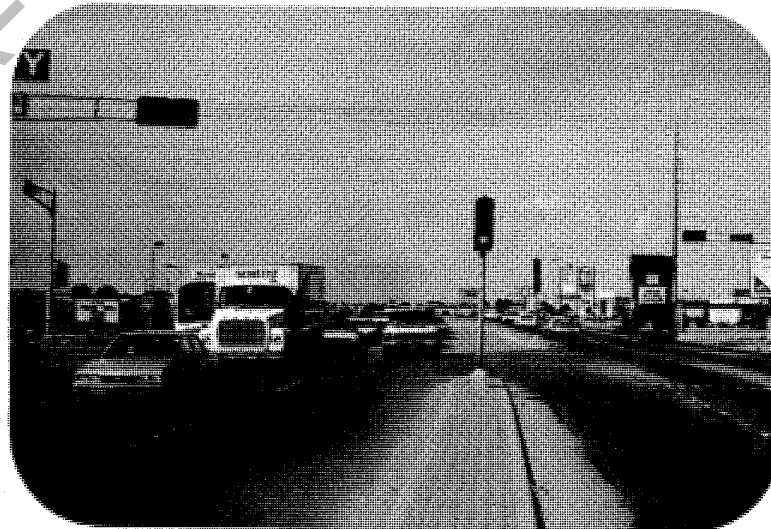
Each of these issues is of equal importance. Development decisions in the Coors Corridor must integrate and collectively consider these issues in order to achieve goals and objectives of the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan.

ISSUE 1

traffic movement/access and roadway design

Present Coors roadway design and facilities are inadequate to maintain efficient operation during current and projected peak traffic volumes. Uncontrolled and unlimited access onto Coors Boulevard causes safety hazards and traffic congestion.

Appropriate design in the public right-of-way will provide for increased traffic-carrying capacity and increased safety, will provide reasonable access to adjacent properties, and will complement the scenic values of the Coors Corridor.



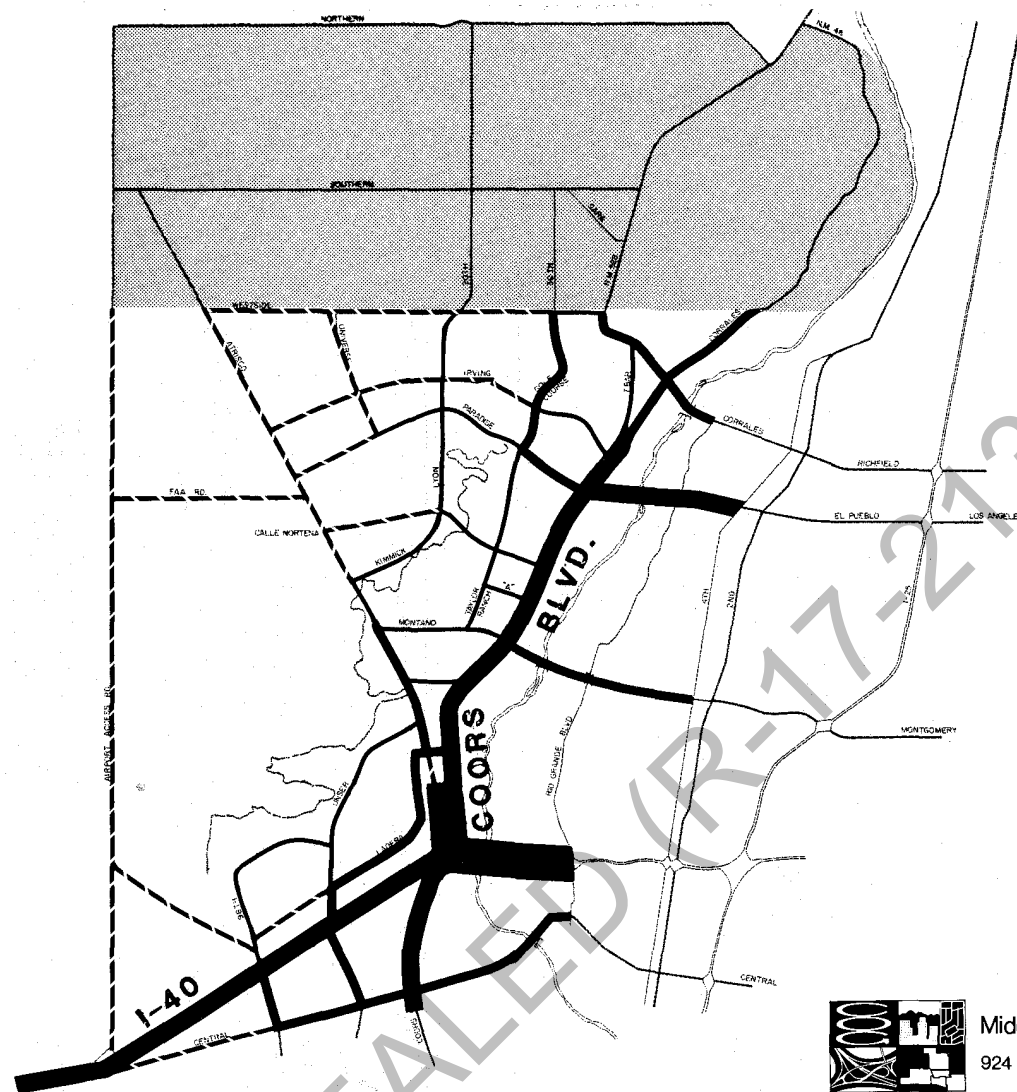
policy 1 principal arterial

Coors Boulevard shall be designed to improve its traffic-carrying function as a major north-south arterial for the Northwest Mesa area.

rationale:

Coors Boulevard is presently designated as a Principal Arterial on Albuquerque's Long Range Major Street Plan.

Design considerations for improving Coors Boulevard are based upon the fact that Coors is and will continue to be a major traffic arterial west of the Rio Grande. At present, the boulevard experiences congestion during peak-traffic periods, and projections from the Middle Rio Grande Council of Governments indicate that the traffic volume may increase as much as 250 percent in the next two decades. However, the projections are to the year 2005 and assume that only 50 percent of the potential ultimate development of the Northwest Mesa is in place.



NORTHWEST MESA BASE NETWORK

*The average weekday traffic flow (AWDT) represents unconstrained traffic volumes which reflect trip desires and not the roadway system capacity.

24 Hour Traffic Projection*

	0-1,999
	2,000-14,999
	15,000-39,999
	40,000-69,000
	70,000- up

These Projections are based on a level of development, west of the Rio Grande and north of I-40, in the year 2005, of 105,000 persons.



Middle Rio Grande Council of Governments of New Mexico
924 Park Avenue S.W. ♦ Albuquerque ♦ NM. 87102 ♦ (505) 766-7836

figure 3 average weekday traffic flow

policy 2

right-of-way

The City shall initiate a program to acquire additional right-of-way for Coors Boulevard from Central Avenue to Corrales Road to achieve a minimum right-of-way of 156 feet. Signalized and right-turn-only intersections shall require an additional five feet of right-of-way on the approach to the intersection in order to provide for an exclusive right-turn lane.

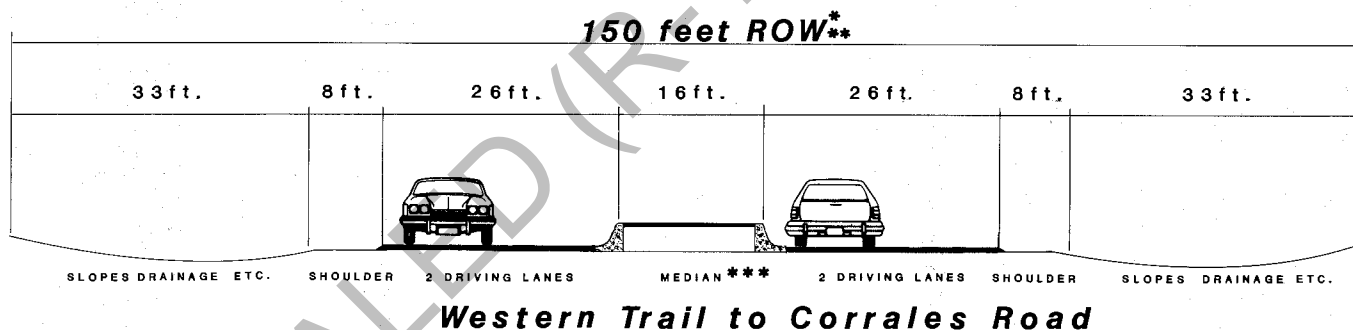
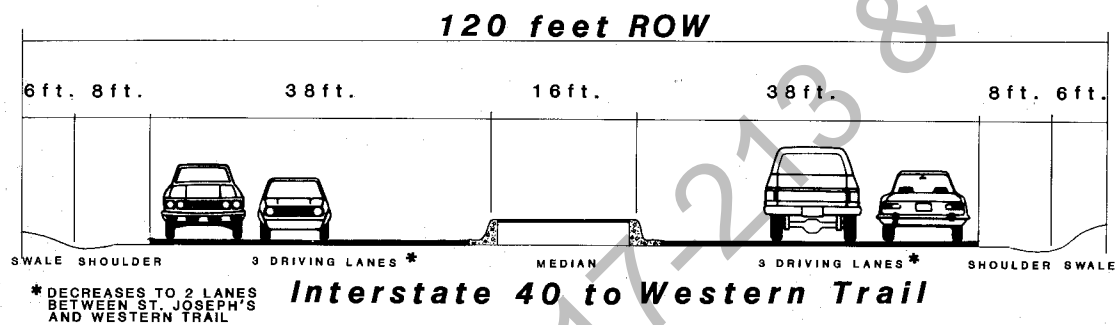
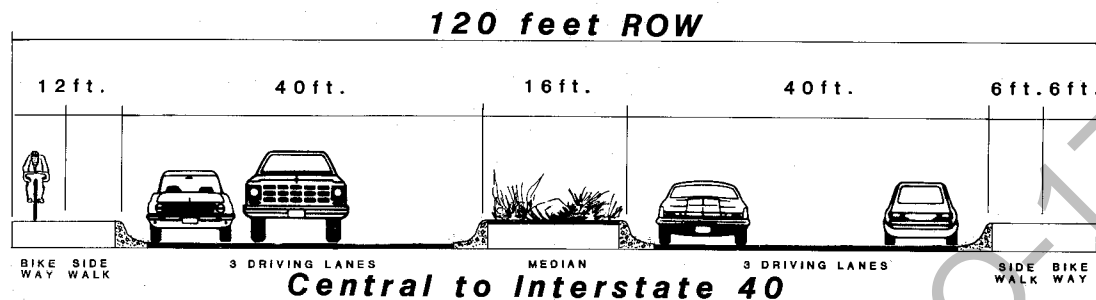
An additional 12 feet of right-of-way shall be required to provide an exclusive right-turn lane for driveways which must accommodate high volumes of traffic. The Traffic Engineer will determine appropriate driveway design and their locations.

An additional 11 feet of right-of-way shall be required at intersections only between Central Avenue and Fortuna Road to provide for the existing bike trail and sidewalk, until such time that an alternate route for the bike trail can be implemented.

rationale:

The Urban Transportation Planning Policy Board (UTPPB) has adopted a policy stating that Coors Boulevard (from Interstate 40 to Corrales Road) be a Principal Arterial, high-capacity, limited access facility, having a 156-foot-wide right-of-way. Also, the connection of North Coors Boulevard from Central Avenue south to South Coors Boulevard is now being designed. This connection will increase the traffic volume on Coors Boulevard south of Interstate 40. Therefore, the portion of Coors Boulevard from Interstate 40 to Central Avenue should also be a minimum of 156 feet of right-of-way to match the portions south of Central Avenue and north of Interstate 40.

Timely acquisition and dedication of right-of-way can reduce future capital expenditures as well as facilitate timely initiation of improvements.



* 200 FEET OF R.O.W. FROM LA ORILLA TO CALLE NORTENA (ALBAN HILLS AREA).

** R.O.W. AT CORRALES INTERSECTION IS LESS THAN 150 FEET.

*** RAISED MEDIAN STOPS AT MONTANO ROAD AND BECOMES PAINTED CONTINUOUS LEFT-TURN LANE.

figure 5 existing cross-section

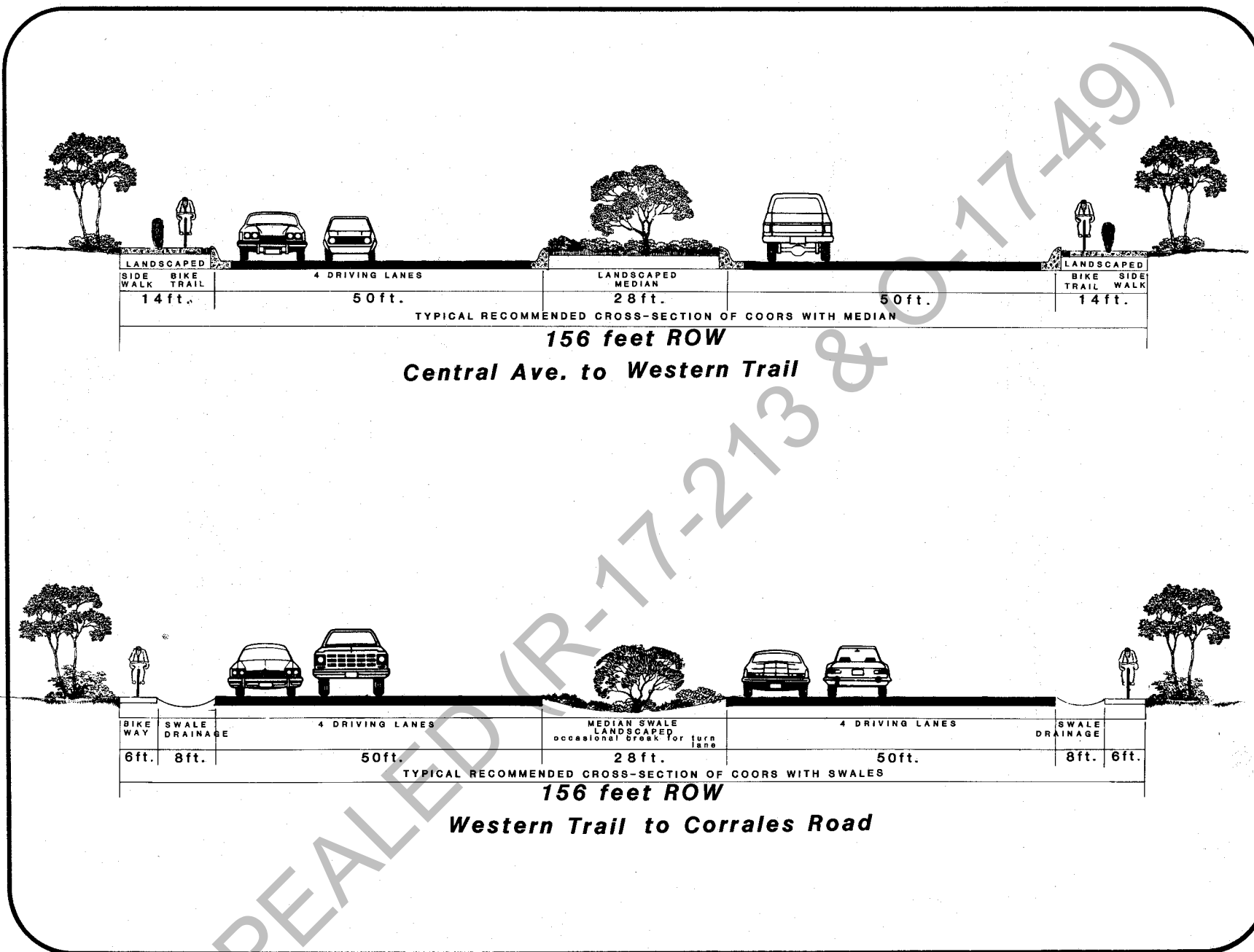


figure 6 recommended cross-section

policy 3

control of access and driveways

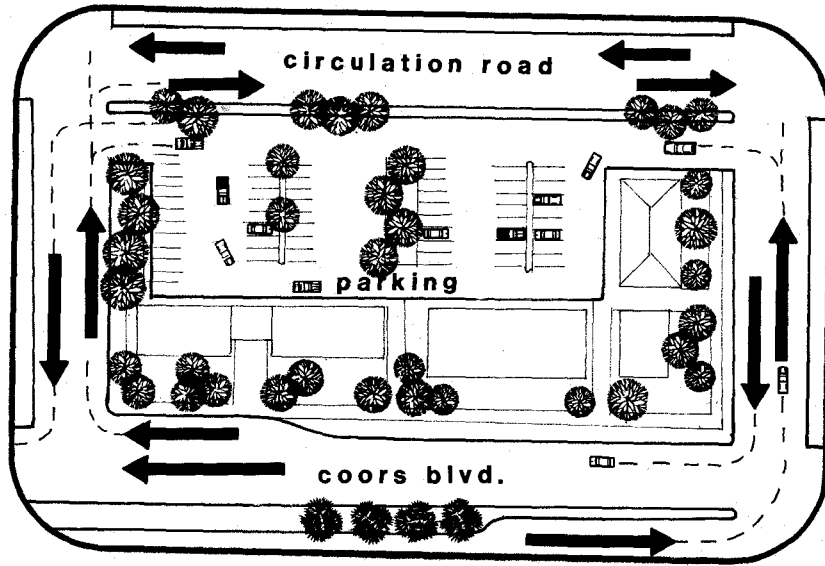
Vehicular access to Coors Boulevard shall be limited to protect its primary function as a major traffic carrier. Driveways shall not be permitted within 400 feet on the approach to a major signalized intersection and within 150 feet on the departure side. The intent of this policy is to limit the number of allowable driveways and to encourage the use of shared driveway access between property owners. Driveways shall be spaced no less than approximately 300 feet apart. In a typical quarter mile segment no more than three driveways shall be permitted per side of the corridor. If this driveway design does not provide access to a property, then the Traffic Engineer shall consult with the City Planner to consider alternatives to provide access to that property. The Traffic Engineer shall make the final determination.

The City shall work with property owners, developers, neighborhood associations, groups and residents to establish a circulation system to provide alternate access opportunities to properties from facilities other than Coors Boulevard. Alternative access for adjacent properties shall be developed before direct access points to Coors Boulevard are closed.

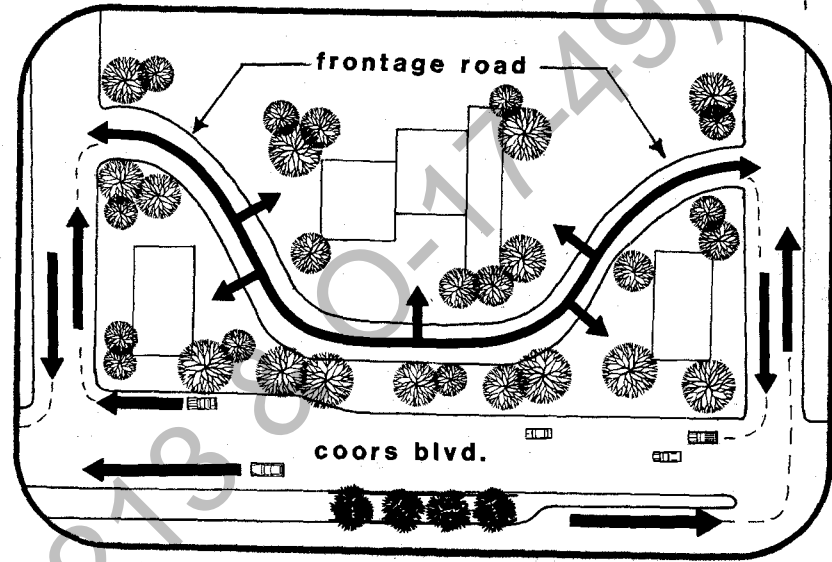
rationale:

Controlled access provides for better traffic flow and safer traffic operations. The anticipated volume of traffic flow on Coors Boulevard requires that design solutions favor the safe and effective movement of vehicles.

circulation road access

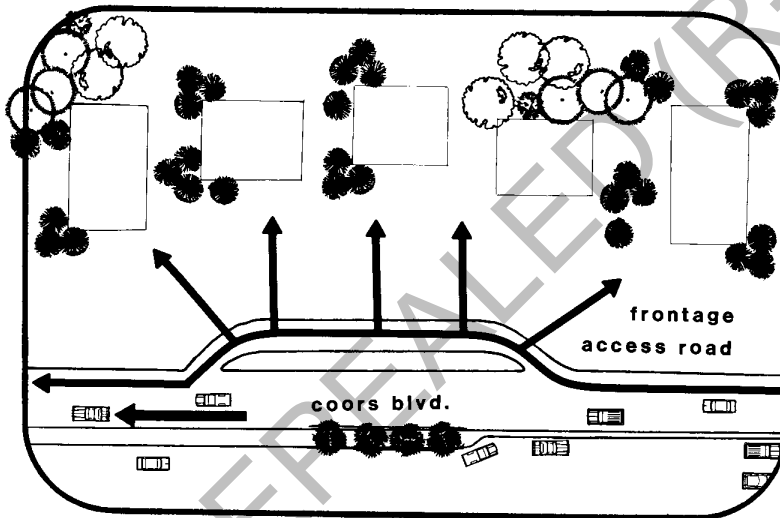


frontage road access



REPEALED (R-17-21830-1749)

frontage access



access alternative



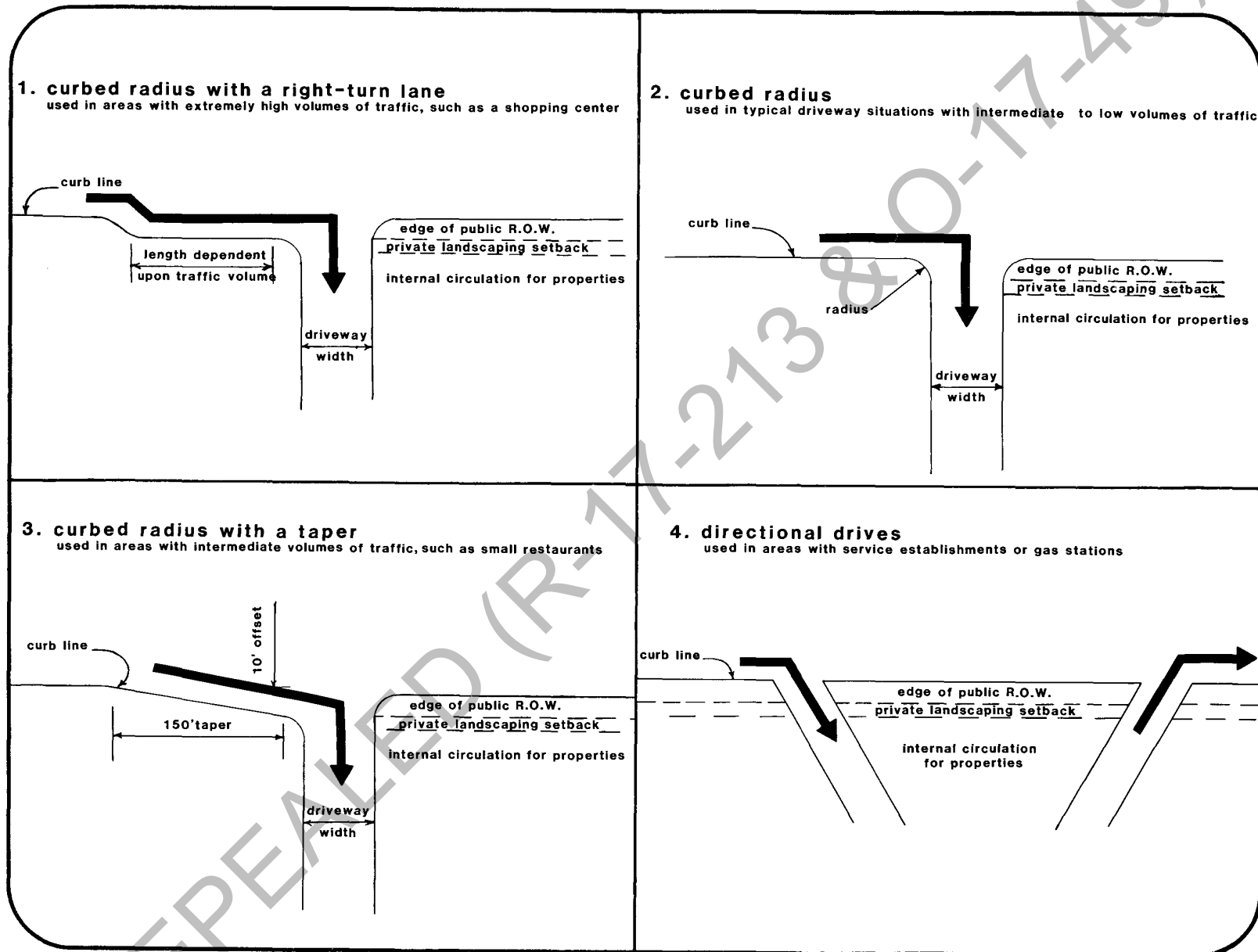


figure 7 four driveway designs

policy 4

medians

Median openings will be permitted only at the major one-half mile signalized intersections. The medians shall be built to a 28 foot width to provide an area for dual left turns at major intersections, landscaping, drainage and other necessary improvements. All other median cuts shall be closed when the midpoint of level of service D* is reached in that segment of roadway. In exceptional cases, as determined by the Traffic Engineer in consultation with the City Planner, directional median cuts may be permitted if the additional cut is in the public interest and will relieve a safety or capacity problem.

Close existing median openings not being used for access to developed properties from St. Joseph's Drive north. Install median from Montano north to its ultimate design width.

rationale:

The left turn is the most disruptive movement along any traffic-carrying facility. In order to encourage and maintain a reasonable traffic flow on a major traffic-carrying facility, this movement must be limited and controlled to ensure smooth and safe operation of the roadway with high traffic volumes.

*Level of Service D - Please see Implementation Steps for Transportation Improvements in this plan.

policy 5 intersections

Distance between major signalized intersections on Coors Boulevard shall be as far apart as is possible and practical to encourage continuous traffic flow.

There shall be a minimum distance of approximately one-half mile for signalized intersections. Limited access locations for right-turn-off and right-turn-on traffic movement shall be placed with careful consideration for proximity to full intersections and to provide reasonable access to property within the corridor. Limited access locations shall be a minimum distance of approximately one-quarter mile from full intersections or from other limited access locations.

An exclusive right-turn lane shall be provided at all major one-half mile signalized intersections and one-quarter mile right-turn only intersections.

At the signalized one-half mile intersections a radius sufficient to accommodate channelized right-turns shall be utilized to improve pedestrian crossing conditions by reducing crossing time and by providing a pedestrian refuge area, as well as enhancing vehicular operation. The specific design shall be determined by the Traffic Engineer.

The proposed traffic signals shown along Coors Boulevard shall be installed when the warrants contained in The New Mexico Manual and Specifications for a Uniform System of Traffic Control Devices are met at each location.

rationale:

Maximum practical distance between traffic signals and points of limited access is essential to accomplish the best possible traffic flow to accommodate the anticipated traffic volumes on Coors Boulevard. One-half mile spacing for major signalized intersections will allow speeds in the range of 35 to 40 miles per hour in both directions along Coors Boulevard.

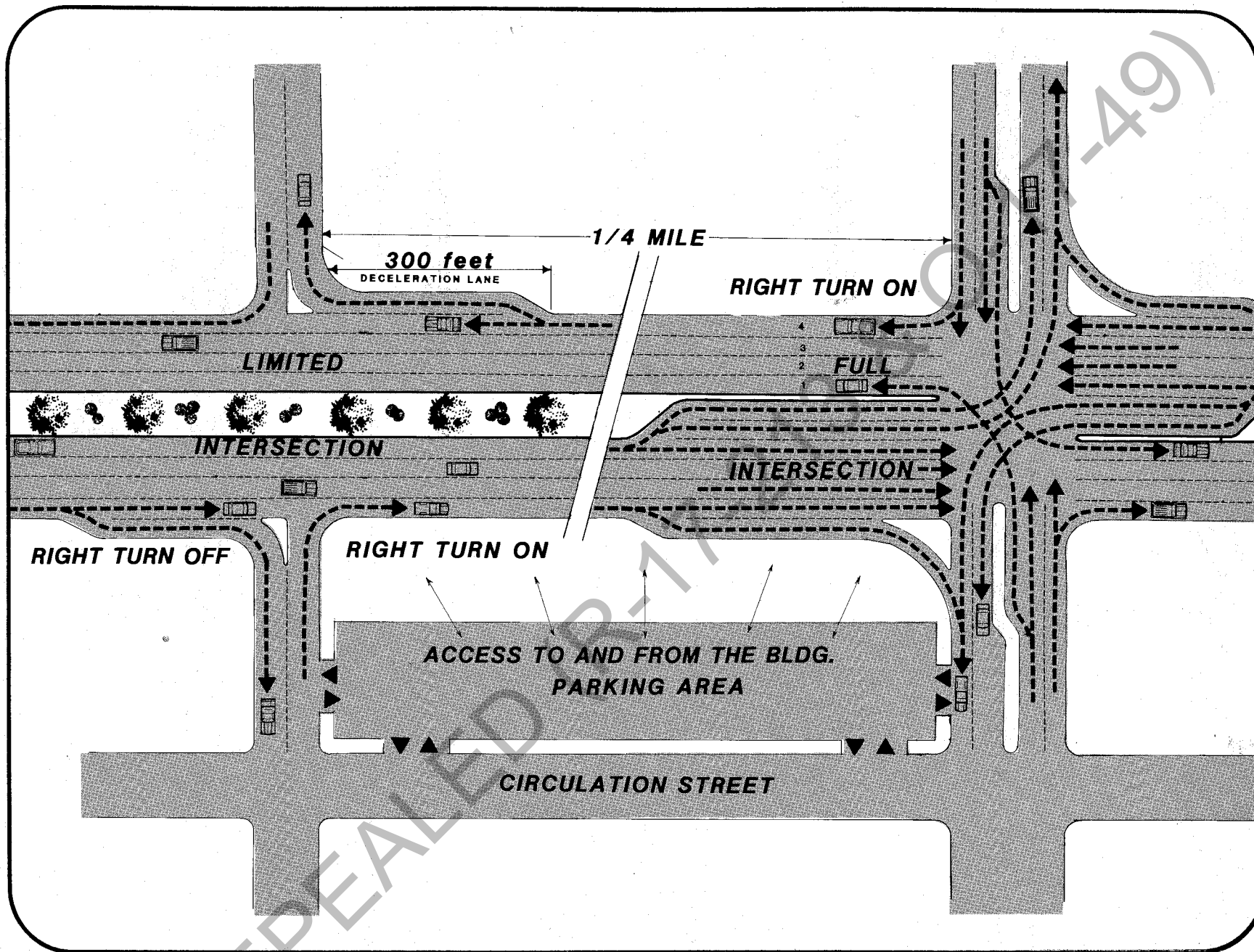
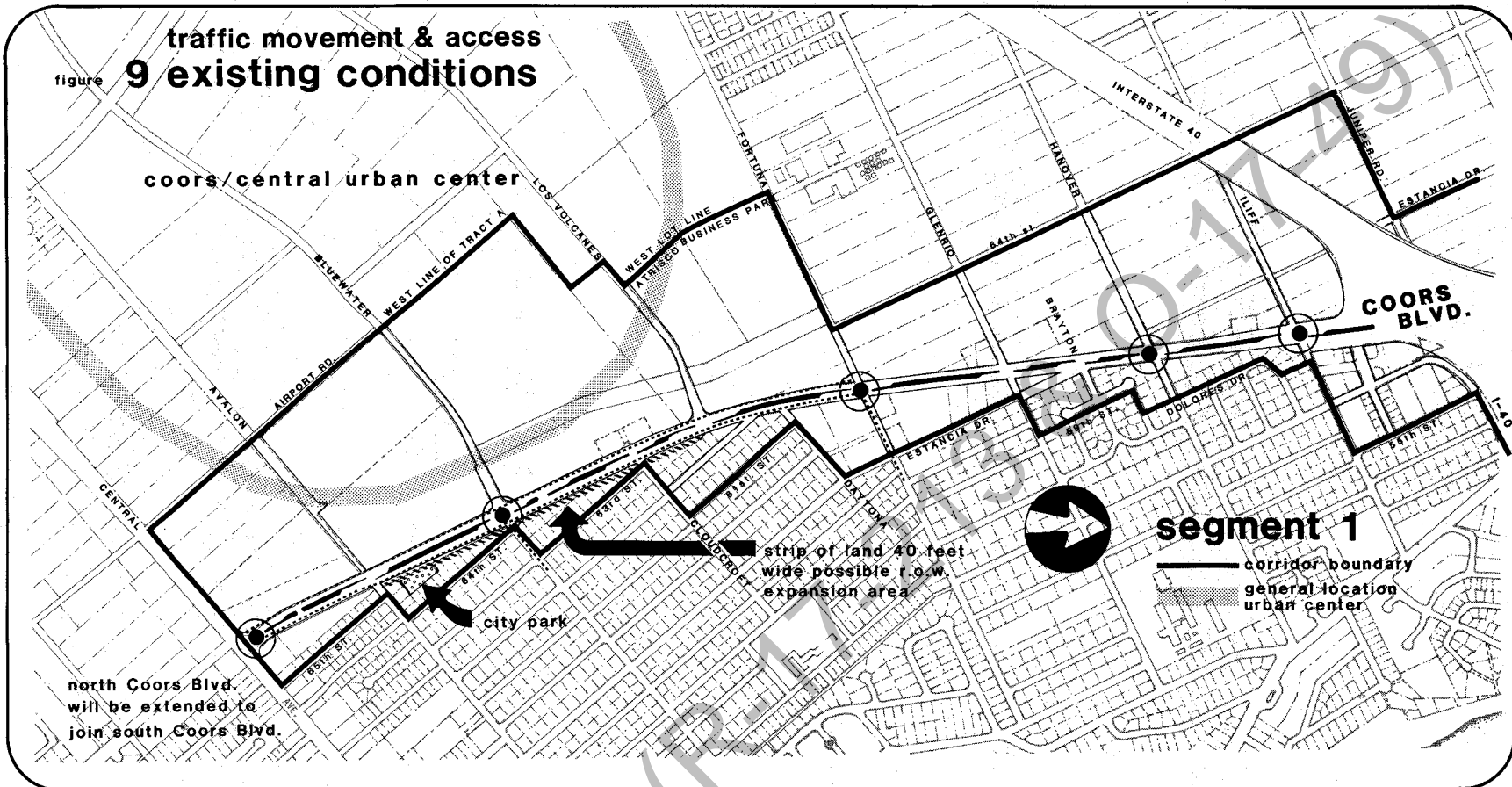


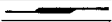
figure 8 schematic of intersection

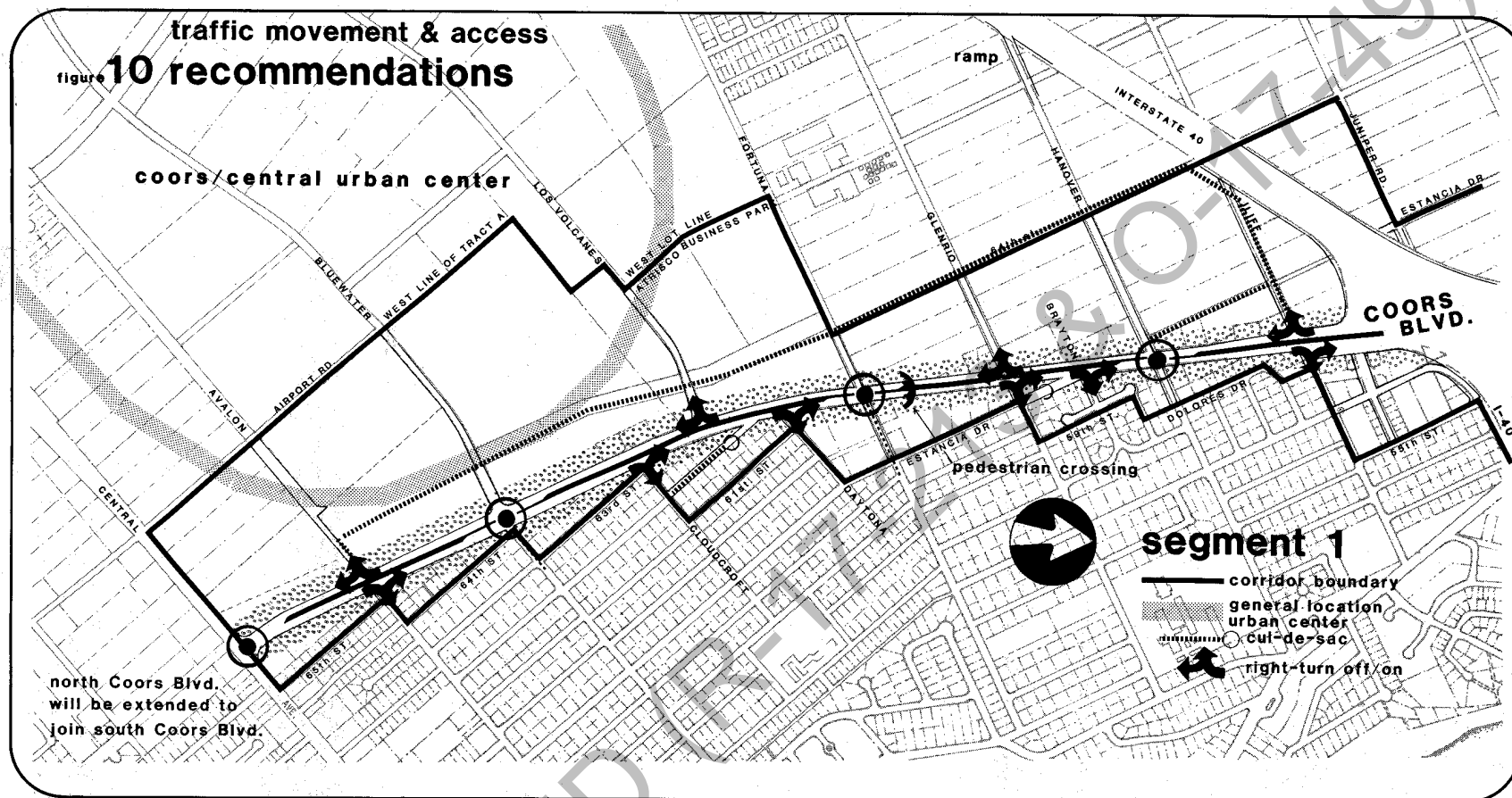
REPEALED (R-17-213 & O-17-49)

The following maps show existing roadway conditions and specific recommendations for design of roadway traffic movement and access. The matrix text should be read as continuous numbers. The left map shows existing conditions for the entire segment; the right map shows the recommendations. Further, the matrix contains additional information not shown on the maps.

figure 9 traffic movement & access
existing conditions

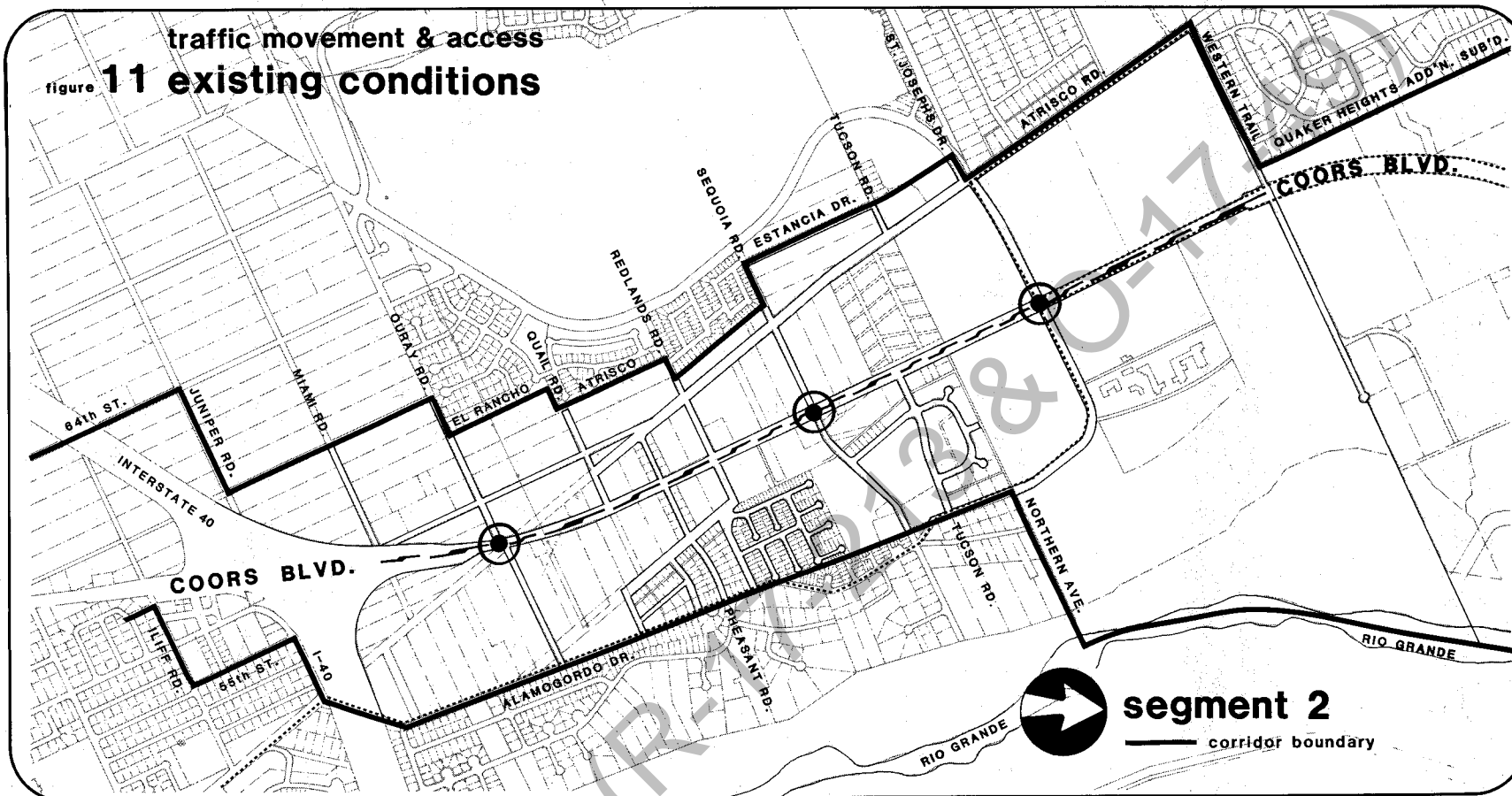


ITEM	EXISTING CONDITIONS 1982	RECOMMENDATIONS
RIGHT-OF-WAY (R.O.W.)	120 feet wide	156 feet wide obtain 36 additional feet
NORTH & SOUTH BOUND LANES	3 lanes	4 lanes when traffic volumes require it
CENTER MEDIAN 	±16 feet wide - raised - landscaped	±28 feet wide , raised , landscaped
LEFT-TURN MEDIAN OPENINGS	at all intersections and at 2 mid-block locations	Central, Bluewater, Fortuna, Hanover
RIGHT-TURNS	at all intersections	right-turn-off / right -turn-on at Avalon, Daytona, Cloudcroft, Los Volcanes, Glenrio, Iliff, Brayton
DRIVEWAYS	at developed and undeveloped parcels with access onto Coors Blvd. 38 driveways-(16 located between Hanover, and I-40)	controlled access to Coors Blvd., no more than 3 driveways per side per 1/4 mile.



ITEM		EXISTING CONDITIONS 1982	RECOMMENDATIONS
7. CIRCULATION STREETS	.....	eastside has existing streets westside is mostly undeveloped	develop plans for access to parcels from facilities other than Coors Blvd.
8. TRAFFIC SIGNALS	●	5-Central, Bluewater, Fortuna, Hanover, Iliff	4-Central, Bluewater, Fortuna, Hanover
9. STREET LIGHTS		Central to Iliff	improve lighting and adjust locations when Coors Blvd. is widened
10. BUS ROUTE		northbound and southbound	improve bus stop areas, provide shelters
11. SIDEWALK		Central to Iliff adjacent to curb	relocate sidewalk and bikeway on alternate route away from Coors Blvd.
12. BIKEWAY	.....	Central to Fortuna, then route goes to east	
13. LANDSCAPING	.....	in center median only	develop streetscape plan and provide areas for buffer planting along east side of roadway

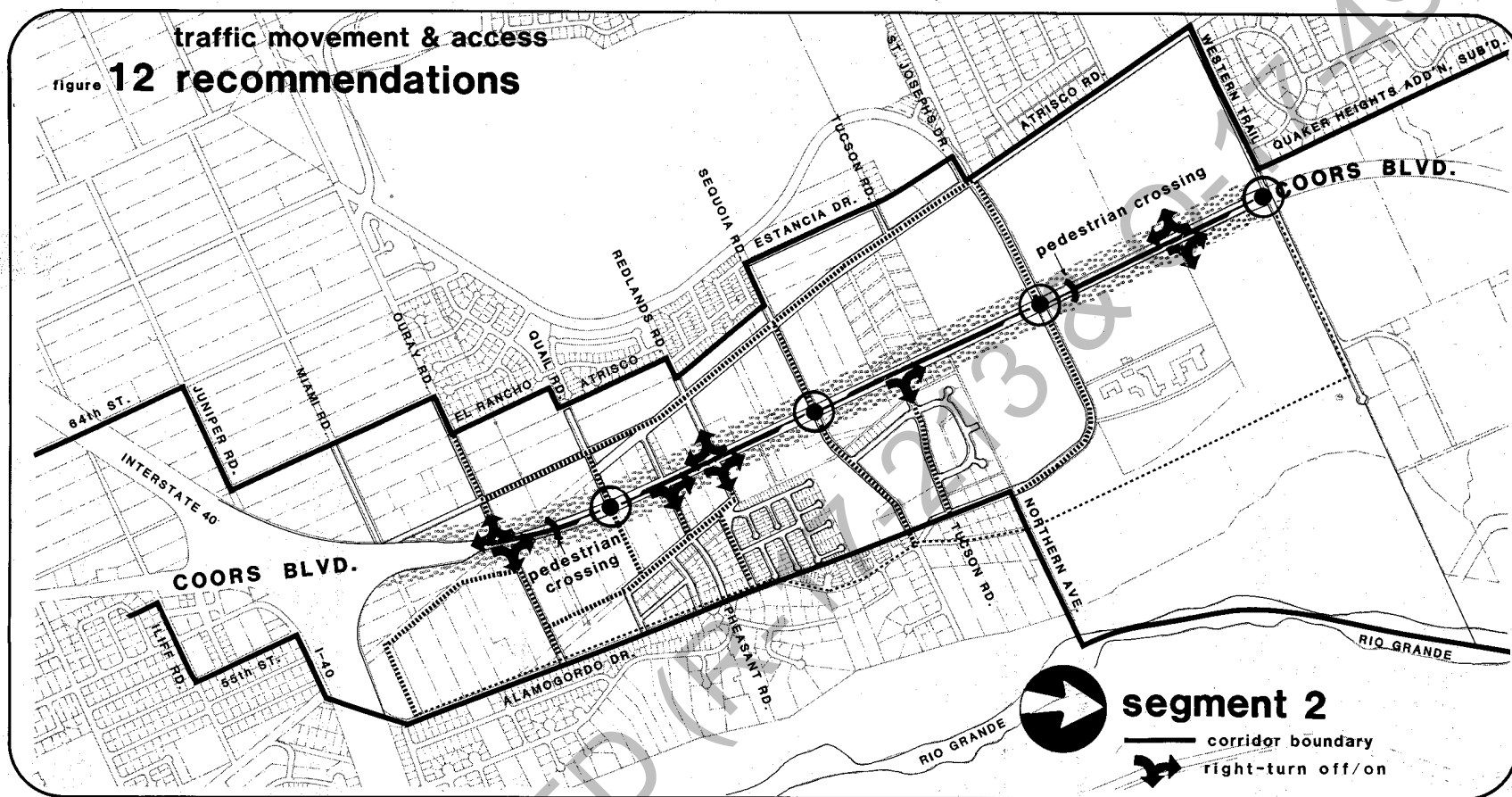
figure 11 traffic movement & access
existing conditions



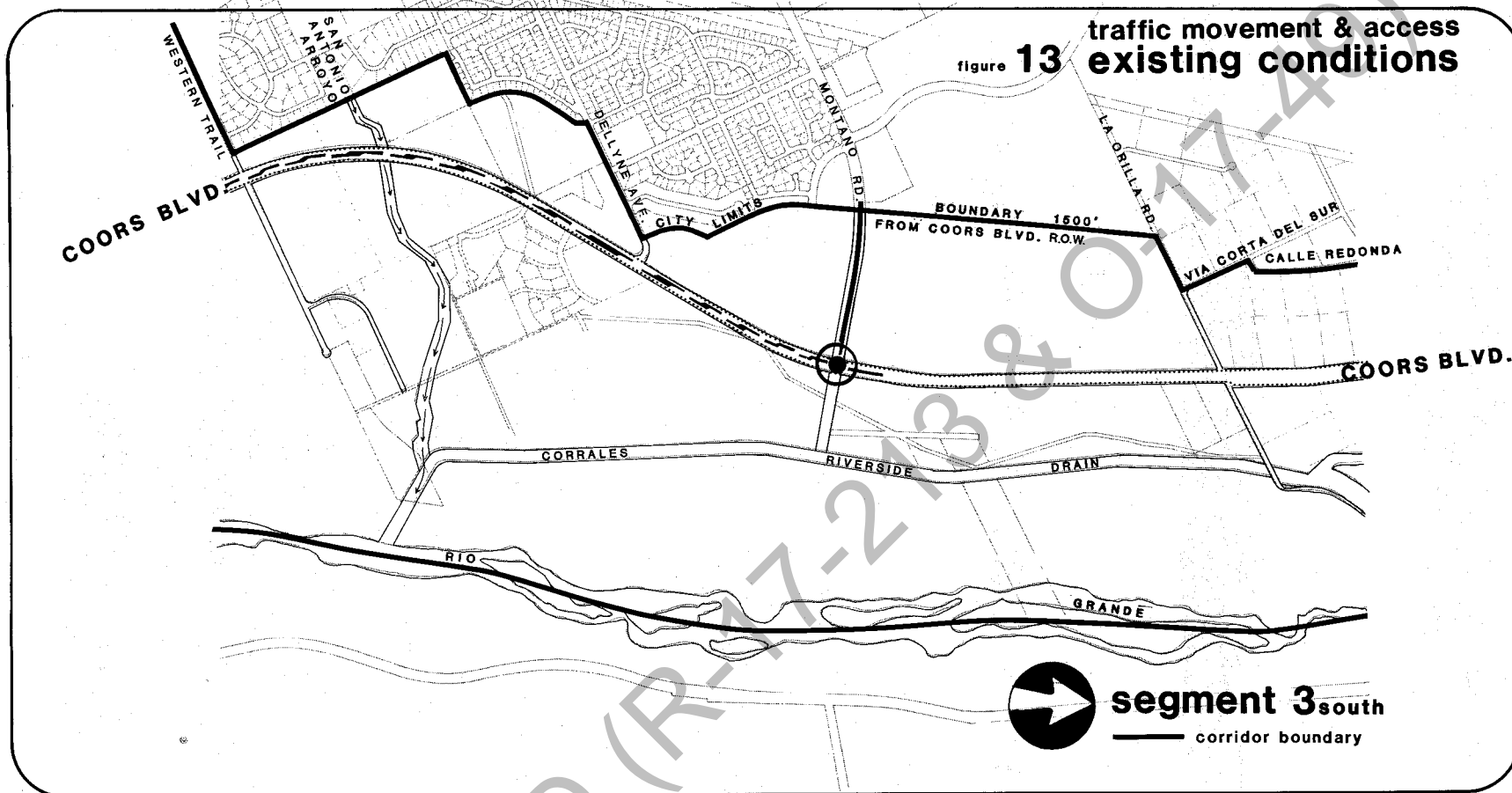
ITEM	EXISTING CONDITIONS 1982	RECOMMENDATIONS
1. RIGHT-OF-WAY (R.O.W.)	120 feet wide	156 feet wide; obtain 36 additional feet
2. NORTH & SOUTH BOUND LANES	3 lanes	4 lanes ; when traffic volumes require it
3. CENTER MEDIAN	±16 feet wide; raised not landscaped	±28 feet wide; raised landscaped
4. LEFT-TURN MEDIAN OPENINGS	at all intersections and at 12 mid-block locations.	Quail, Sequoia, St. Josephs, Western Trail
5. RIGHT-TURNS	at all intersections	right turn off/on at Ouray, Redlands, Tucson, and ±1/4 mile north of St. Josephs
6. DRIVEWAYS	at developed and undeveloped parcels with access onto Coors Blvd. 19 driveways (9 are between Ouray and Pheasant)	controlled access to Coors, no more than 3 driveways per side per 1/4 mile

traffic movement & access

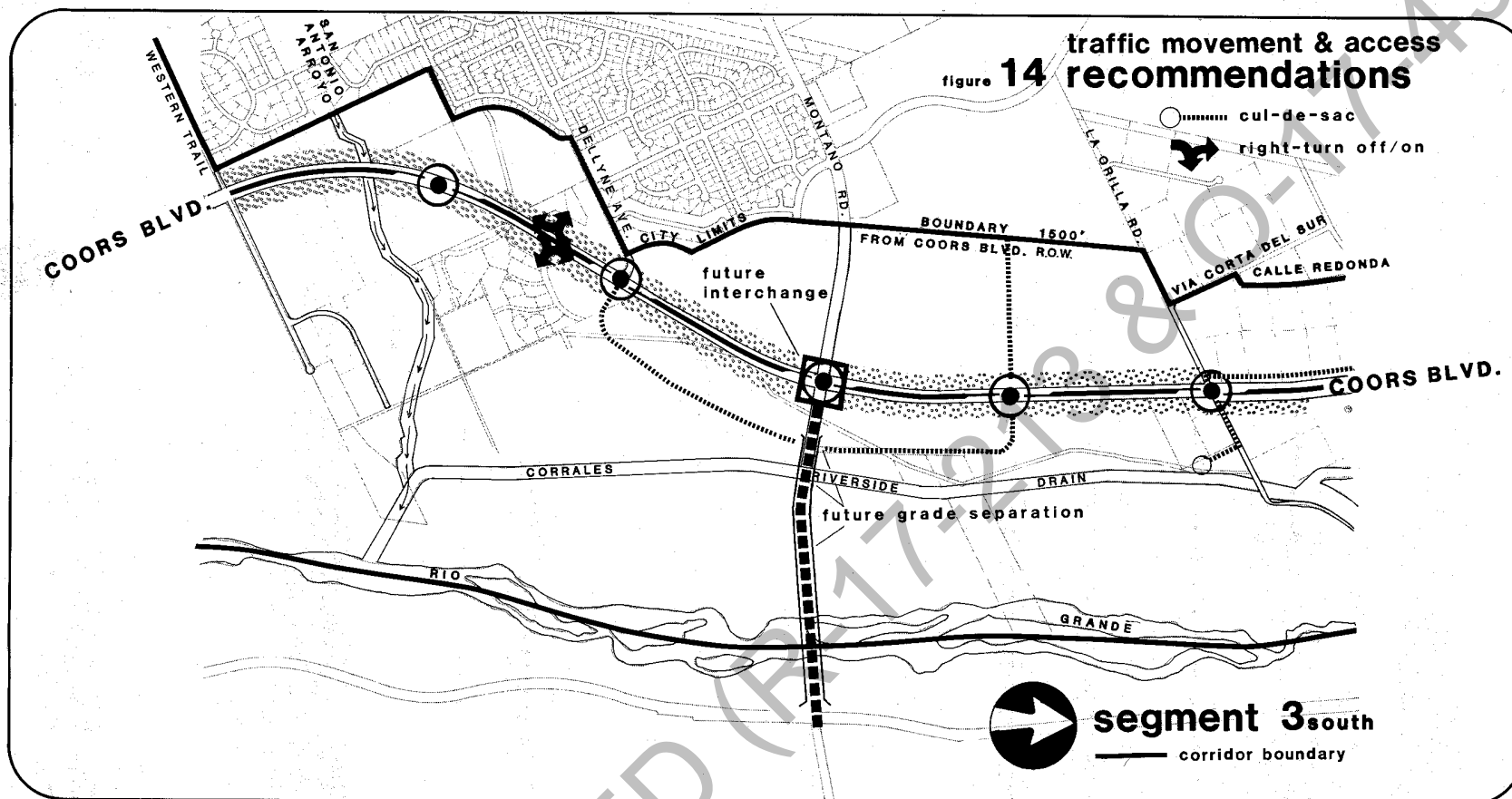
figure 12 recommendations



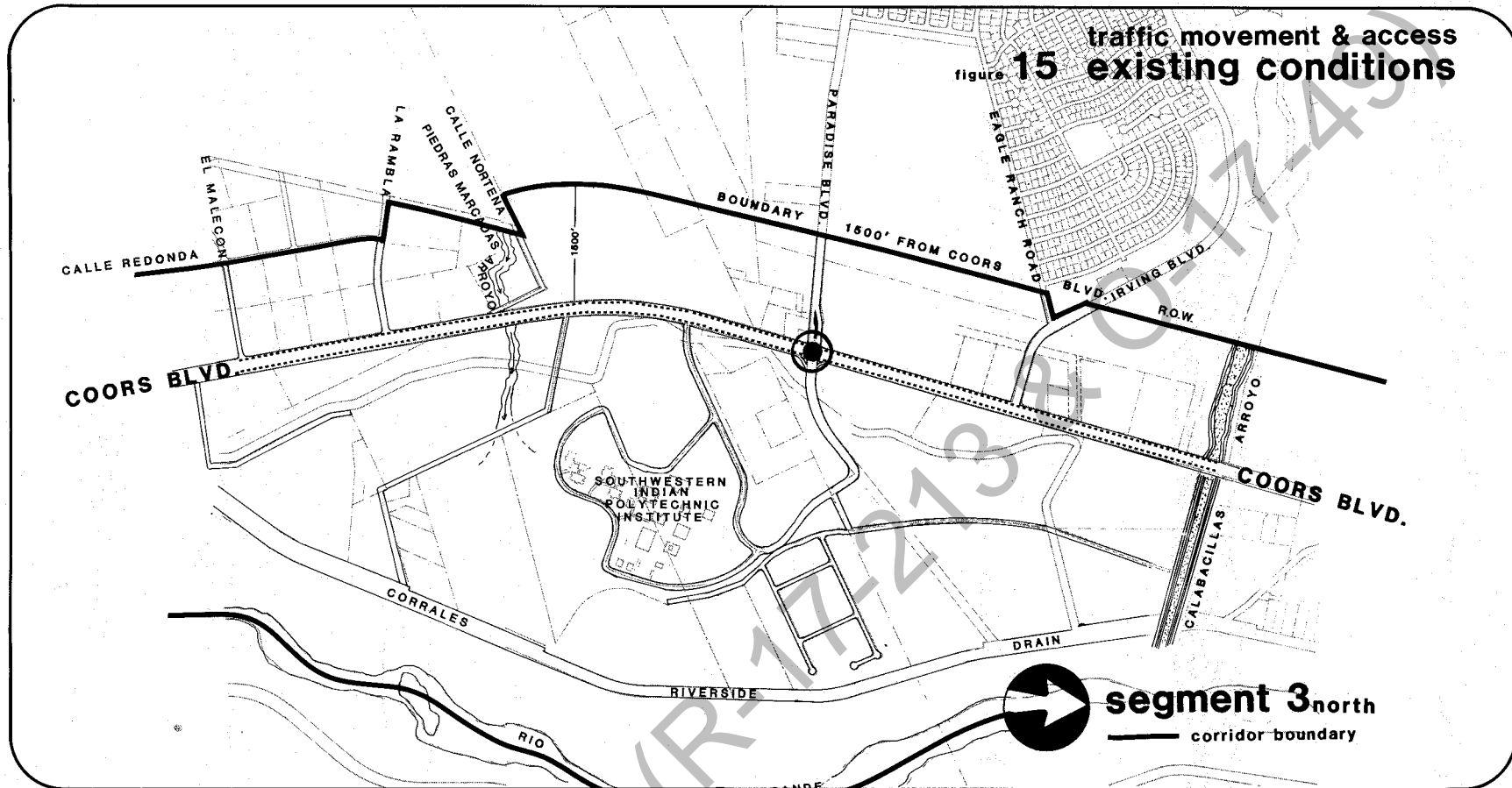
ITEM		EXISTING CONDITIONS 1982	RECOMMENDATIONS
7. CIRCULATION STREETS	.....	eastside and westside have several existing streets	develop plans for access to parcels from facilities other than Coors Blvd.
8. TRAFFIC SIGNALS	●	3-Ouray, St. Josephs Dr. & Sequoia	4-Quail, Sequoia, St. Josephs , Western Trail
9. STREET LIGHTS		only at major intersections	install arterial street lighting when R.O.W. is widened
10. BUS ROUTE		northbound and southbound	improve bus stop areas, provide shelters
11. SIDEWALK		none	construct sidewalk away from edge of road when R.O.W. is widened
12. BIKEWAY	.....	east of Coors until St. Josephs , then north	provide alternate bikeway route on Atrisco and through the University of Albuquerque area
13. LANDSCAPING	.....	none in R.O.W.	develop streetscape plan



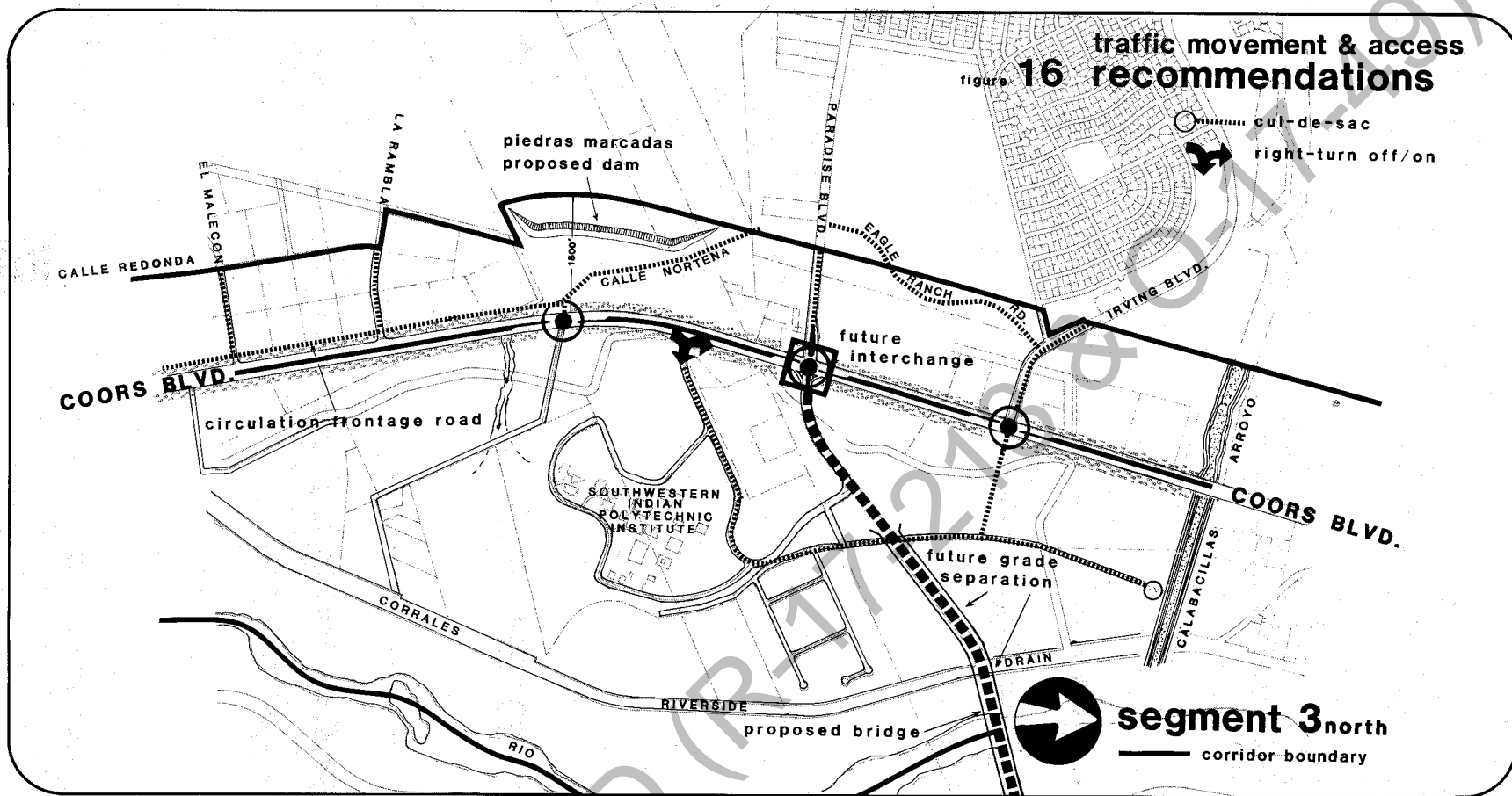
ITEM	EXISTING CONDITIONS 1982	RECOMMENDATIONS
1. RIGHT-OF-WAY (R.O.W.)	150 feet wide except from La Orilla to Calle Nortena where there is 200 feet of R.O.W.	156 feet wide; obtain 6 additional feet; additional R.O.W. for slopes and drainage may be required
2. NORTH & SOUTH BOUND LANES	2 lanes beginning at St. Josephs Drive	4 lanes; when traffic volumes require it
3. CENTER MEDIAN	± 16 feet wide; raised curb ends at Montano Rd. not landscaped	± 28 feet wide; landscaped
4. LEFT-TURN MEDIAN OPENINGS	at all intersections and 11 intermittent locations to Montano, then continuous turn-lane north of Montano	La Luz, Dellyne, Montano, 1/2 mile north of Montano, La Orilla
5. RIGHT-TURNS	at all intersections	right-turn-off/on at limited locations 1/4 mile from signalized intersections, or from each other
6. DRIVEWAYS	at developed and undeveloped parcels with access onto Coors Blvd.; 7 driveways	controlled access to Coors; no more than 3 driveways per side per 1/4 mile



ITEM		EXISTING CONDITIONS 1982	RECOMMENDATIONS
7. CIRCULATION STREETS	.....	eastside is mostly undeveloped westside	develop plans for access to parcels from facilities other than Coors Blvd.
8. TRAFFIC SIGNALS	●	1-Montano Road	5-La Luz area, Dellyne, Montano, 1/2 mile north of Montano, La Orilla (at minimum spacing)
9. STREET LIGHTS		only at major intersections	only at major intersections and areas of access
10. BUS ROUTE		northbound and southbound as far as Paradise Blvd.	improve bus stop areas, provide shelters
11. SIDEWALK		none	proposed trail
12. BIKEWAY	.....	both sides of Coors Blvd.	recommend alternate route away from Coors Blvd.
13. LANDSCAPING	.....	none in R.O.W.	develop streetscape plan

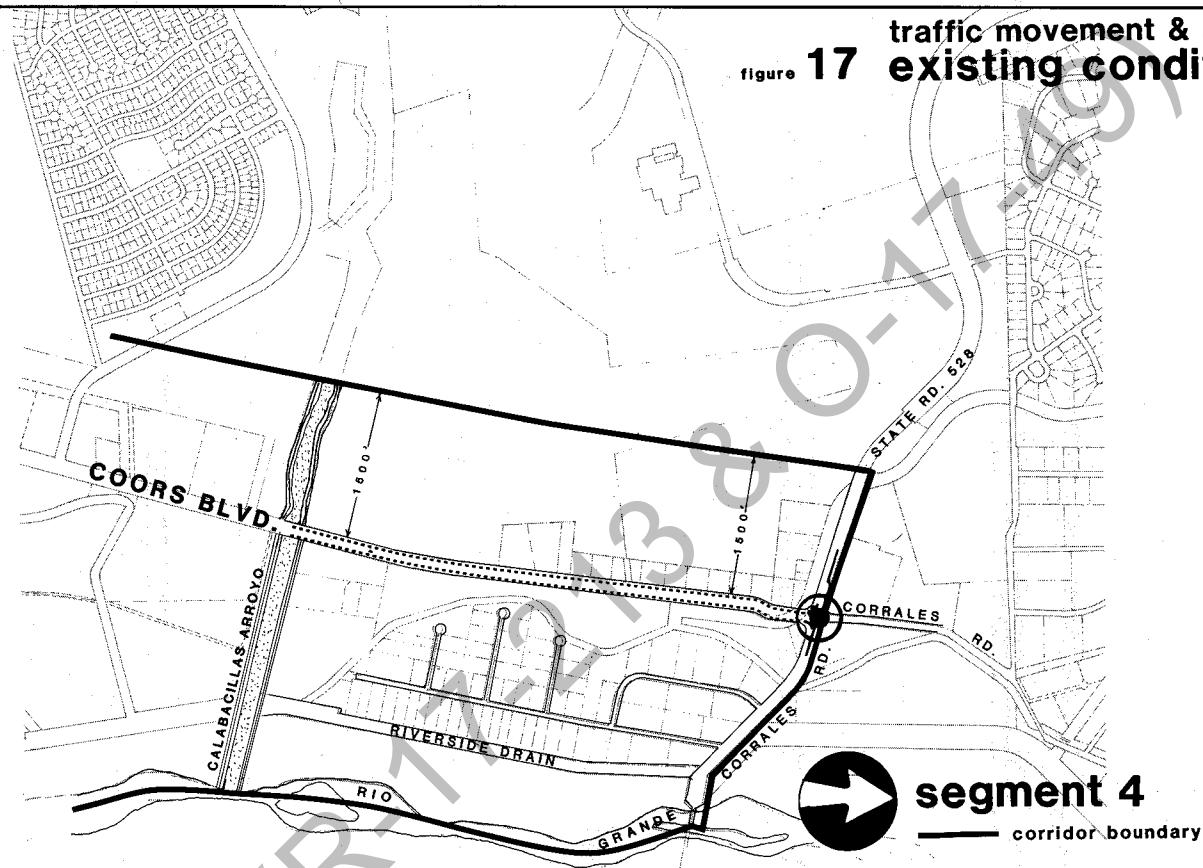


ITEM	EXISTING CONDITIONS 1982	RECOMMENDATIONS
1. RIGHT-OF-WAY (R.O.W.)	150 feet wide except from La Orilla to Calle Nortena where there is 200 feet of R.O.W.	156 feet wide; obtain 6 additional feet; additional R.O.W. for slopes and drainage may be required
2. NORTH & SOUTH BOUND LANES	2 lanes	4 lanes; when traffic volumes require it
3. CENTER MEDIAN	± 16 feet wide, level with roadway	± 28 feet wide; landscaped
4. LEFT-TURN MEDIAN OPENINGS	at all intersections, center of road is a continuous turn lane	Calle Nortena, Paradise Blvd., Irving
5. RIGHT-TURNS	at all intersections	right-turn-off/on at limited locations 1/4 mile from signalized intersections, or from each other
6. DRIVEWAYS	at developed and undeveloped parcels with access onto Coors Blvd.; 18 driveways	controlled access to Coors ; no more than 3 driveways per side per 1/4 mile



ITEM		EXISTING CONDITIONS 1982	RECOMMENDATIONS
7. CIRCULATION STREETS	.....	eastside is mostly undeveloped westside	develop plans for access to parcels from facilities other than Coors Blvd.
8. TRAFFIC SIGNALS	●	1 - Paradise Boulevard	3-1/2 mile south of Paradise Blvd. Paradise Blvd., Irving Blvd.
9. STREET LIGHTS		only at major intersections	only at major intersections and areas of access
10. BUS ROUTE		northbound and southbound as far as Paradise Blvd.	extend service and provide shelters when needed
11. SIDEWALK		none	proposed trail
12. BIKEWAY	.....	both sides of Coors Blvd.	recommend alternate route away from Coors Blvd.
13. LANDSCAPING	.....	none in R.O.W.	develop streetscape plan

figure 17 traffic movement & access
existing conditions



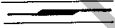
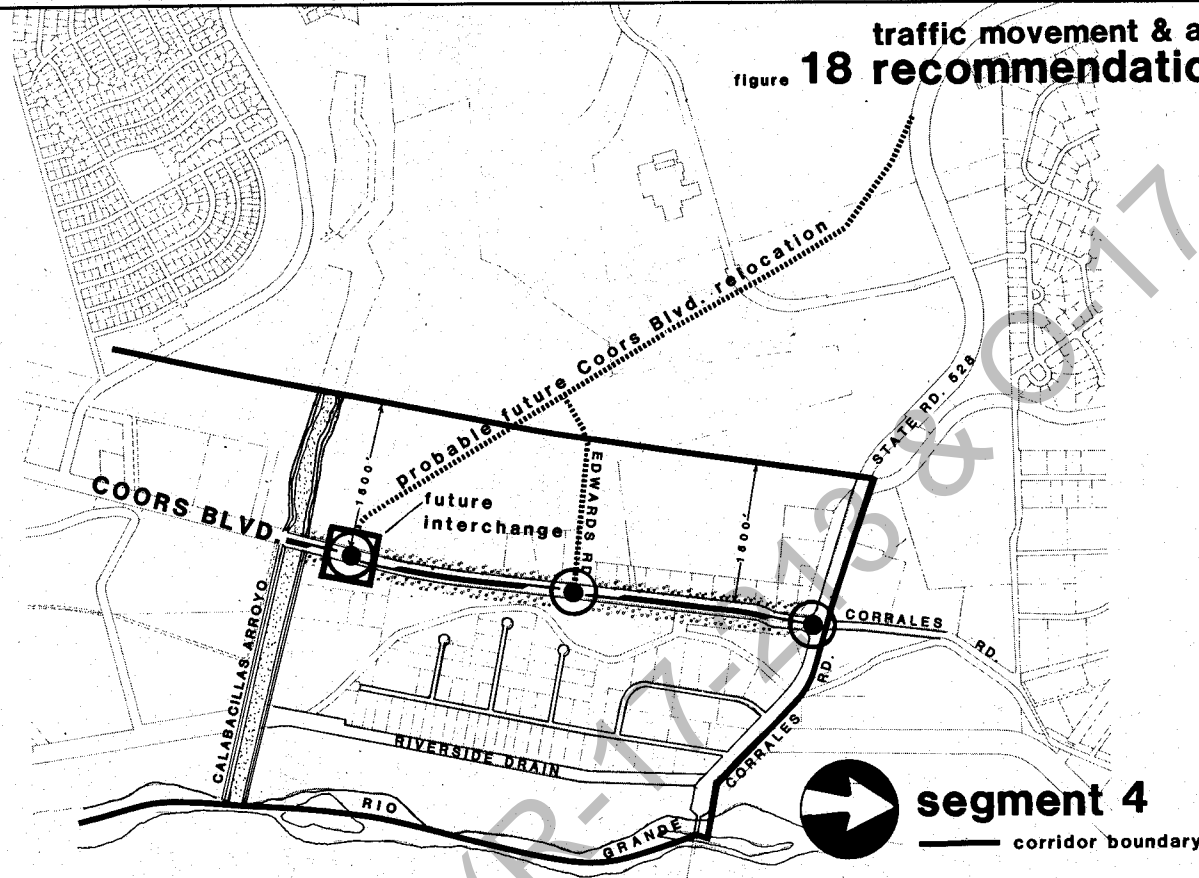
ITEM	EXISTING CONDITIONS 1982	RECOMMENDATIONS
1. RIGHT-OF-WAY (R.O.W.)	150 feet wide	156 feet wide; obtain 6 additional feet; additional R.O.W. for slopes and drainage may be required
2. NORTH & SOUTH BOUND LANES	2 lanes	4 lanes; when traffic volumes require it
3. CENTER MEDIAN 	16 feet wide level with roadway	± 28 feet wide; landscaped
4. LEFT-TURN MEDIAN OPENINGS	at all intersections	7-Bar Bypass, Edwards Rd., N.M. 528
5. RIGHT-TURNS	at all intersections	right-turn-off/on at limited locations 1/4 mile from signalized intersections, or from each other
6. DRIVEWAYS	at developed and undeveloped parcels with access onto Coors Blvd.	controlled access to Coors ; no more than 3 driveways per side per 1/4 mile

figure 18 traffic movement & access recommendations



ITEM		EXISTING CONDITIONS 1982	RECOMMENDATIONS
7. CIRCULATION STREETS	.....	eastside is mostly undeveloped westside is developed	develop plans for access to parcels from facilities other than Coors Blvd.
8. TRAFFIC SIGNALS	●	1-Corrales Road	Calabacillas intersection, Edwards Road, Corrales Road
9. STREET LIGHTS		only at major intersections	only at major intersections and areas of access
10. BUS ROUTE		none	extend service and provide bus stop areas and shelters when needed
11. SIDEWALK		none	proposed trail
12. BIKEWAY	.....	both sides of Coors Blvd.	recommend alternate route away from Coors Blvd.
13. LANDSCAPING	.....	none in R.O.W.	develop streetscape plan

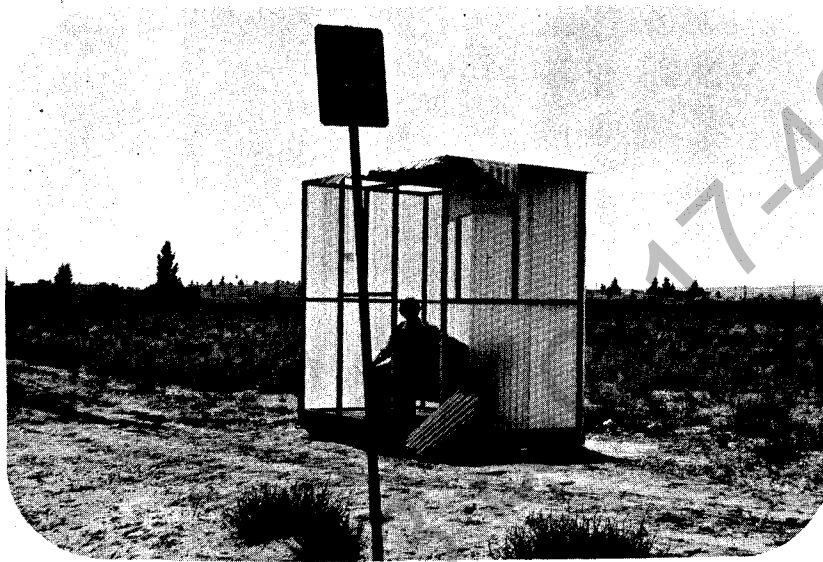
policy 6 streetscape

Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment.

The Transportation Department and the Parks and Recreation Department shall coordinate recommendations for landscape improvements for Coors Boulevard.

rationale:

Trees, shrubs, and ground cover planted in accordance with City regulations and safety standards provide beauty and reduce glare. Selected street furniture, such as bus stop shelters, traffic signals and signage, will complement the overall appearance of the roadway.





REPEAL (R-17-213 & O-17-49)

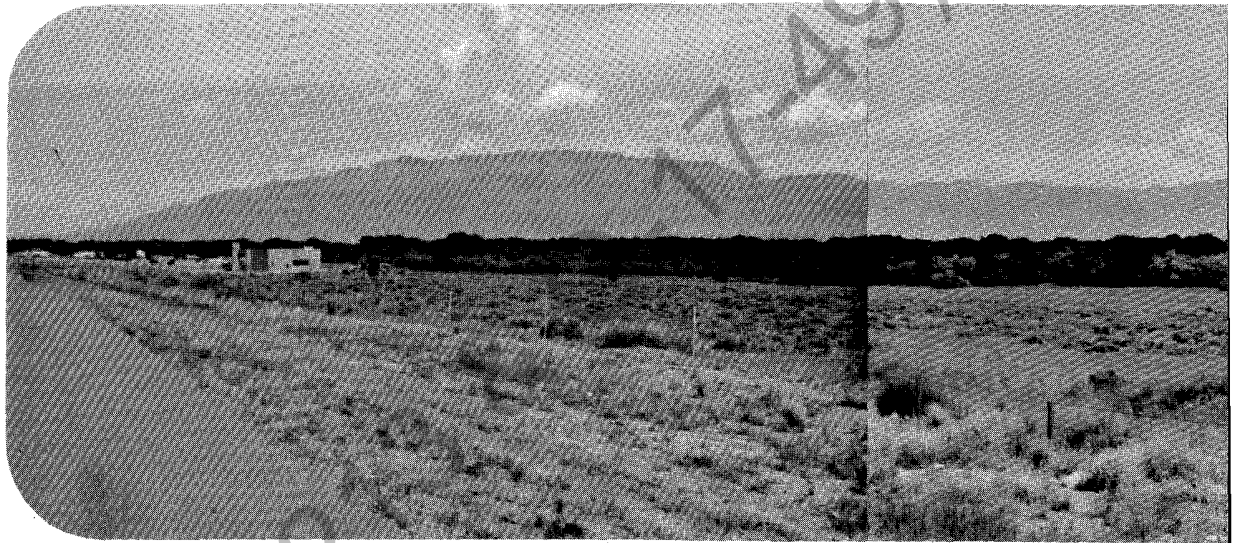
policy 7

public viewsites

Public viewsites shall be provided at appropriate locations along Coors Boulevard and within the corridor as suggested on the recommended land use plans.

rationale:

Coors Boulevard and the corridor area offer some of the finest scenic views in the Albuquerque area which will be more easily and safely enjoyed at public viewsites at appropriate locations.





REPEALED (R-11)

O-17-49)

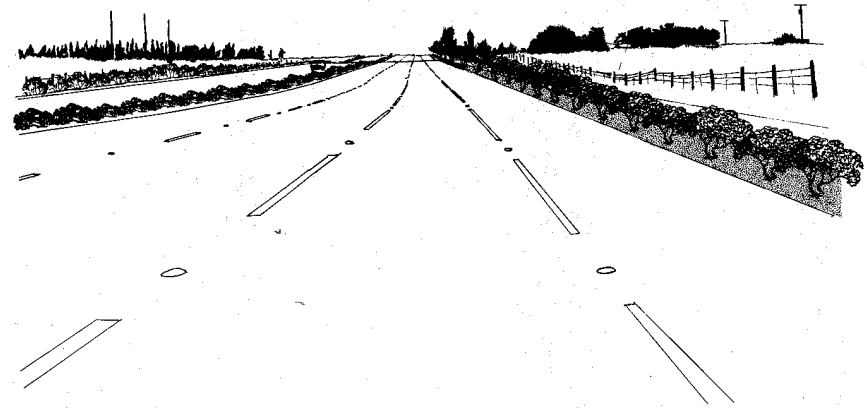
policy 8 walks and trails

Where appropriate, roadway design shall provide for pedestrian and bicycle traffic and horse trails. Preferably, bicycle trails and horse trails will be located off Coors Boulevard.

rationale:

Land uses in the Coors Corridor provide a variety of living, working, and recreational facilities which should be connected with a multi-purpose network of access and circulation.





policy 9

public transportation and transportation system management program

The City and County shall continue planning and implementing programs and efforts for an improved public transportation system and for an expanded Transportation System Management (TSM) program. The TSM program, composed of at least the following elements, will achieve the best possible traffic movement on Coors Boulevard.

- Traffic operations improvements, such as a computerized signalization system
- Ridesharing
- Incentives to use high-occupancy vehicles such as buses, carpools and vanpools
- Design of the roadway to accommodate high-occupancy vehicles
- Transit rate and transit schedule changes
- Transit improvements
- Pedestrian provisions
- Commuter-oriented bicycle, motorcycle and moped programs
- Parking management programs



rationale:

An improved public transportation system and an expanded TSM program would improve traffic movement on Coors Boulevard by providing alternative means of transportation. These programs will support the community goals of conserving energy and improving air quality.

Continuation and expansion of TSM programs is critical to the continuation of Coors Boulevard as a major traffic arterial of the Northwest Mesa. TSM improves transportation operations and related services, while requiring little capital investment, being cost effective, and usually resulting in more effective use of the roadway.

policy 10

noise standards

The City Transportation Department shall coordinate with the State Highway Department to perform a noise level analysis at the time of the roadway engineering design phase. These departments shall also recommend and coordinate noise mitigation measures that represent a reasonable balance between public expenditure and social, economic, and environmental values of the community. Mitigation measures shall be in accordance with the design guidelines and policies contained in the Coors Corridor Plan.

rationale:

Traffic and roadway noise is a nuisance to those who live or work near busy streets. Coors Boulevard should be so designed and constructed that noise levels are controlled within acceptable standards.



policy 11

I-40/coors interchange

This plan recommends to the State Highway Department that the I-40/Coors interchange be improved. The following recommendations made by Gruen Associates* shall be forwarded to the State Highway Department for consideration:

- "Widen southbound Coors roadway as shown, including reconstruction to provide an additional lane of the southbound overcrossing.
- Widen eastbound I-40 roadway as shown, including an additional lane under both bridge structures.
- Widen westbound I-40 roadway and off-ramp as shown, including a westbound lane drop of two lanes to Coors Boulevard.
- Relocate the existing eastbound I-40 off-ramp to eliminate the difficult and unprotected left turn movement to Coors Boulevard northbound. This off-ramp could be relocated to connect with Iliff Street, but no median break is planned at Iliff under Concept

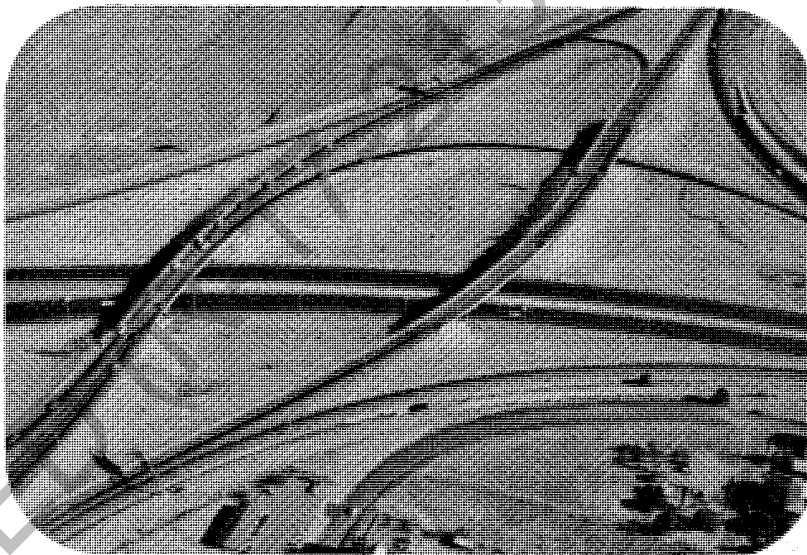
C-1 to accommodate left turns to Coors Boulevard northbound. Therefore, it is recommended that study be given to re-locating the off-ramp to connect with Hanover Street (see Figure 19), if adequate weaving distance is available between the new Unser Boulevard on-ramp and the relocated Coors off-ramp, and if compatible with specific development plans for this area.

- All movements in the interchange should be analyzed."

rationale:

The I-40/Coors interchange will have to be expanded to accommodate future traffic volume.

*Full report available in Addendum to Coors Corridor Study, August 1983.



REPEALE

3 & O-17-49)

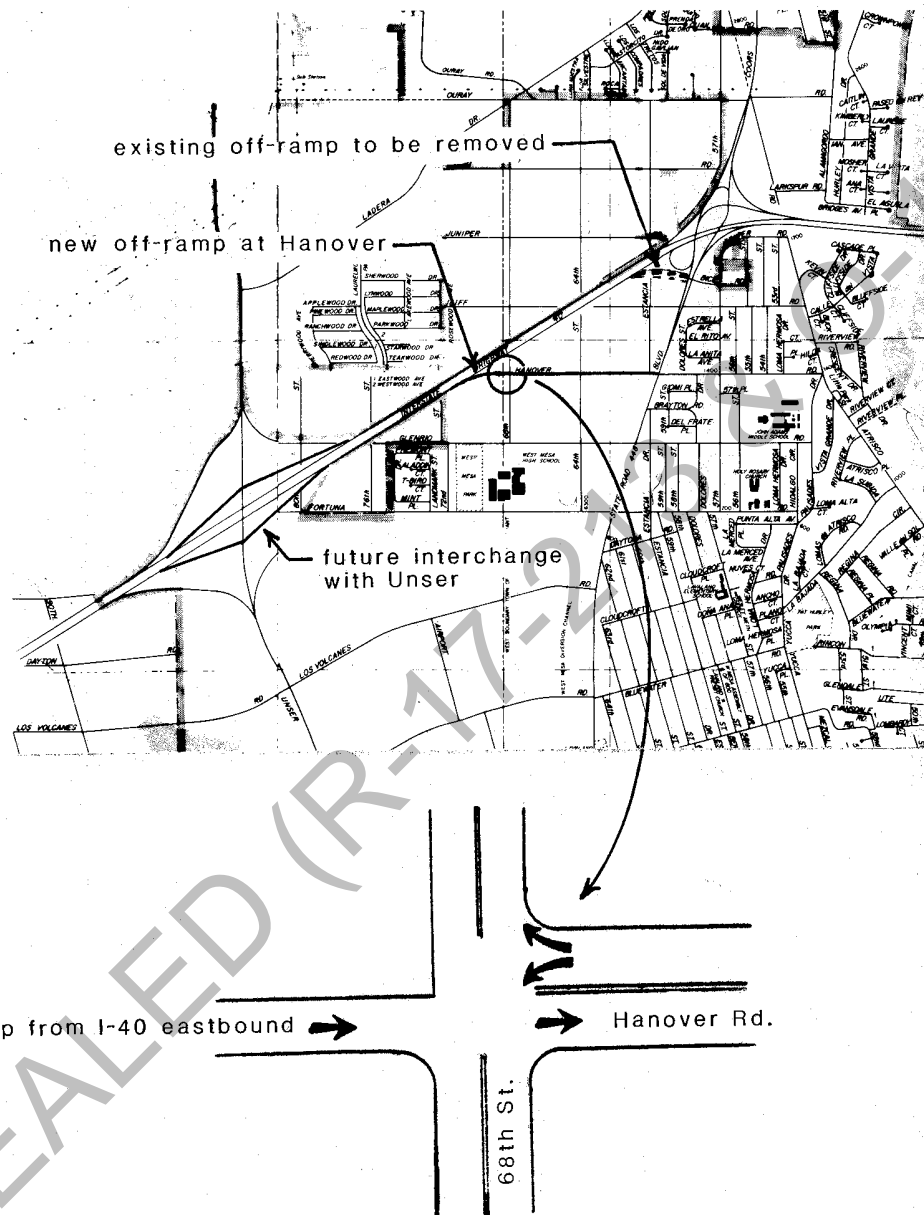


figure 19 proposed relocation of I-40 off-ramp to hanover rd.

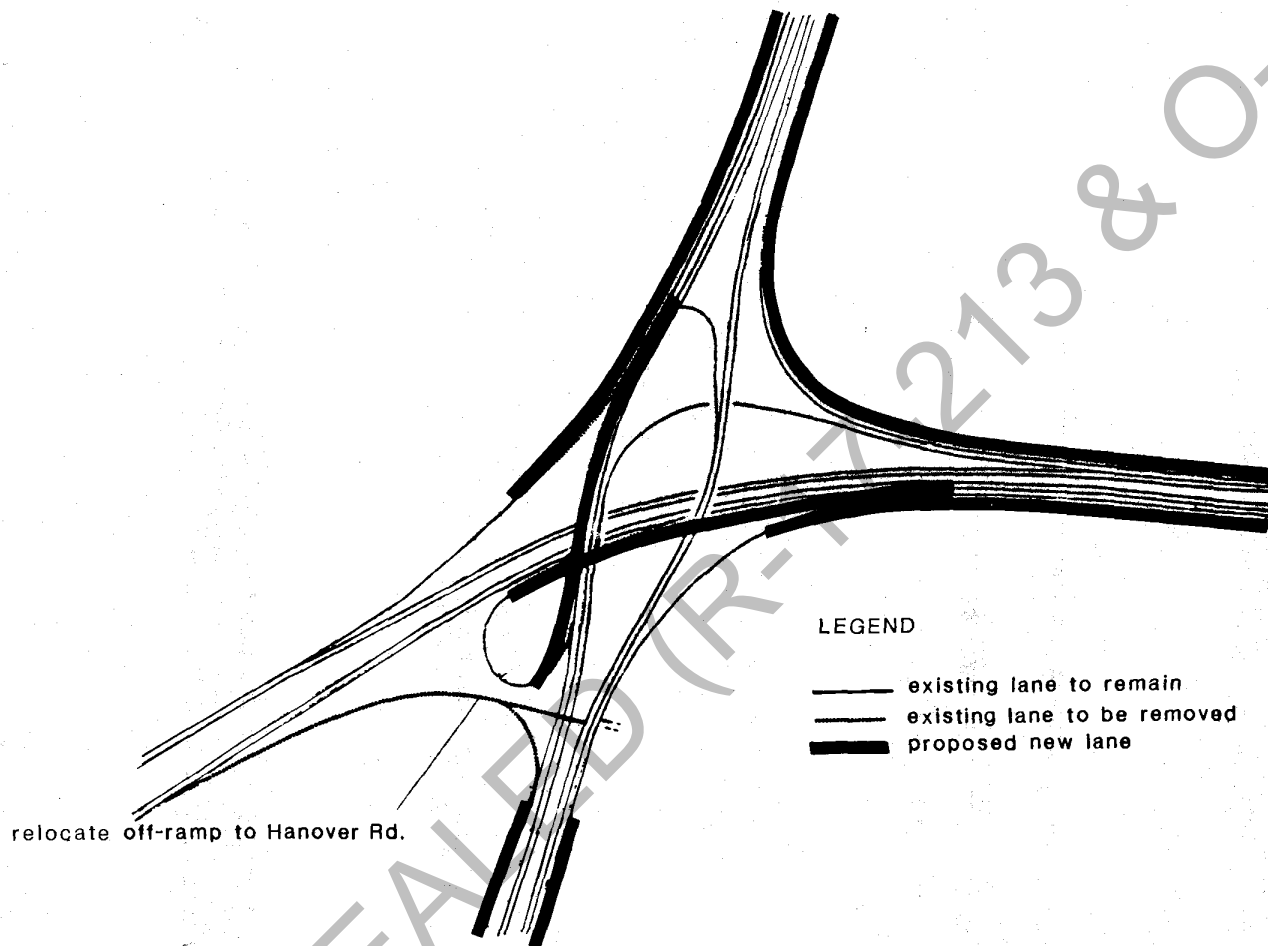


figure 20 proposed widening coors blvd./I-40 interchange

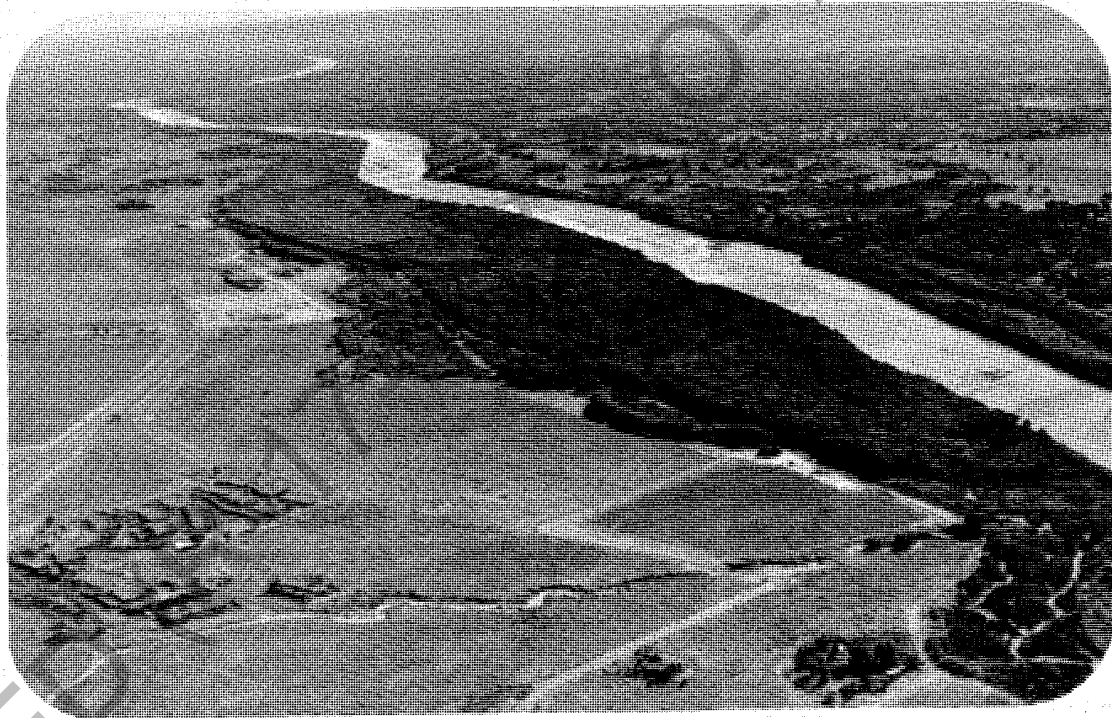
ISSUE 2

environmental concerns and related improvements

Public officials have a responsibility to preserve and protect the unique land features in the Northwest Mesa area, such as the volcanoes, the escarpment, the arroyos and the river valley. These areas have important scenic, recreational, environmental and cultural values to the community as a whole.

Policies in this plan address major environmental concerns such as preservation of the River Bosque and Oxbow Marsh areas, the floodplain, and the protection of significant archeological sites on the Northwest Mesa.

Other environmental considerations concern related improvements such as grading, drainage, sewer and water services, and power distribution lines.



policy 1

river lands access

The Rio Grande, bosque and surrounding river lands are desirable and appropriate for recreation, scientific and educational purposes. Development in the Coors Corridor area shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Because public access to the river lands is desirable and feasible with careful design, the City and County should seek acquisition, dedication, lease or easement agreement for private lands in the bosque as a part of the Rio Grande Valley State Park.

rationale:

Consistent with desires and needs of residents for relief from an urban environment, the river lands offer an excellent opportunity to fulfill recreational, scientific and educational needs. The Rio Grande Valley State Park is the central focus of fulfilling access needs.

policy 2

bosque

Disturbance or removal of existing natural vegetation from the bosque shall be minimized.

rationale:

The River Bosque is a dense edge of vegetation along the east side of the corridor which supports many species of plants and wildlife. Through the chemical process in their daily life cycle, plants contribute to the improvement of air quality. The greenbelt, in addition to providing a pleasant view, protects and conserves the river floodway by preventing erosion and by stabilizing the river bank.

policy 3

oxbow marsh

The Oxbow Marsh and the bluff which overlooks it shall be protected and preserved through designation of this area as a wildlife refuge with limited access for scientific and educational purposes. A minimum 100-foot-wide setback along the top of the bluff shall be obtained through purchase, public easement or open space dedication, or through transfer of development rights. Alternative outfalls for development runoff shall be developed to prohibit flows directly into the Oxbow area. Alternative outfall concepts should be coordinated with the Middle Rio Grande Conservancy District, the Parks and Recreation Department and the Albuquerque Metropolitan Area Flood Control Authority.

rationale:

The Oxbow Marsh is located along the Rio Grande immediately below the bluff which borders the University of Albuquerque on the east. This 37-acre wetland area provides the only marshland/aquatic habitat in the urban area. It is a unique feature of the bosque and Rio Grande floodplain whose fragile environment must be protected.

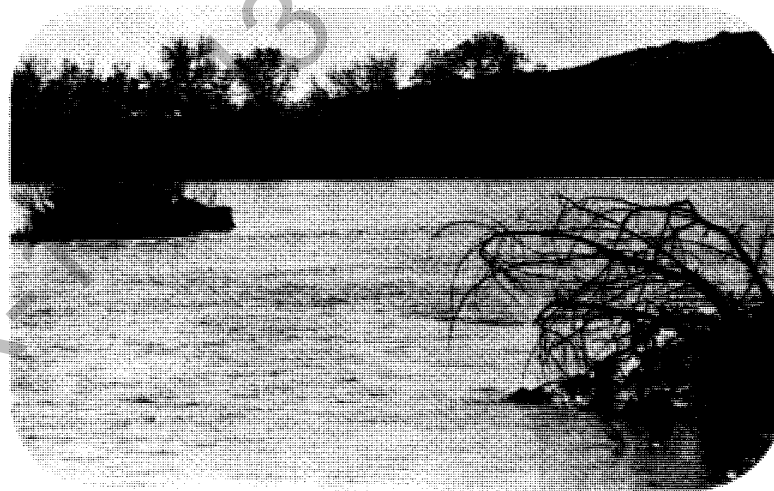


policy 4 floodplain

All development in the corridor area shall comply with all adopted drainage policies, including restrictions on development in the 100-year-floodplain. Cluster development on land above the flood level shall be encouraged and the floodplain shall be utilized as open space area.

rationale:

Development in the floodplain is not only dangerous to people and dwellings located there, but contributes to long-term, public cost incurred through damage and disaster.





policy 5 farmland

Prime agricultural farmland which lies between the Corrales Main Canal and the Corrales Drain shall be preserved. Cluster development on nonagricultural land shall be encouraged and prime agricultural land shall be utilized as open space area.

Rationale:

The Albuquerque/Bernalillo County Comprehensive Plan recommends protection of high-quality, agricultural lands so they are not used for residential, commercial, or industrial sites at the expense of the farm potential of those lands.



policy 6 archeological sites

Any person planning a development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office, Santa Fe, New Mexico before actual development begins.

rationale:

Such protective measures will allow time for scientific investigation before grading and construction disturb unspoiled sites and artifacts. Archeological sites are ideal open space sites, providing both public education and recreational value.

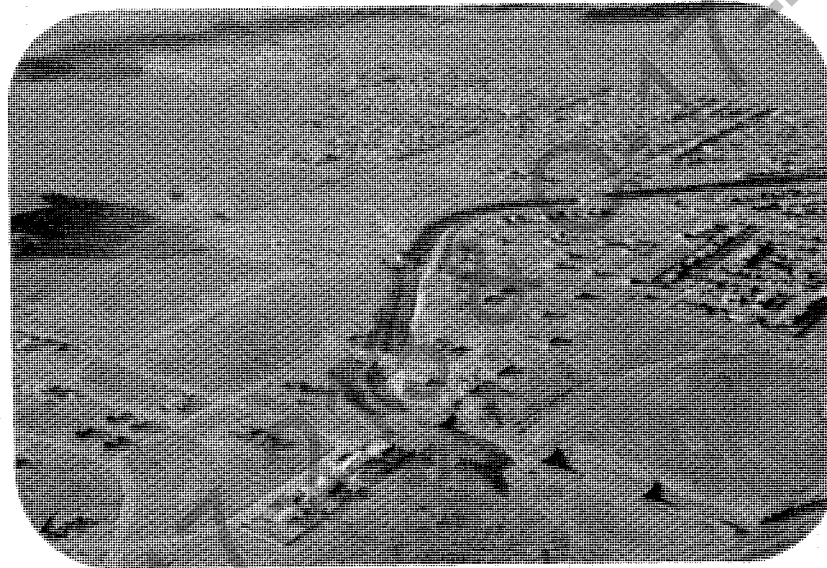
policy 7

grading

Changes to natural topography shall be kept to a minimum. In general, grading shall be minimized. If grading is necessary, contour grading shall be encouraged to preserve natural features and vegetation. On slopes of ten percent or greater, no grading shall take place until a specific development plan has been approved for construction. The development plan shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be encouraged.

rationale:

Grading may disturb plant roots, upset existing drainage patterns, and contribute to erosion, especially on steep slopes. On slopes of ten percent or greater, development is difficult and required services are costly.



policy 8 storm drainage

Requirements for storm drainage shall be in accordance with Article 7-9 R. O. 1974.

The topography and soil conditions in the Coors Corridor are generally suitable for development, except for areas in the floodplain and on slopes of ten percent or greater. Discharge requirements per adopted drainage policies for development along Coors will ensure safe driving conditions along the boulevard.

policy 9 assessment

Benefitting properties in the Coors Corridor area shall be assessed to fund public infrastructure improvements in accordance with City and County policies and with State Statutes.

rationale:

Assessing owners of benefitting properties for improvements has proven to be an appropriate and fair funding method.

policy 10 public services

Extension and provision of public sewer and water services in the Coors Corridor area shall be based on the capability to provide adequate service and to encourage development in accordance with approved plans and policies. Assessment or other means to share extension and service costs shall be based on a fair and equitable procedure.

rationale:

Public sewer and water services are essential for a developing area such as the Coors Corridor. Planned extensions and connections for services should be coordinated with appropriate land use planning and capital improvement funding.

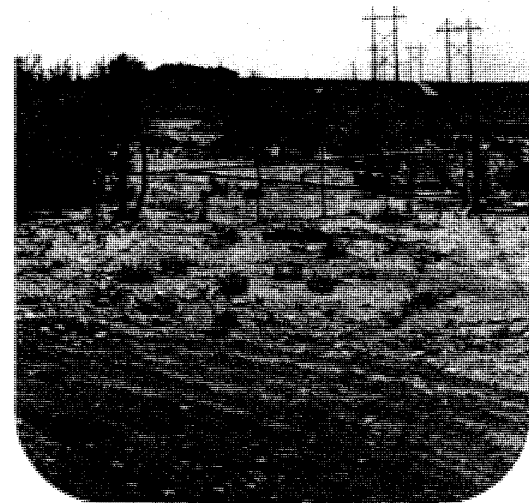
policy 11 distribution lines

The City and County shall work with the utility companies to encourage and support recommendations to place existing power distribution lines and existing telephone lines underground, as they need to be replaced. New power and telephone distribution lines shall be installed under-

ground in accordance with existing regulations.

rationale:

Undergrounding of utility lines reduces visual clutter, lessens the frequency of power outages, and contributes to public safety.

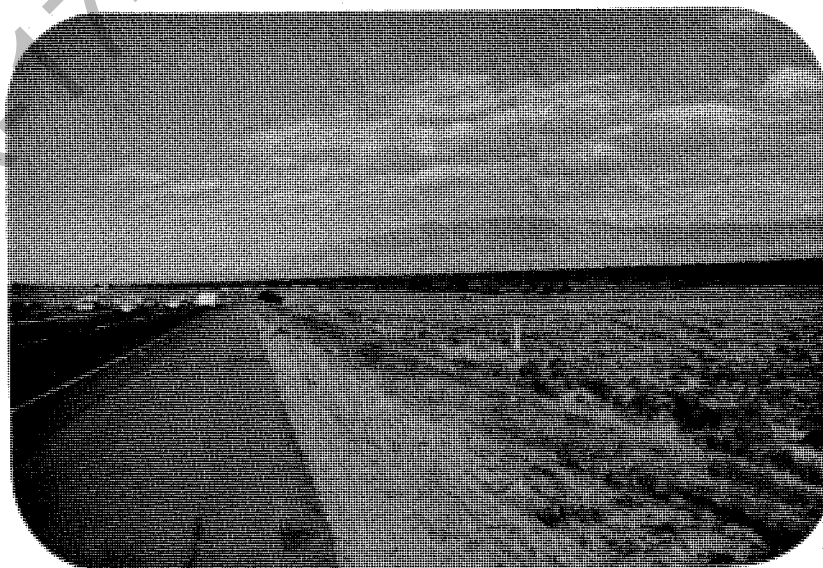


ISSUE 3

land use and intensity of development

Approximately 80 percent of the land fronting on Coors Boulevard is presently undeveloped. The zoning and special-use permits which determine the type and intensity of development to be encouraged have a direct influence on the function and the appearance of the Coors Corridor.

Large scale speculative land development and uncontrolled small development in the Coors Corridor have begun to threaten the unique environmental features. With a few exceptions much of the design of present development is incompatible with the surrounding built and natural environments. Multi-jurisdictional land use policies and development decisions must be coordinated to achieve the most desirable results for both public and private benefit.



policy 1 adopted plans

Land use decisions shall be made in accordance with adopted plans for the Northwest Mesa area. The City of Albuquerque has adopted a hierarchical plan ranking system. The Rank 1 plan includes all the elements of the Albuquerque/Bernalillo County Comprehensive Plan. Rank 2 plans include area plans such as the Northwest Mesa Area Plan. Rank 3 plans include sector development plans including this Coors Corridor Plan. Plans of lower rank must comply with all provisions of all higher ranking plans, including issues such as land use and commercial site locations.

rationale:

Officially adopted comprehensive, area, and sector plans must guide land use decisions on individual properties if an overall balance of public health, safety, and welfare, and community goals and objectives are to be accomplished.





policy 2 rezoning

The Coors Corridor Plan recommends change of zoning in seven areas identified on the following zoning maps and referenced on Figures 22 through 26. Zoning designation for properties within the municipal limits shall be effective upon adoption of this plan.

Zoning designation for County properties shall be within the recommended changes, and the final designation shall be effective upon annexation of those properties into the City.

rationale:

Properties designated as requiring zone changes on the following maps have been so identified because they now permit land uses and intensity of development contrary to the policies of the Coors Corridor Plan. The recommended changes will bring those properties into compliance with the overall intent and purpose of all approved plans governing the Coors Corridor area.

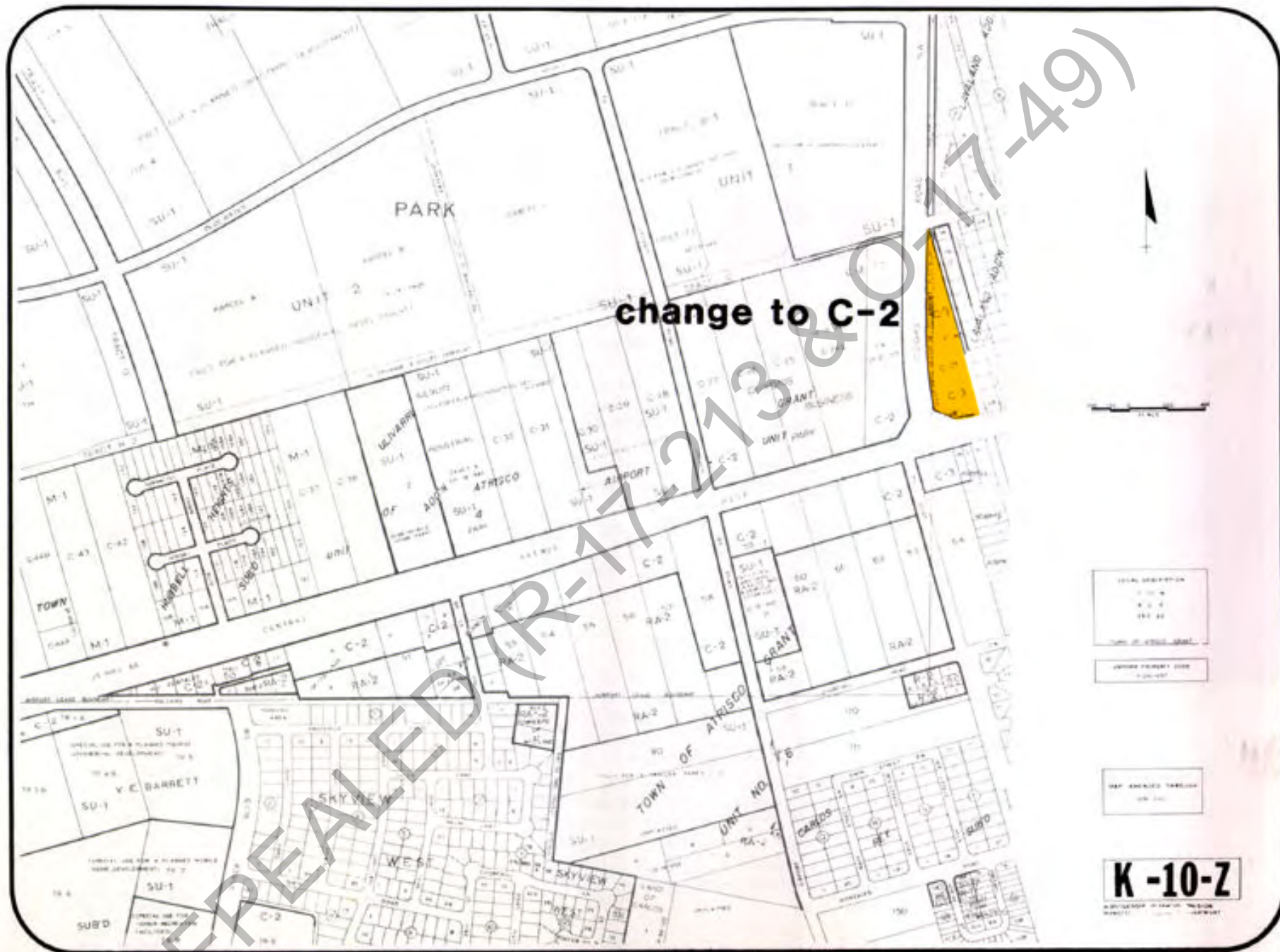


figure 22 recommended zoning changes

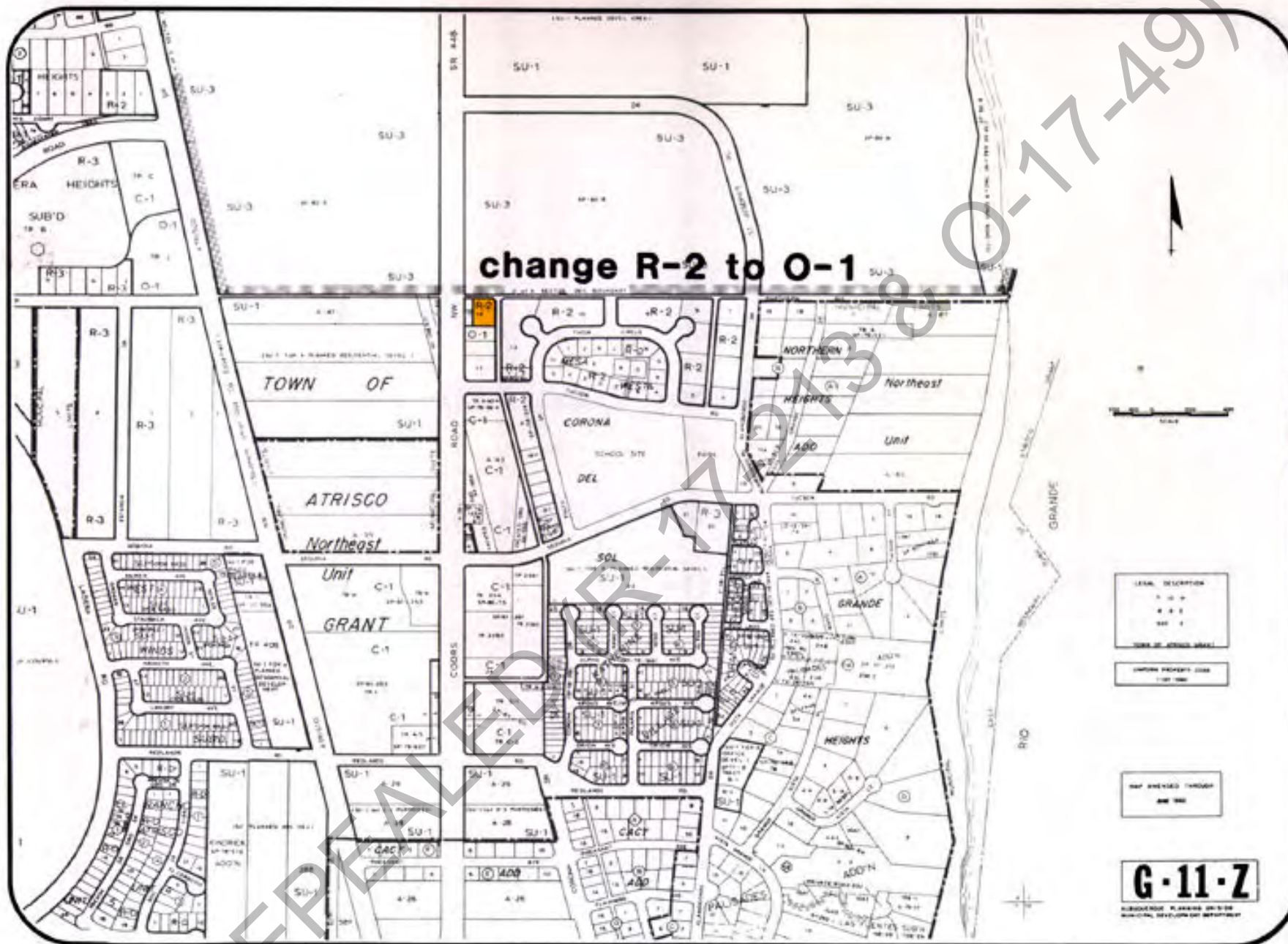


figure 25 recommended zoning changes

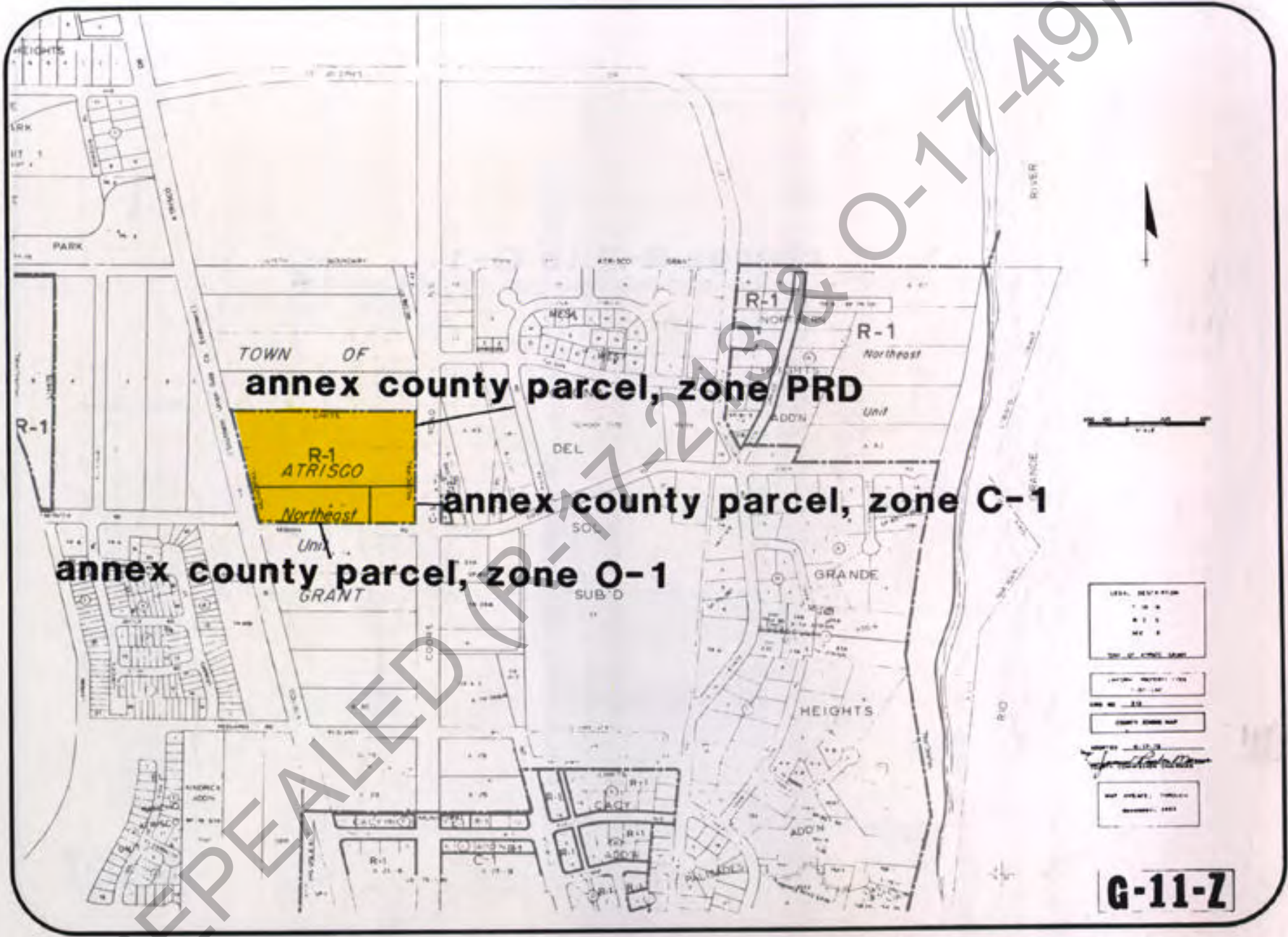


figure 26 recommended zoning changes

policy 3

recommended land use

The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

rationale:

Land use includes everything the land is used for by residents, from farms to golf courses, houses to fast food establishments, hospitals to graveyards; and all uses are interconnected. To resolve land use issues and to ensure that land uses are connected, it is necessary to develop a workable comprehensive land use program which guides decisions which are made concerning the land resource.



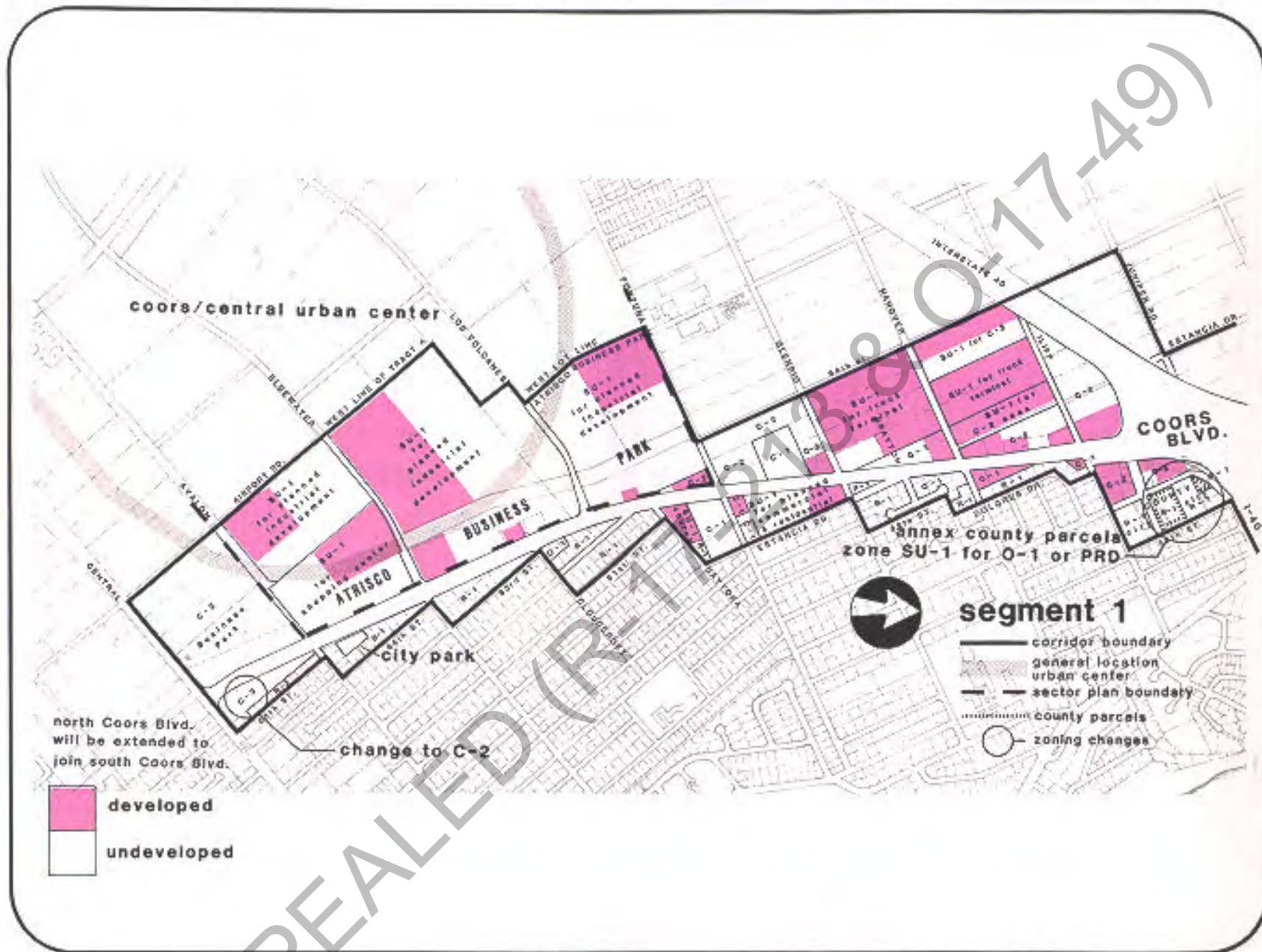


figure 27 existing and recommended zoning

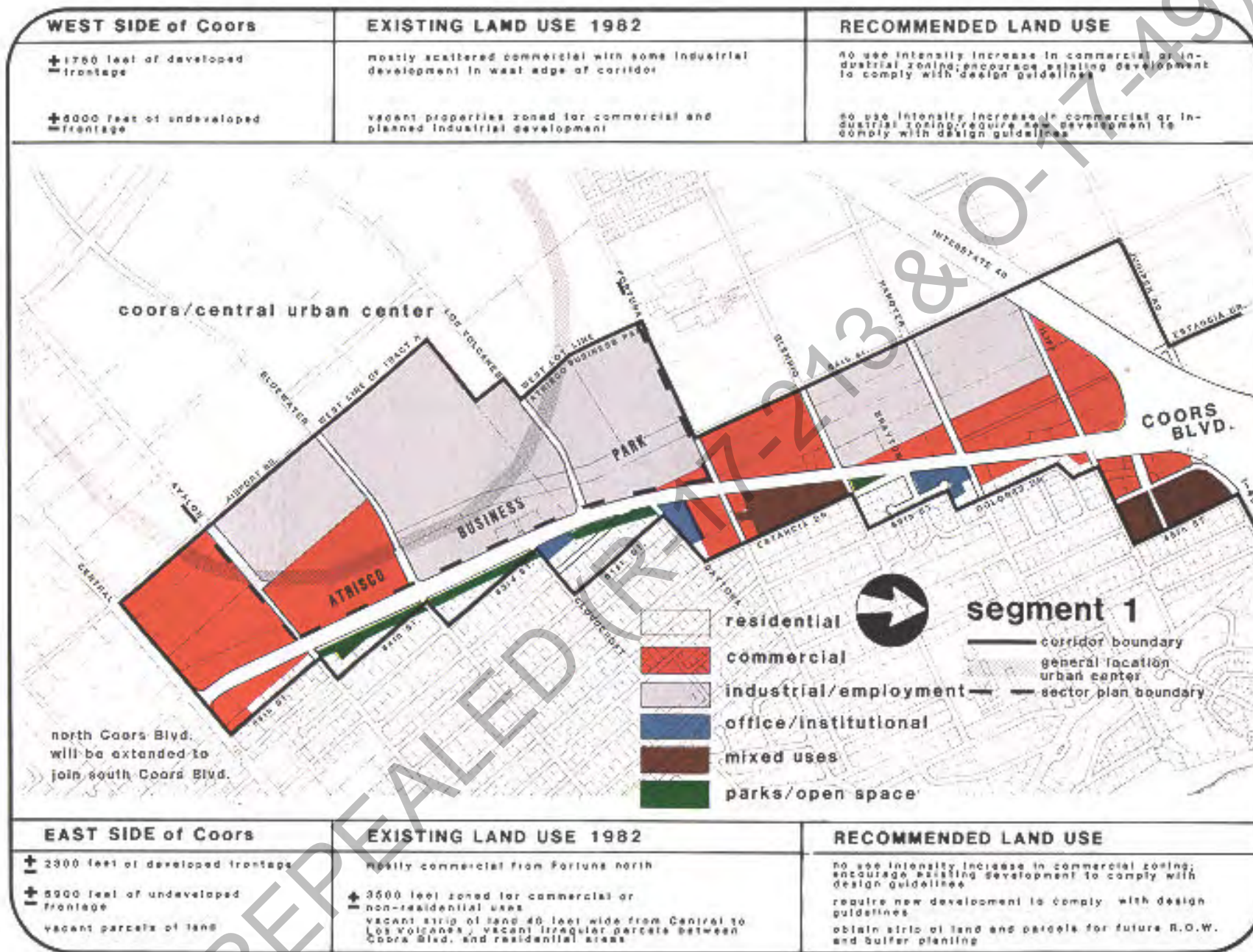


figure 28 recommended land use

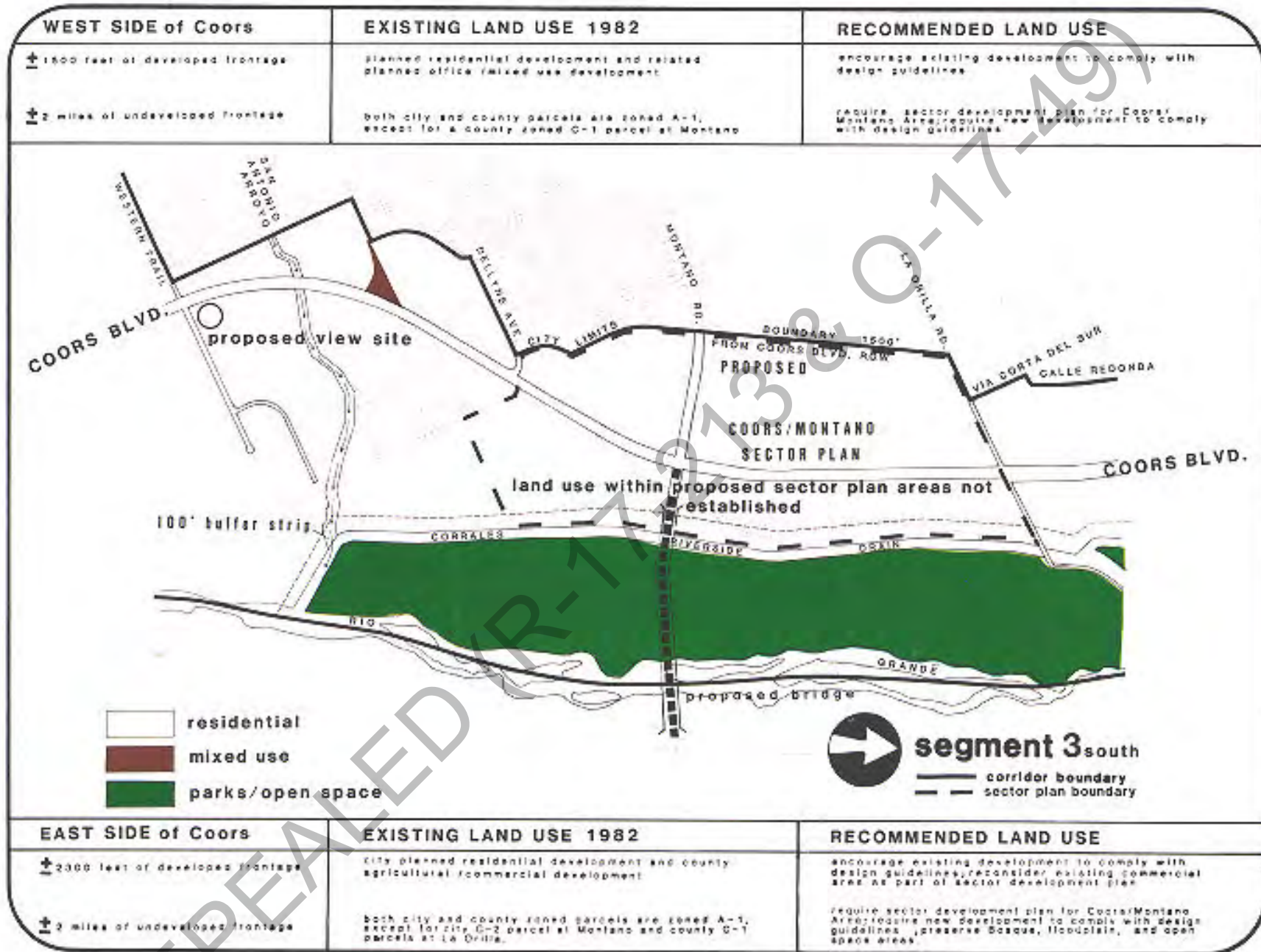


figure 32 recommended land use

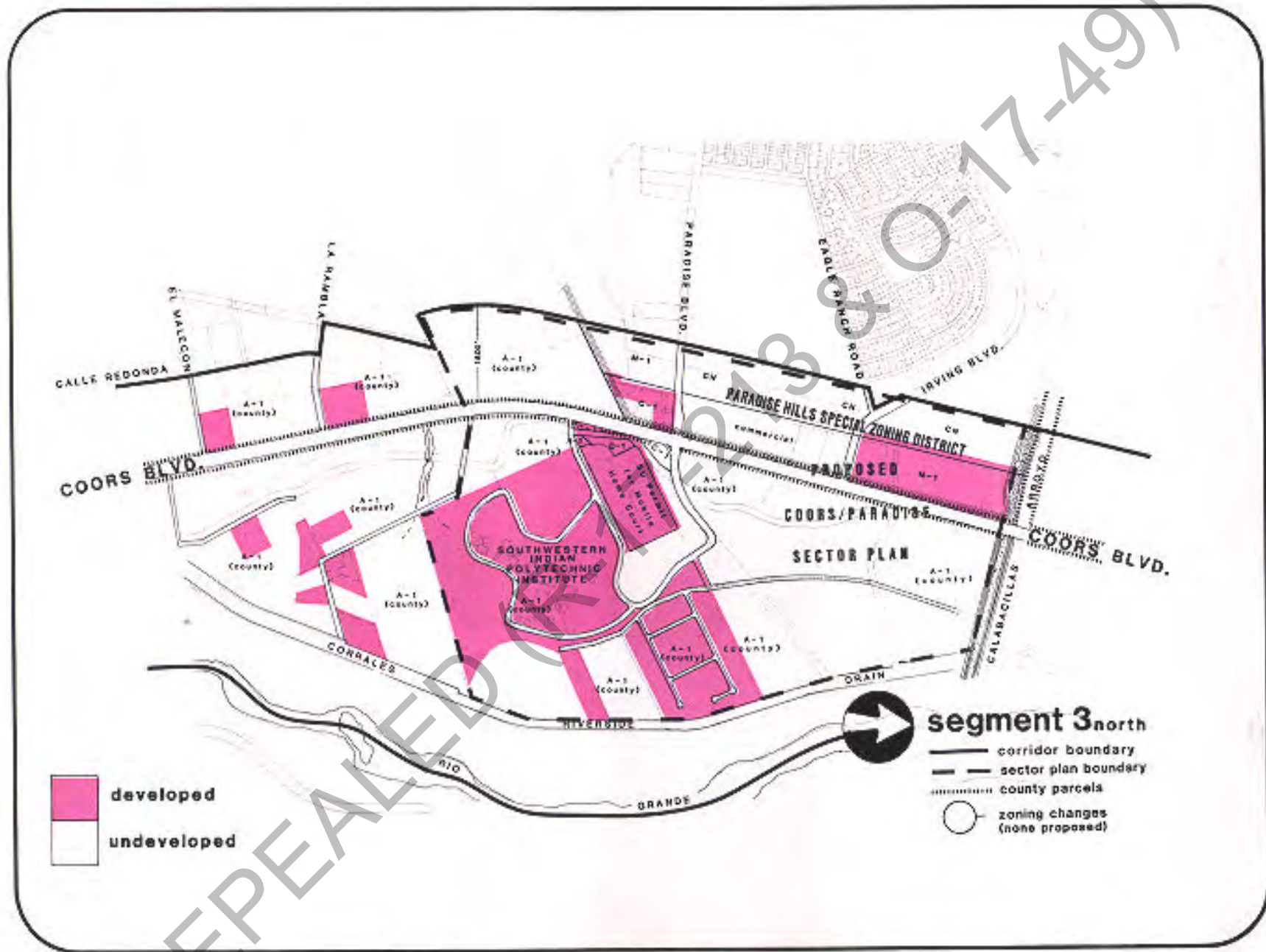


figure 33 existing and recommended zoning

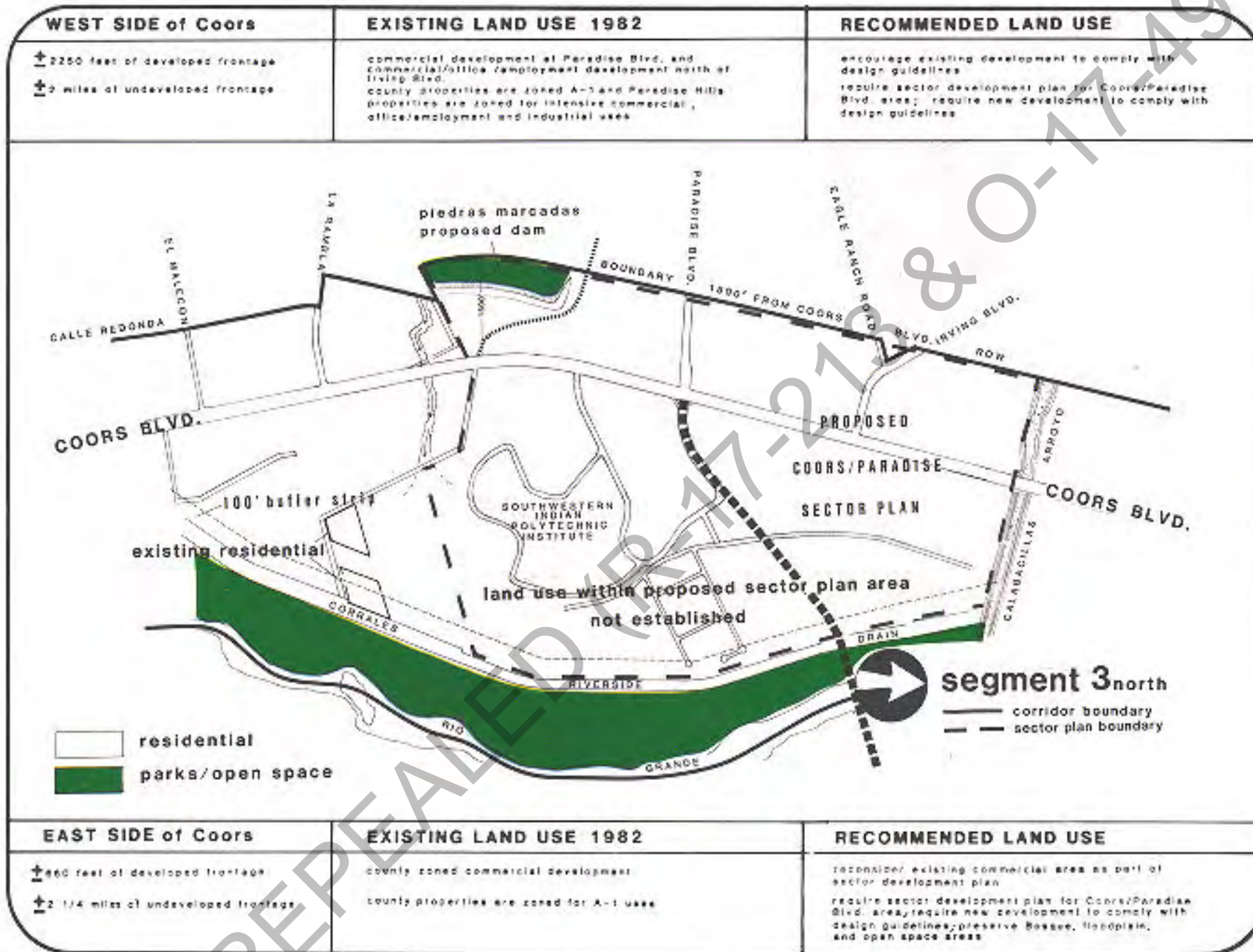


figure 34 recommended land use

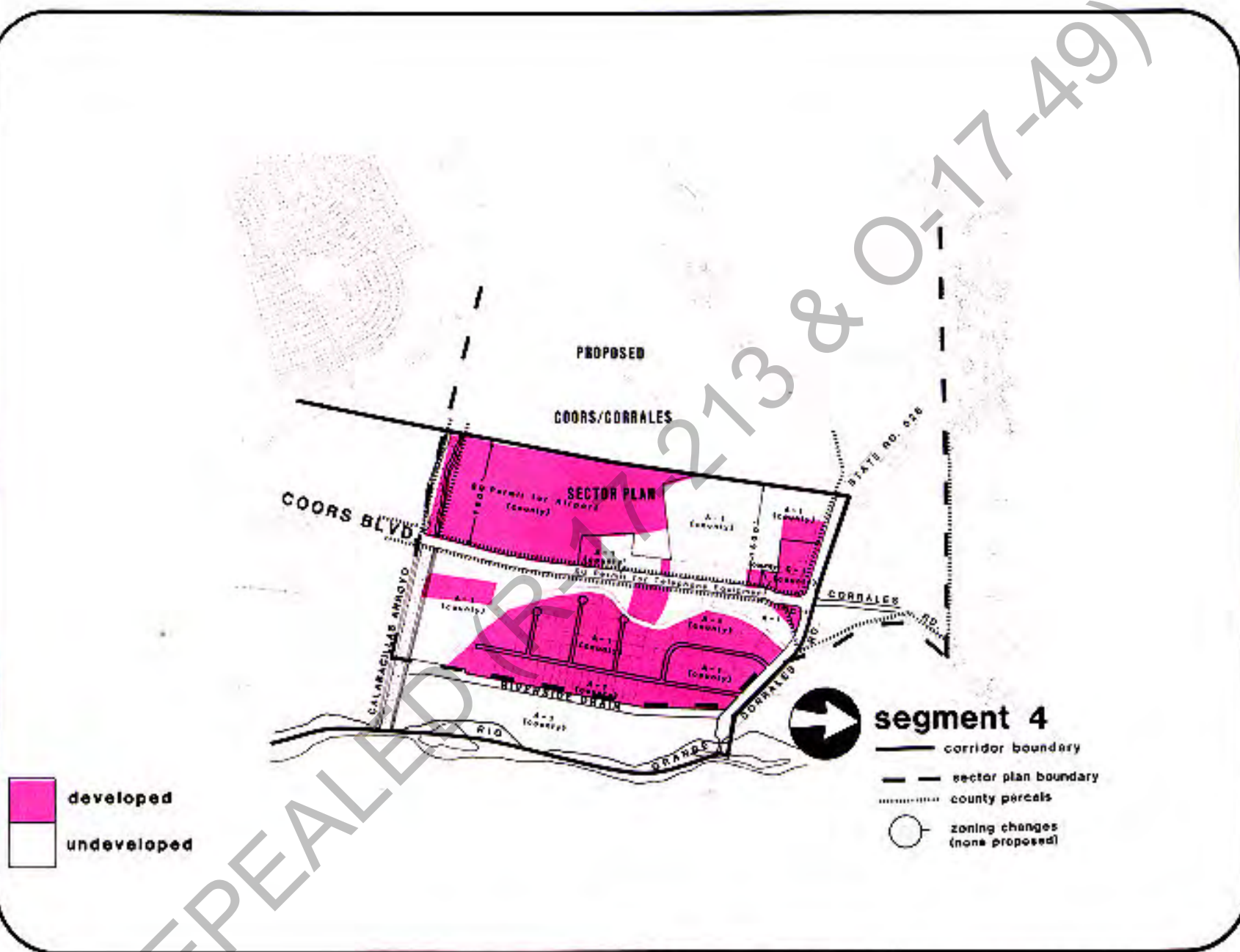


figure 35 existing and recommended zoning

policy 4 annexation

definite:

Properties under County jurisdiction which are now surrounded by City jurisdiction should be annexed into the City as soon as possible.

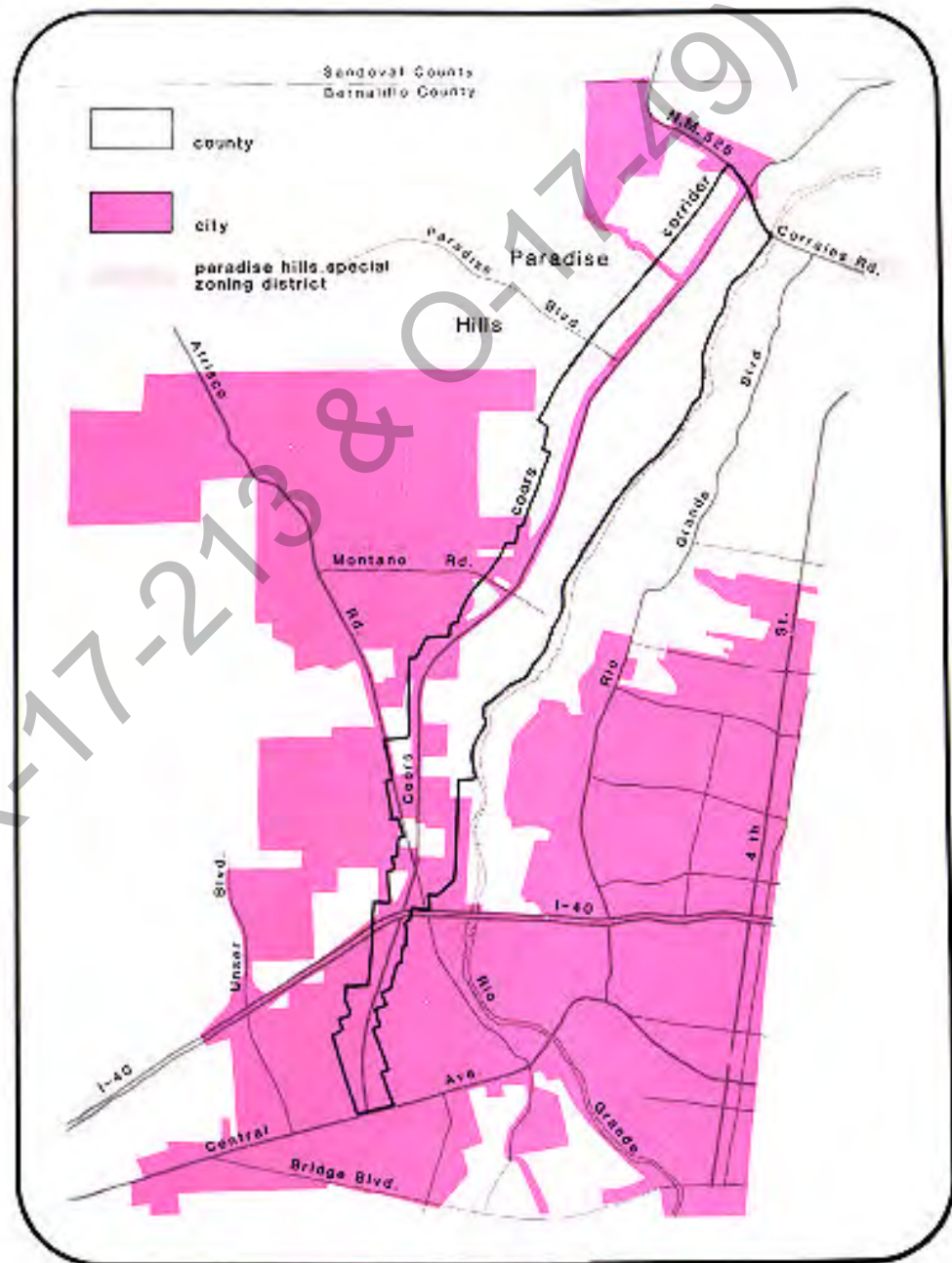
possible:

Properties under County jurisdiction which are adjacent to properties under City jurisdiction and which require City services in order to develop should typically be annexed into the City.

rationale:

Continuity and consistency of appropriate public services and ordinances are essential to achieve orderly growth and cost-effective service to property owners.

These annexation recommendations are consistent with Resolution 254-1980 adopting policies on annexation to the City of Albuquerque.



city/county property

policy 5

development intensity

Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

rationale:

Proposed development should be encouraged or limited based upon its merit and relationship to the major issues, policies and guidelines for the Coors Corridor. Intensity of development is an essential element in implementing the policies of the Coors Corridor Plan.



policy 6 sector development plans

Sector development plans shall be required for the Coors/Montano intersection area, for the Coors/Paradise Boulevard intersection area, and for such other areas as may be desirable and necessary to achieve coordinated planning of critical areas under multiple ownership. The Coors Corridor Plan shall provide guidance and set policy for these plans.

rationale:

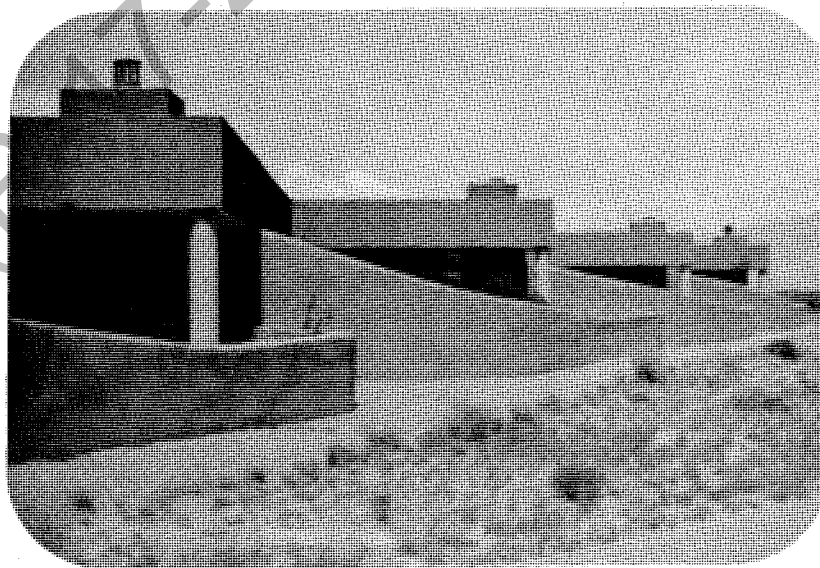
Private sector plans for these areas have begun. Planned and coordinated development of appropriate land uses and development intensities in critical locations is essential to achieve the policies of the Coors Corridor Plan, especially when such areas have multiple ownerships and jurisdictions.

policy 7 cluster design

Cluster design for development of residential, commercial, and industrial structures shall be encouraged.

rationale:

Cluster development preserves views, creates common open space and provides opportunities for recreational areas. Cluster development allows for better pedestrian and vehicular movement and more easily accommodates off-street parking. Cluster development usually results in a more economic, efficient and environmentally sound use of the land.



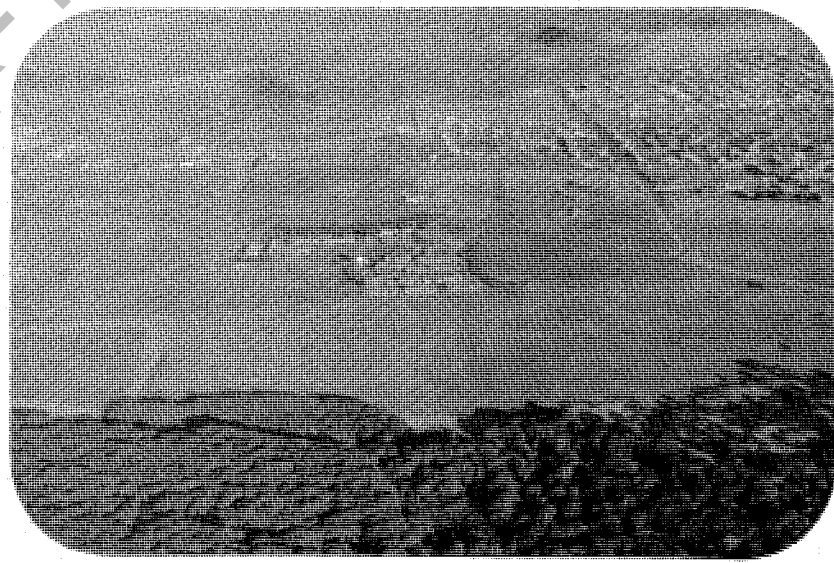
policy 8

buffer strip

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

rationale:

A 100-foot-wide buffer will serve to protect and preserve the bosque and its wildlife from encroachment from development. The River Bosque area has been designated as a State Park. This buffer strip provides a minimum amount of protection for this area.



ISSUE 4

visual impressions and urban design overlay zone

The Coors Corridor Plan area is a major developing area in Albuquerque. It has great potential for developing into one of the most desirable and unique places in Albuquerque for locating businesses and residences. Approximately 20 percent of the plan area is developed. This presents an ideal opportunity to establish standards for quality design that will attract the kind of businesses, industries and residential development that are so desirable for Albuquerque.

Zoning categories express the land uses and other development on parcels of land. An overlay zone literally "overlays" the zoning category. Owners of properties in an overlay zone, then, must not only meet the provisions of the underlying zone, but the provisions of the overlay zone as well. A Design Overlay Zone is recommended for the Coors Corridor area. The overlay zone and its design guidelines are intended to reflect and to implement the policies of the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan. Where the provisions of the overlay zone conflict with the provisions of the underlying zone, the provisions of the Design Overlay Zone prevail.

Design Policies. Policies in this section express the intent of the City and County. Policies without design regulations or guidelines are intended to be expressions of general intent. The policy itself is a design guideline.

Design Regulations. These are to control specified critical design aspects of the area. As required by the zoning ordinances, they are adopted by the City Council and County Commission as a part of this plan. Such regulations are as specific as possible so that developers and designers will have a clear indication as to what development designs are acceptable. Total design control of development is not intended. Any construction or alteration of buildings or sites which would affect the exterior appearance of any lot within the Overlay Zone shall be consistent with the adopted regulations. However, building demolition is not controlled by the regulations.

Design Guidelines. The City Council or County Commission, the Planning Commission or Planning Director may promulgate advisory design guidelines to supplement the design regulations. Several are adopted in this plan. Such guidelines need not necessarily be

followed by developers, but their observance is suggested in order that development might fully achieve the design potential of the area.

The goal of the design regulations and guidelines is to promote visual harmony between new and existing buildings, and between the built environment and the natural scene. Building forms should respect and improve the integrity of adjacent existing or potential development, open spaces, and other public areas. The design regulations and guidelines encourage development within the Coors Corridor which integrates the natural landscape with development activities, achieves a balanced built environment, and preserves the unique natural features of the area. Many different detailed design solutions are possible. The objective is to find a reasonable and equitable solution which satisfies the intent of the design regulations and guidelines.

The general areas of design to be considered include:

A. General Policies

- Views within the Coors Corridor
- Views beyond the Coors Corridor
- Compatibility of the natural landscape and the built environment for both new and existing development.

B. Site Planning and Architecture

- Relationship to natural site amenities
- Appropriateness of setbacks, building heights, site coverage, vehicular and pedestrian circulation, parking
- Relationship to abutting or adjacent sites
- Solar energy considerations
- Landscaping, including outdoor lighting and various site elements

- Appropriateness of design to adjacent areas and/or roadway

- Consistency of building materials and detailing

- Relationship to other structures and accessory elements on the site

- Utility and mechanical facilities

C. View Preservation

- View preservation techniques have been developed for corridor Segments 3 and 4.

D. Signage

- Size, scale, location, materials

- Relationship to building/site elements

- Lighting

a. general policies

The following policies apply to the entire length of the Coors Corridor.

policy 1 views within the corridor

Appropriate and pleasing visual impressions within the corridor should be established and preserved.

rationale: (for Policies 1 and 2):

Most of the scenic areas of Coors Corridor are yet to be developed. Visual impressions from the roadway within the corridor and beyond the corridor are important to provide an environment which is both attractive and functional. Residents of the Northwest Mesa and citizens of the community strongly support protection and enhancement of the visual qualities of the Coors Corridor.

policy 2 views beyond the corridor

Significant views beyond the corridor, including the volcanoes, the escarpment, the arroyos, the bosque, the Rio Grande Valley, and the Sandia Mountains as viewed from Coors Boulevard should be preserved and enhanced.



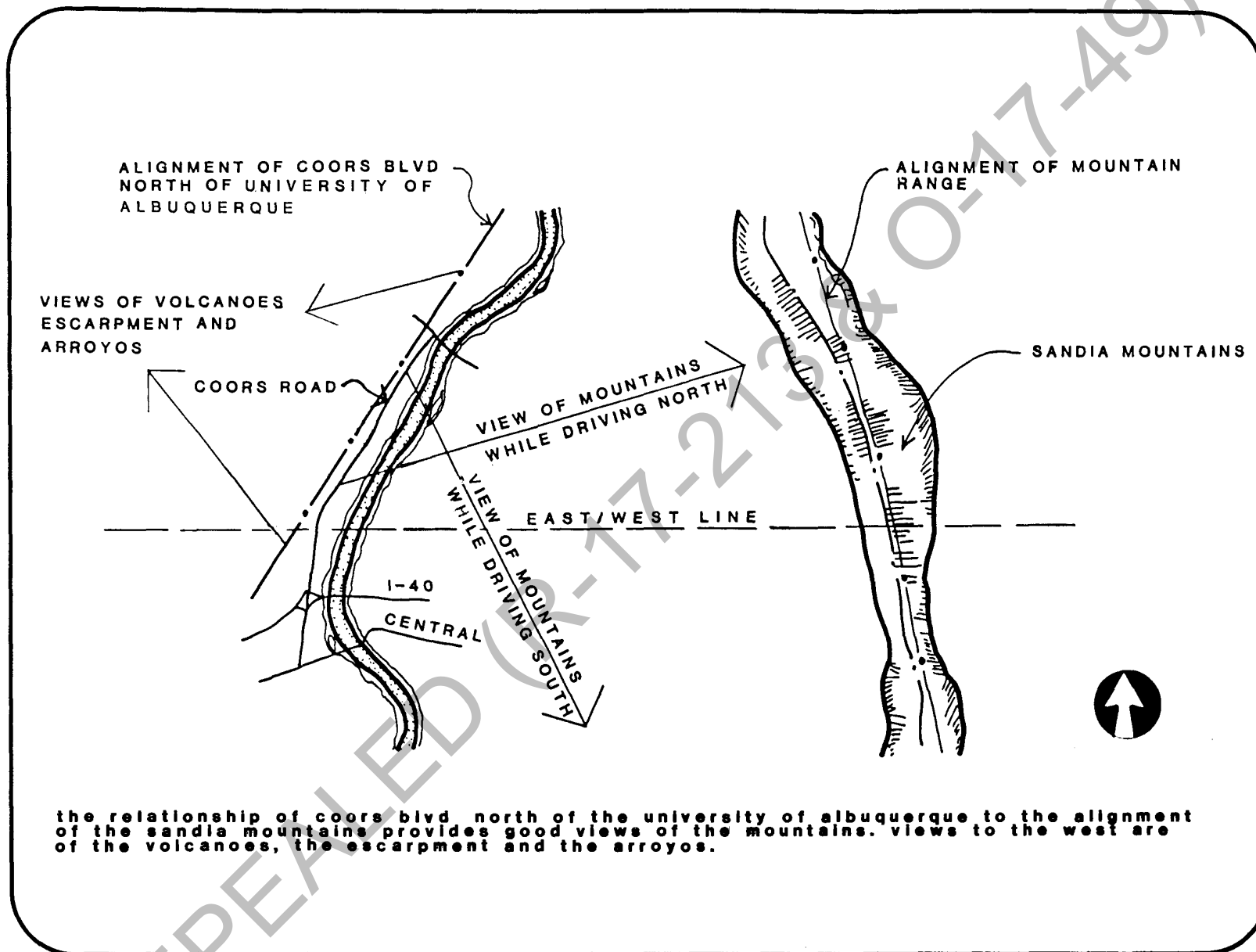


figure 38 views beyond the corridor

policy 3

new development

New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

rationale:

Development which is compatible with the natural landscape and with the built environment provides a sense of design harmony pleasing to the eye, creating desirable property values and fostering community pride.



policy 4

existing development

Existing development should comply with the design regulations and guidelines as much as possible.

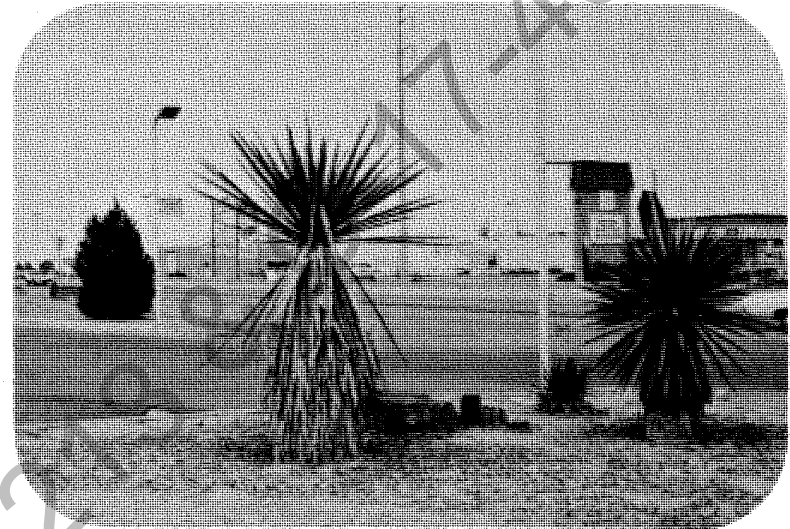
rationale:

It is hoped that all redevelopment will comply with the design regulations and guidelines to the extent possible, in order to achieve the overall policies of the Coors Corridor Plan.

Landscaping, a relatively low-cost improvement, can unify the appearance of inconsistent frontage development. It enhances existing structures, provides shade and shelter for pedestrians and vehicles, and blends the natural with the built environment. There is precedence for requiring landscaping to comply with adopted regulations within two years.

design regulations:

Landscape design elements shall be brought into compliance within two years from the date of adoption of this plan to the extent that existing parking requirements and other major existing physical improvements will permit.



b. site planning and architecture

policy 1

site design

Natural site amenities should be incorporated into the site design.

rationale:

Arroyos, slopes, views, trees, and similar features unique to the site should be considered as strong site design influences in relating the design to the natural landscape.

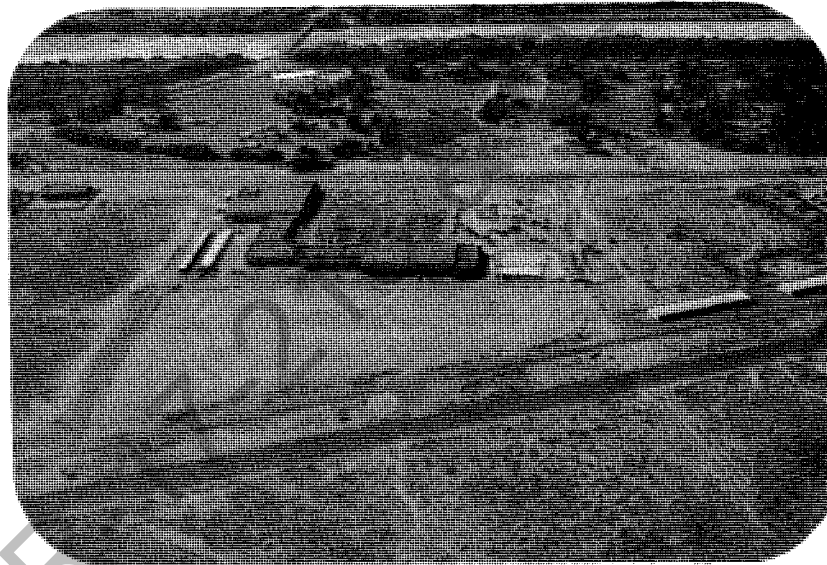
policy 2

building setback, height and bulk

Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

rationale:

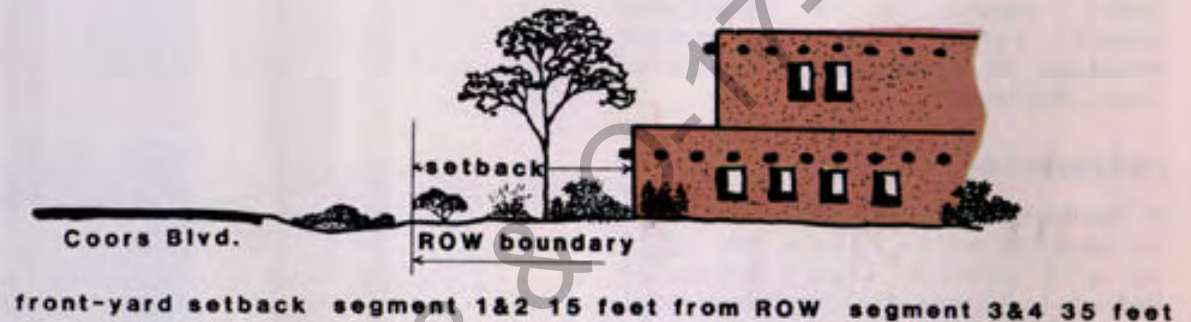
Appropriate building location and design are essential to preserving and establishing desirable visual impressions of the Coors Corridor and to establishing a well-designed relationship among buildings and the roadway.



design regulation:

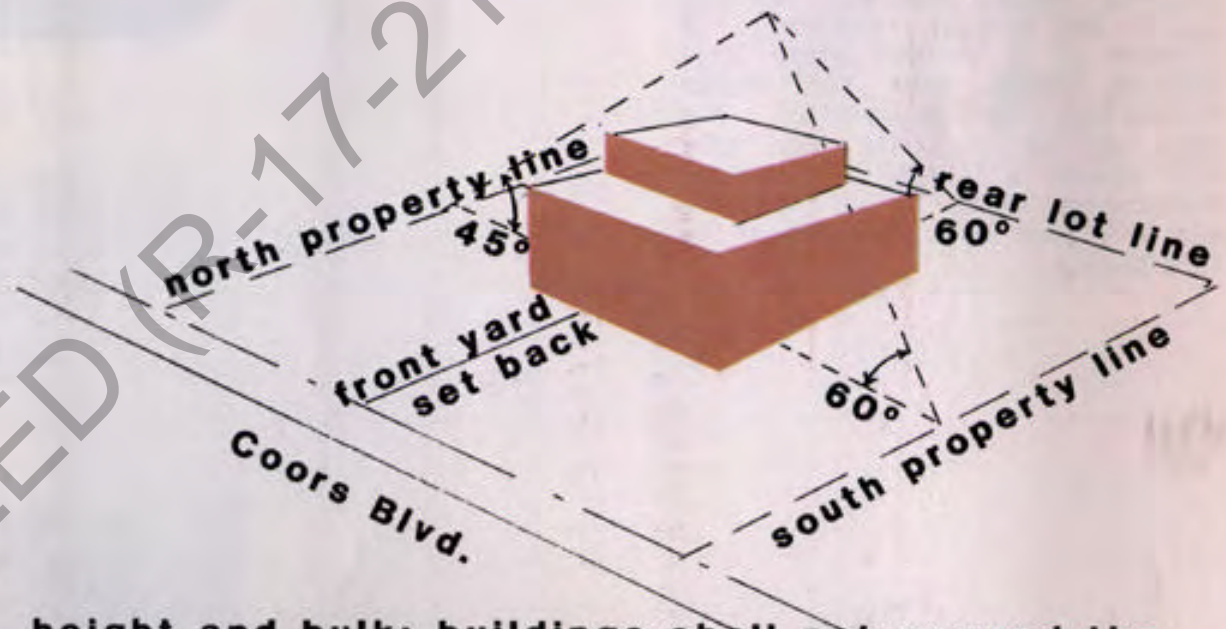
A. Setback:

1. There shall be a minimum front yard setback from the right-of-way of 15 feet in Segments 1 and 2.
 2. There shall be a minimum front yard setback of 35 feet from the right-of-way in Segments 3 and 4.
2. Note: The side yard and rear yard setback requirements shall be the same as required in the underlying zone.



B. Height and Bulk:

1. Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelope based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way).
2. Note: Floor area ratio limitations in the underlying zone apply.



height and bulk: buildings shall not exceed the height required in the underlying zone, except as provided for in the design guidelines.

policy 3

front landscaped street yard

There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.

rationale:

A landscaped street yard will aid in abating noise, glare and heat; it will provide visual buffering and will enhance the beautification of Coors Boulevard and the city; it will safeguard and enhance the property values and will protect public and private investment. A minimum of a 15-foot width will provide enough area for design flexibility in landscaping. Any area smaller in width than this will create a "strip" or "row" of landscaping which is not adequate and will not meet the intent of this policy.





design regulations :

1. The front landscaped street yard shall be 15 feet wide in Segments 1 and 2, and 35 feet wide in Segments 3 and 4.
2. A minimum of 50% of this area shall be maintained with live landscaping material which will visually screen and buffer parking development behind the street yard. Buffering is the use of continuous landscaping (other than grass or gravel or flat terrain) along with berms, walls or decorative fences that at least partially and periodically obstruct the view from the street of vehicular use areas, parking lots and parked cars.



policy 4

site landscaping

Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

rationale:

The site landscape details tie the various structures of the overall project together to produce a pleasing, functional result.

A. Landscape Design:

design regulations:

All site development plans shall be accompanied by landscape plans. These items should be integral elements of the landscape design. Individual landscaping efforts by owners of individual single-family or townhouse residences are exempt from these guidelines.

All landscape plans should include the following design considerations:

1. Appropriate irrigation is required for all landscaped areas. Generally an automatic underground system is encouraged.

Irrigation systems should be designed to avoid overspraying walks, buildings fences, etc.

2. All exterior trash and storage utility boxes, electric and gas meters, transformers, etc., shall be screened from view. The designer should coordinate the location of these elements with the appropriate utility company.

Landscape plans shall incorporate elements such as outdoor lighting, signing, trash receptacles, fencing, etc., in addition to identifying landscape plant materials.

design guidelines:

A. Landscape Design:

1. Landscape design should be consistent throughout a development. Unrelated and/or random choice or placement of plant materials should be avoided. All areas within a development need not be identical. Different landscape

themes may be utilized in larger developments, for example, to heighten the distinction between spaces and to strengthen a sense of movement and place, but such themes should be internally consistent.

2. Landscaping plans should utilize plant materials in a logical, orderly manner, defining spatial organization, relating to buildings and structures, and incorporating various site elements.
3. Solar accessibility and utility should be a determinant of landscape design. Dense, tall, screen-type landscaping along northerly property lines generally should be avoided. Deciduous trees on the southerly side(s) of buildings may reduce the overall energy consumption of those buildings.

4. The scale and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings generally should be complemented by large-scale landscaping. Where shade is desired, broad spreading canopy-type trees are appropriate. Landscaping of sites on major streets should include large-scale trees.
5. Existing landscape elements should be incorporated into landscape plans. Mature trees and tree groupings should be considered as design determinants.
6. The design of fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the main buildings, and should use compatible materials.

7. Other design elements of the site plan, such as paving textures, seating, outdoor displays and other amenities, should be compatible with the architectural and landscape treatment of the project.

B. Landscape Materials:

design regulations:

All landscape plant materials shall be selected and planted in accordance with the following regulations:

1. Street trees shall be planted in accordance with existing regulations.
2. Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark, and similar materials are generally not acceptable as groundcover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, "hard" materials such as brick or cobblestone may be considered.

design guidelines:

1. Generally, a limited palette of landscape materials is suggested. The use of indigenous or native-type plant materials is encouraged. When planting trees near the bosque, species which are ecologically and visually harmonious with native bosque vegetation should be selected. The use of exotic or "foreign" materials is generally discouraged.
2. A variety of container sizes is encouraged. Minimum container sizes are one gallon sizes for shrubs and five gallon sizes for trees. The use of specimen trees is encouraged. The intent of a selected variety of plant material sizes is to provide an immediate pleasing appearance as the landscape plantings mature.

policy 5

off-street parking

Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

rationale:

Parking lots immediately adjacent to the property line are unsightly and distract from the overall appearance of the corridor. Parking areas, like all other development areas, should be functional and be designed to enhance the visual impression and quality of the corridor environment.

A. Parking Improvements:

design regulations:

Off-street parking areas shall include:

1. No parking area shall intrude upon the 15-foot-wide front landscaped street yard in Segments 1 and 2, or the 35-foot-wide landscaped setback in Segments 3 and 4.
2. Paving to City or County standards.
3. Barriers around all landscaped areas in order to protect landscaping from vehicles.

4. Striping and appropriate wheel stops, identification of all handicapped and compact vehicle spaces.
5. Provision for bicycle parking as required by existing regulations.

B. Landscaping:

design regulations:

Off-street parking areas shall be designed and landscaped to minimize glare, reduce reflection and reduce the visual impact of large numbers of cars. Parking areas shall include the following landscaping elements:

1. Landscaping "in" and "around" the paved area. A minimum of 20 percent of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than five feet in width.
2. One tree shall be planted per every ten parking spaces and shall be dis-

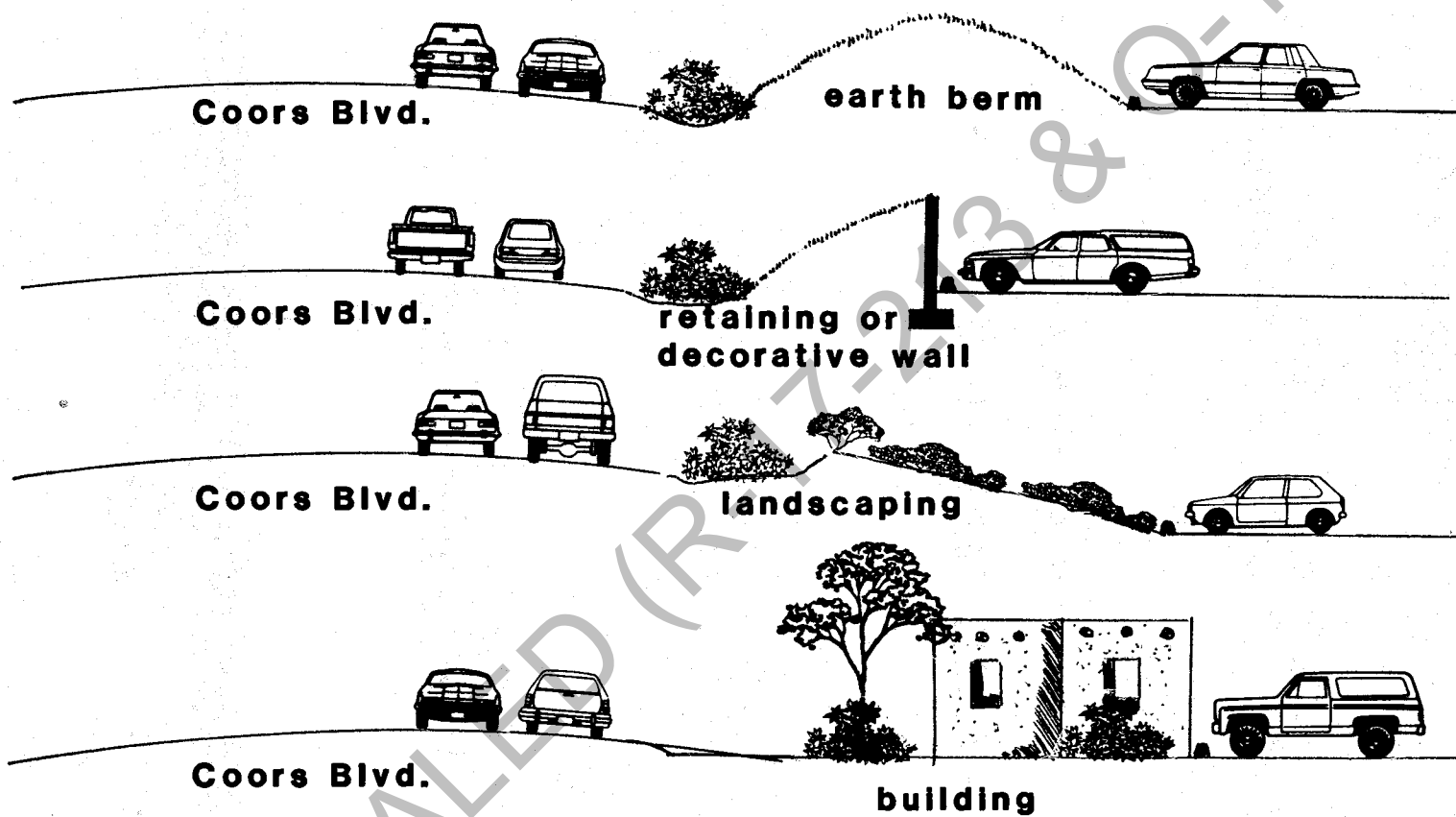
tributed such that at least one tree is planted per every 15 linear parking spaces.

3. Interior landscaping in larger parking areas (2 or more access aisles) which will provide additional screening and break up the parking areas into smaller increments.

design guidelines:

1. Sufficient number and dispersion of unpaved landscaped areas and paving techniques to allow for percolation of water into the ground.
2. Both perimeter and interior landscaping of canopy-type trees, the location and spacing of trees dependent on type of tree used. The overall effect should be one of relatively consistent tree cover which will shade the pavement and vehicles.
3. Fencing, earth berming, and/or landscaping at the perimeter of the parking area can provide visual enclosure and screening.

4. Landscaped separation of parking areas and buildings, and landscaped foreground for buildings.

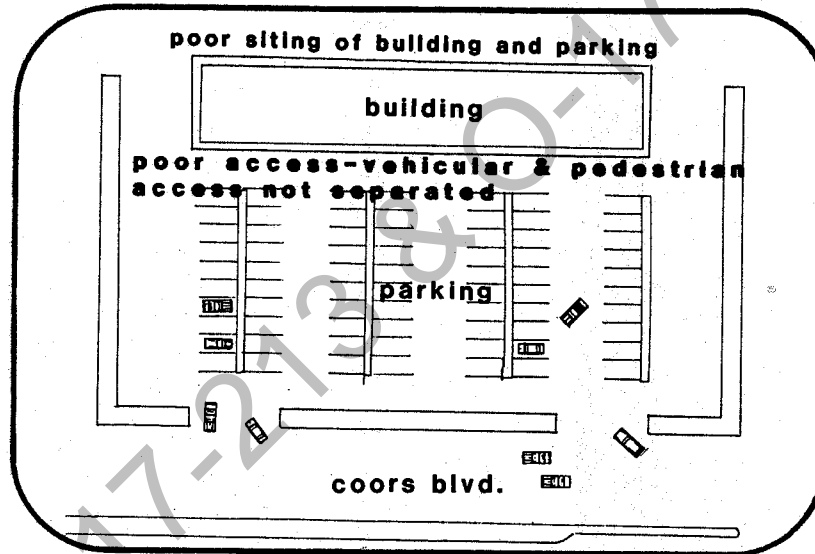


policy 6 commercial sites

Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.

rationale:

Siting a portion of the building construction near the perimeter of the site and providing substantial landscape treatment reinforces the streetscape and helps to screen off-street parking areas.

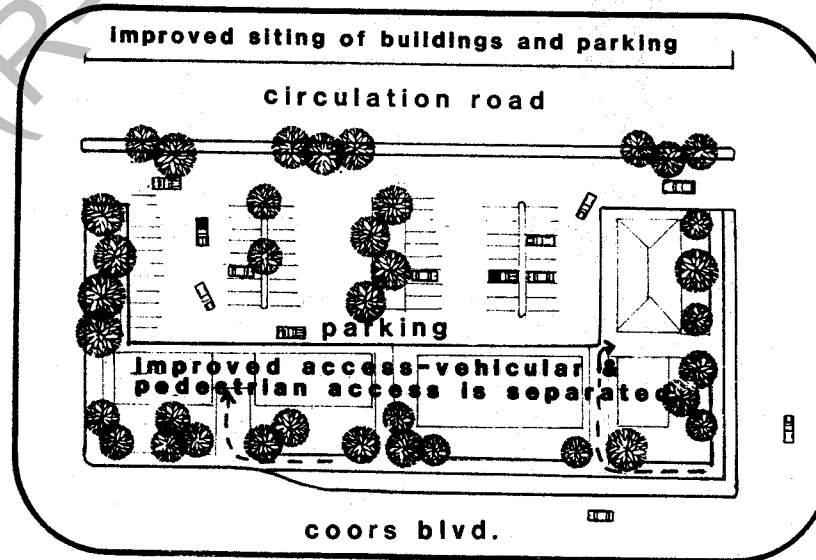


policy 7 access

Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

rationale:

Separation of pedestrian and vehicular movement is safer and provides appropriate space for each function.

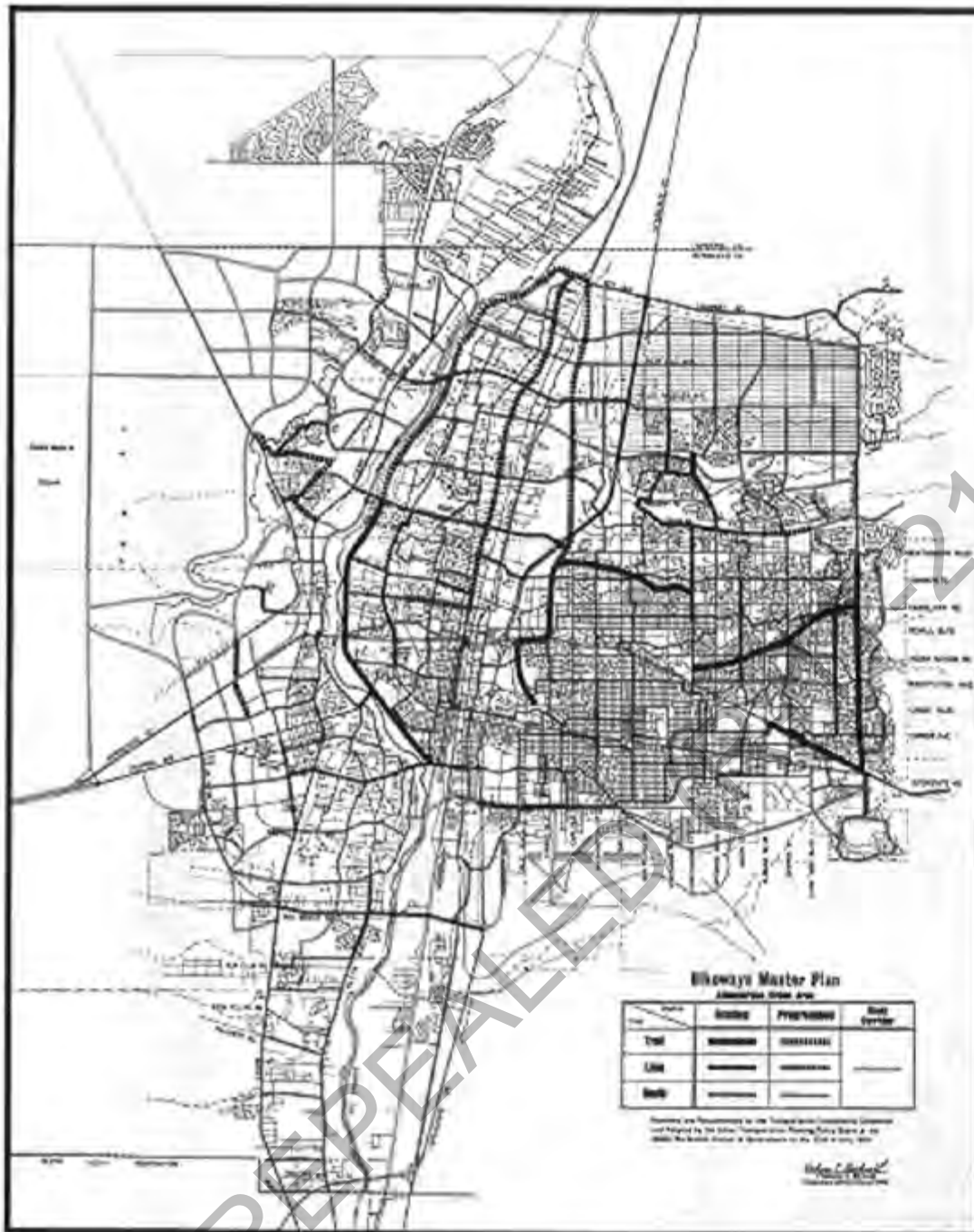


policy 8 bikeways and horse trails

Where appropriate and feasible, provision should be made for bikeway and horse trail facilities as part of the site plan design. Facilities shall be coordinated with the Bikeways Master Plan.

rationale:

As the Northwest Mesa area develops, there will be an increasing demand for bikeways and horse trails, particularly because of arroyo and open space opportunities along the bosque.



policy 9 site lighting

Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.

rationale:

The design and appearance of site lighting is important to the safety of traffic movement and to the visual appearance of the Coors Corridor. Inappropriate night lighting, in particular, could distract drivers' attention from the roadway and impose on nighttime views enjoyed in the corridor area.

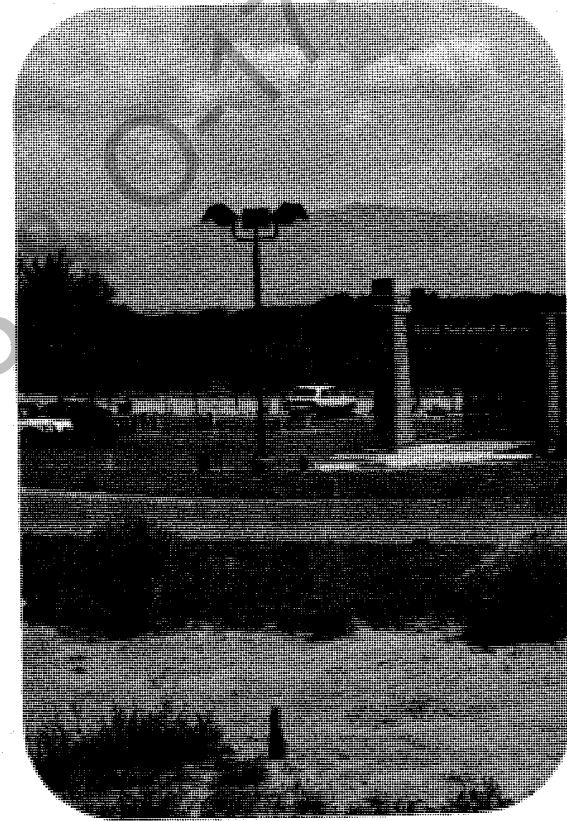
A. Exterior Lighting:

design regulations:

1. Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
2. The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

design guidelines:

1. Exterior lighting, if any, should be designed as part of the architectural and landscape statement of a project. Fixture style and design should be compatible and consistent with the building design.
2. The location of the lighting fixture, together with its cut-off angle, shall be carefully selected so that glare or excessive brightness is minimized on any public right-of-way or any adjacent premises.
3. Fixture mounting height should be appropriate to the project and the environment. Use of low, bollard-type luminaires, approximately three feet in height are encouraged for pedestrian lighting areas.



policy 10

architectural design

Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

rationale:

The natural environment features of the Northwest Mesa and the policy of protecting and enhancing the views within and beyond the Coors Corridor should provide the overall context in which the built environment takes place. The opportunity exists to create a unique coordinated design program for the corridor area.

A. Architectural Design:

design regulations:

1. Each phase of a phased development shall attain a visual completeness. Temporary barriers or walls shall be painted and trimmed to complement the permanent construction.
2. Standards for temporary buildings are the same as for permanent buildings.

design guidelines:

1. All building designs are encouraged to achieve a sense of human scale. Wall insets, portals, balconies, and window projections are examples of building elements which may help reduce the scale of larger buildings.
2. All designs are encouraged to be responsive to energy considerations. However, when energy conserving devices such as solar heat collector panels are utilized, such devices should be designed as visually integral parts of the structure.



3. "Trade-Mark" type buildings are discouraged.
4. In multiple-family residential developments, the individual dwelling units should be apparent in form. Such expression will help reduce the scale of the building and also increase the feeling of individual identity of each unit.

8. Architectural Details:

design regulations :

1. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
2. Mechanical equipment shall be screened from public view. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.



design guidelines:

1. Building entries should be protected from the elements and should afford a "sense of entry" for the structure. Wall recesses, roof overhangs, and similar features as integral elements of building design are suggested.
2. The predominate building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.
3. Materials which may cause annoying glare or reflection should not be used. Window selection and placement should be carefully designed to minimize glare or reflection.



c. view preservation for corridor segments 3 and 4



The following policy and design guidelines apply specifically to corridor Segments 3 and 4 from Coors Boulevard east to the boundary of the corridor

policy 1

view preservation

Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

rationale:

Views of the natural terrain, the bosque, the Rio Grande, the river valley, the east mesa, and the Sandia Mountains are particularly unique and attractive east of Coors Boulevard in corridor Segments 3 and 4. Site planning and design in this area should be especially sensitive to protection and enhancement of these views.

definitions:

View Plane: On the east side of Coors Boulevard in corridor Segments 3 and 4, a view plane is established at four feet above the elevation at the east edge of the east driving lane. The view plane extends horizontally at 90 degrees to the easterly boundary of the corridor.

Sighting Lines: Imaginary sighting lines at a 45-degree angle to the road alignment are shown on the View Preservation Maps, Figures 32, 33, and 34 for corridor Segments 3 and 4. The sighting lines indicate the most restrictive viewing angle of the motorist when travelling northbound on Coors Boulevard.

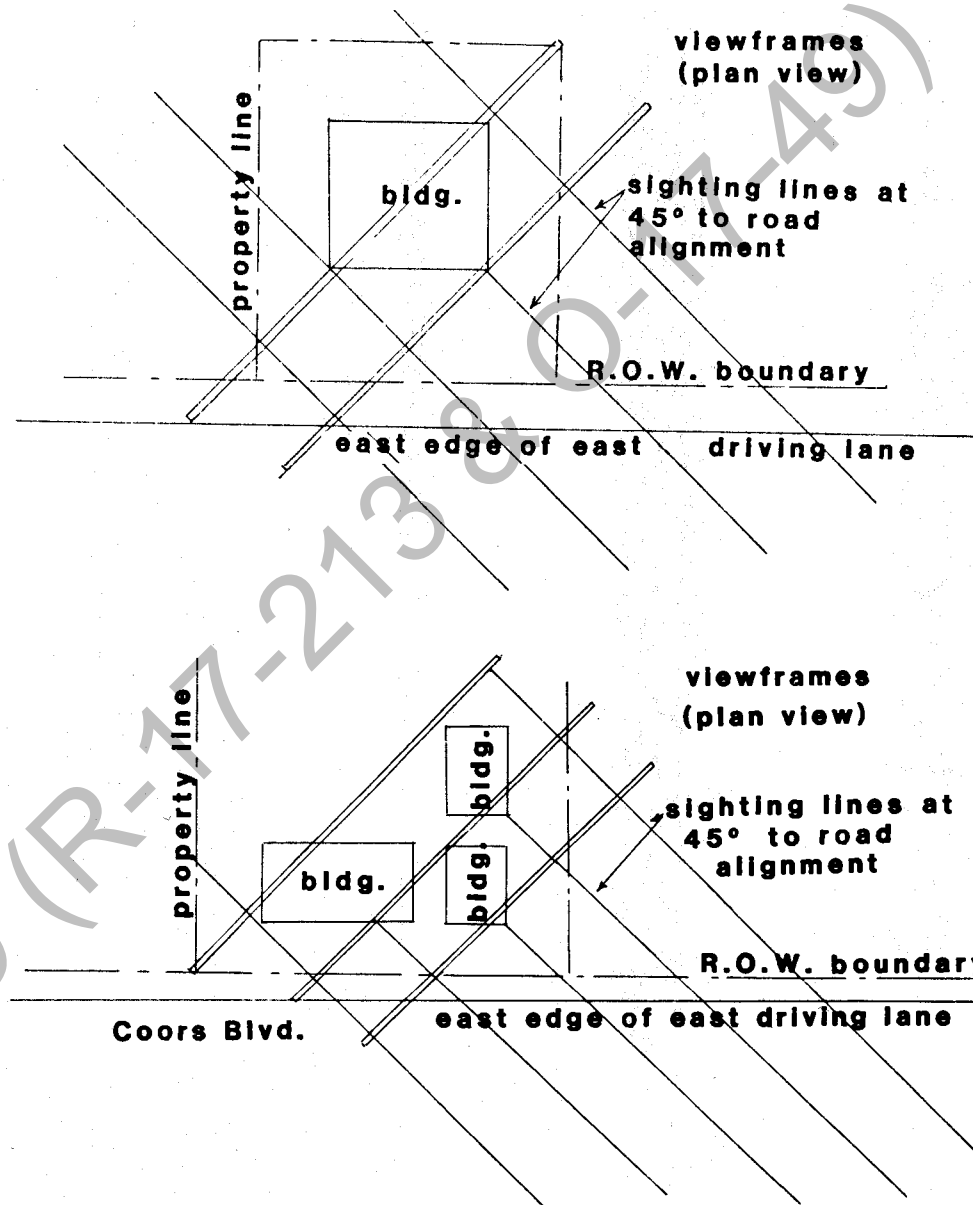
View Area: The view area for a parcel of land is a series of rectangular view frames created by the Coors Boulevard grade level as the bottom of the view frame; the highest point of the ridge line of the Sandia Mountains as the top of the view frame. The north and south edges of the view frame are created by vertical extensions from the north and south property lines of the parcel.* The series of view frames change as the viewer travels north on Coors Boulevard. The view frames are perpendicular to sighting lines. Collectively, the series of view frames is the view area.

*In cases of sites which do not provide adequate depth for the view frame to intersect both north and south property lines, these property lines may be extended until they meet the first possible view frame on the site.

design regulations:

A. Setback:

1. The View Preservation Maps, Figures 32, 33, and 34 for corridor Segments 3 and 4 show a shaded area adjacent to the east edge of Coors Boulevard. The east edge of this shaded area represents an elevation approximately ten feet below the elevation at the east edge of the east driving lane. The east edge of the shaded area shall be used to determine the front yard setback for a multi-story building; except that a one-story building may be located not closer than the required 35-foot front yard setback if 1) site grading design is approved, and 2) the height of the building does not penetrate the view plane.
2. The side yard and rear yard requirements shall be the same as required in the underlying zone.



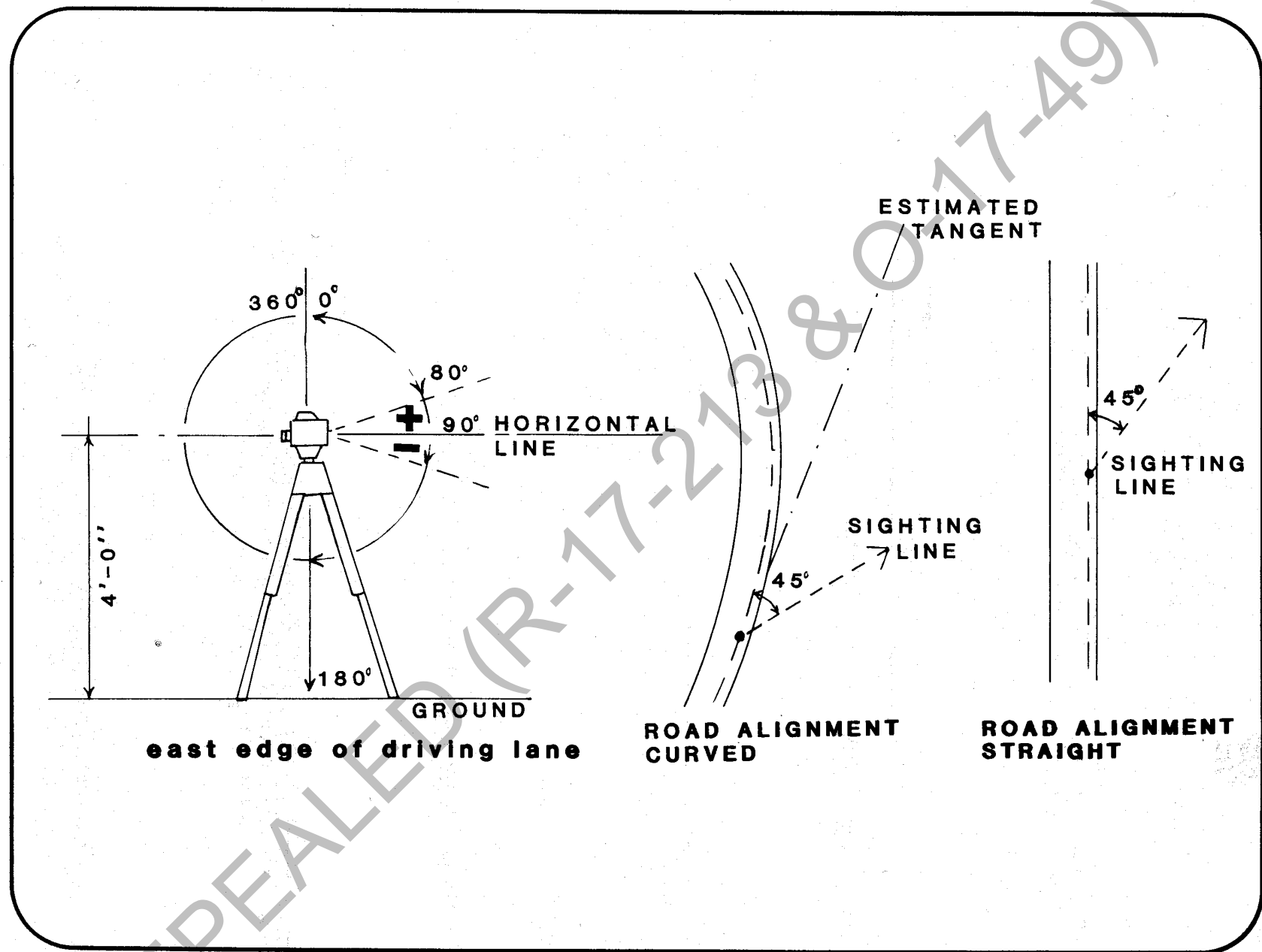


figure 38a technique and procedure

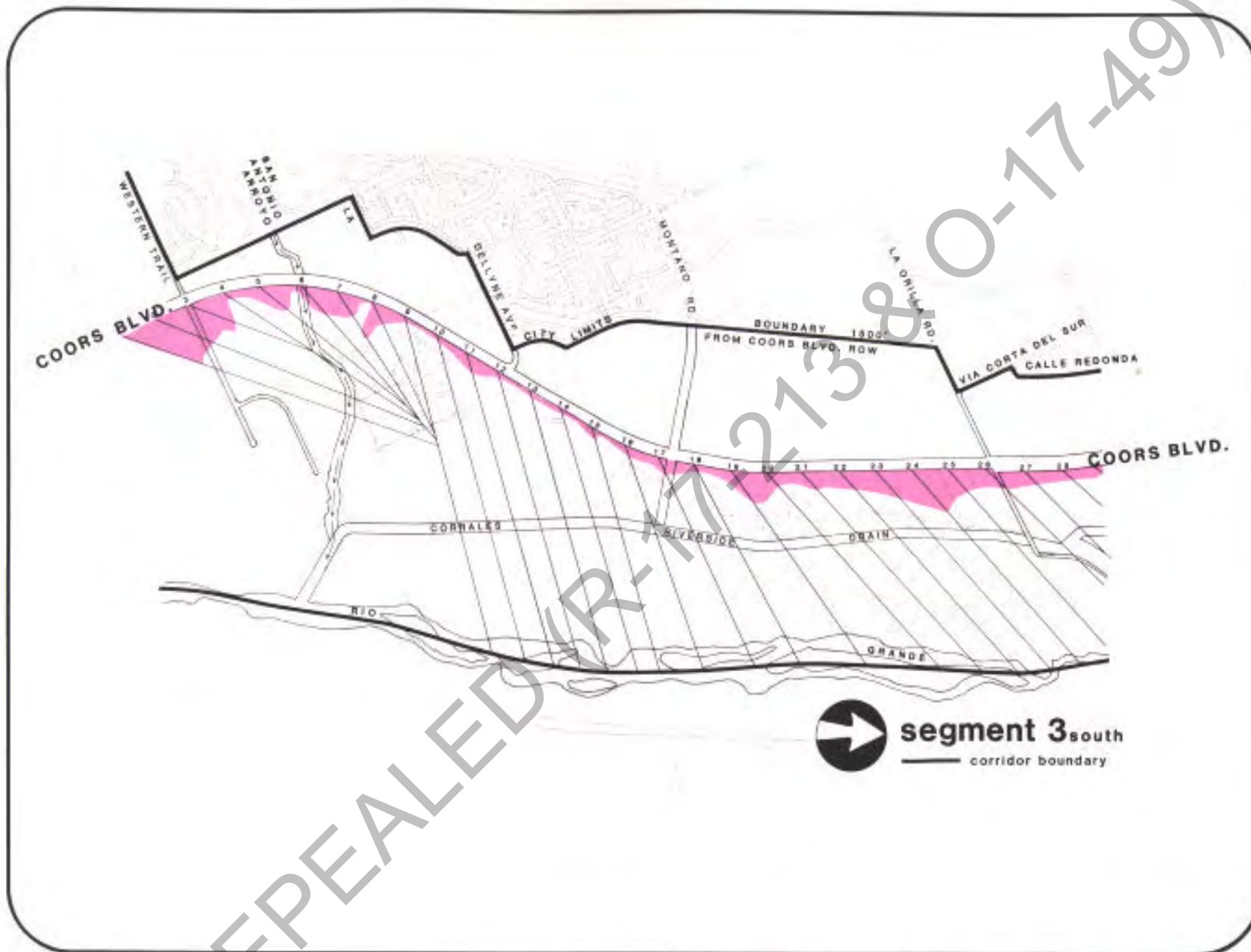


figure 40 view plane and sighting lines

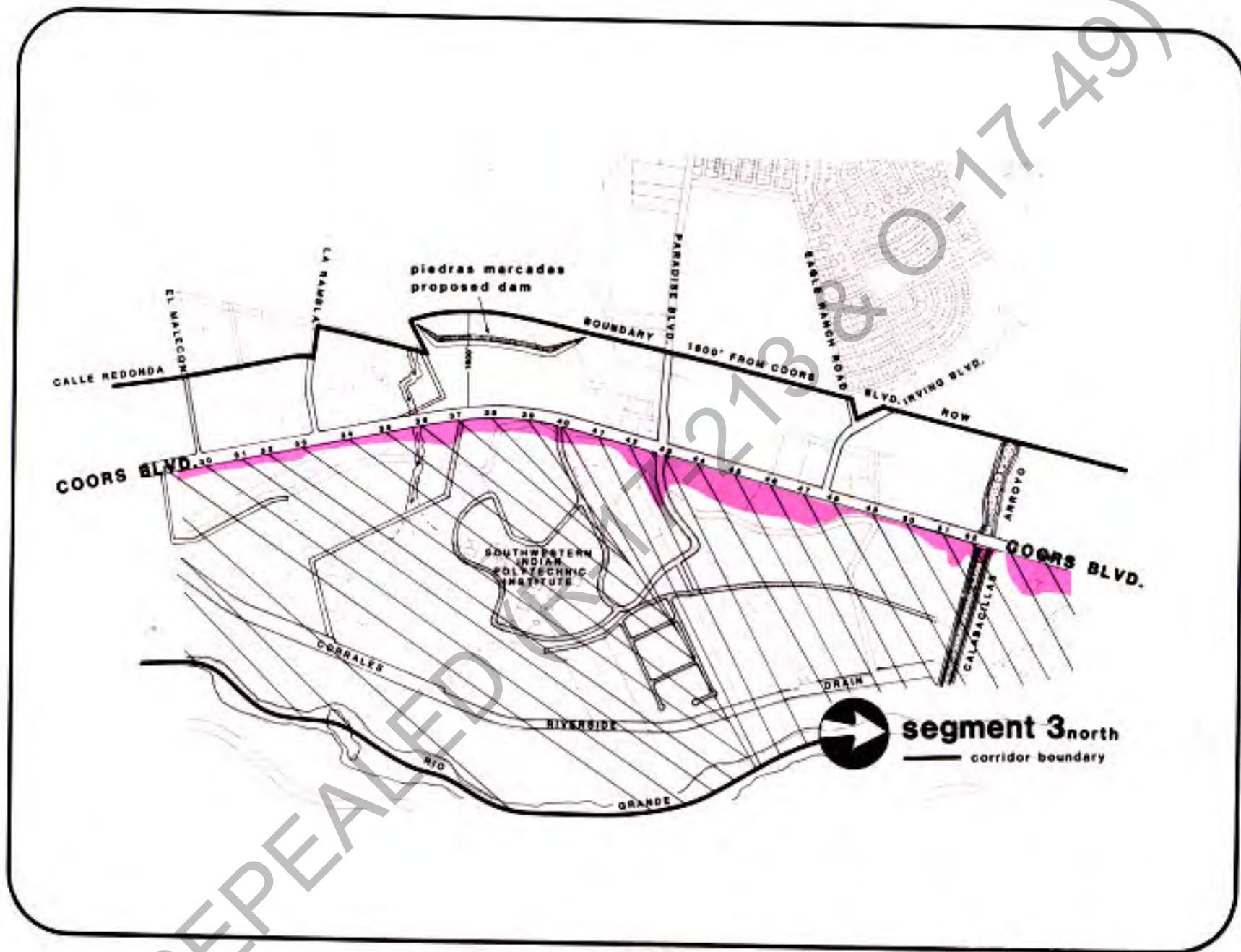


figure 41 view plane and sighting lines

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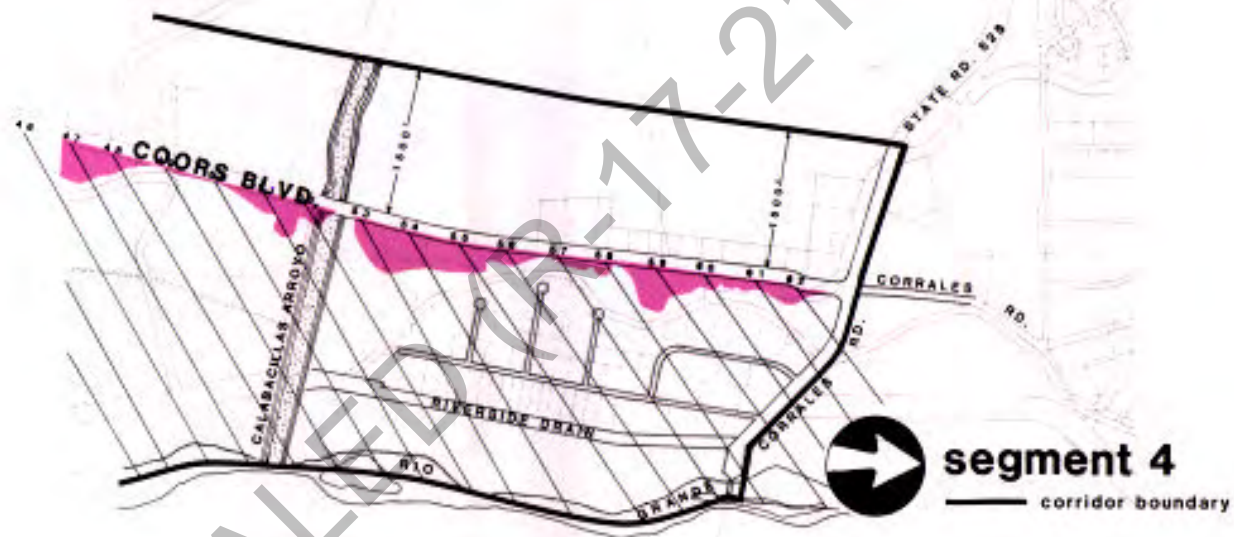
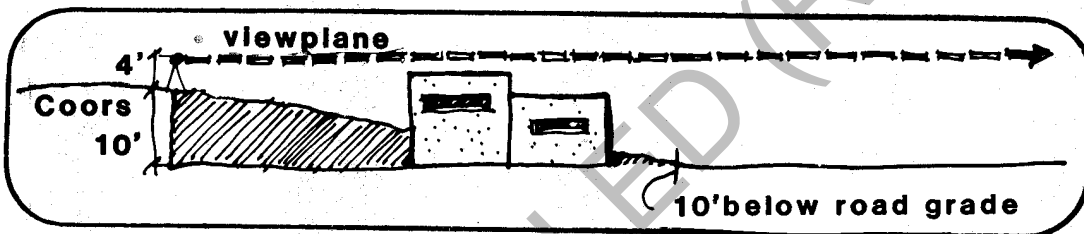
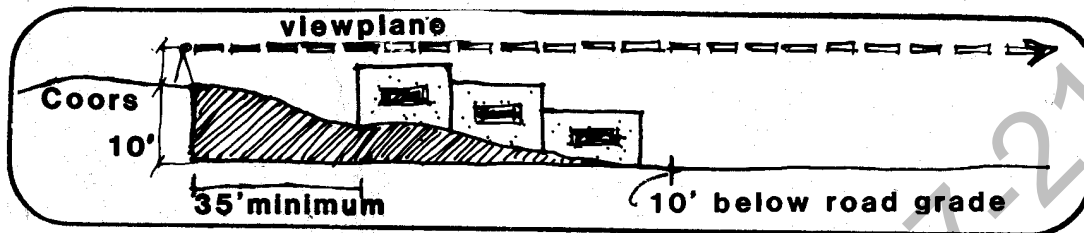
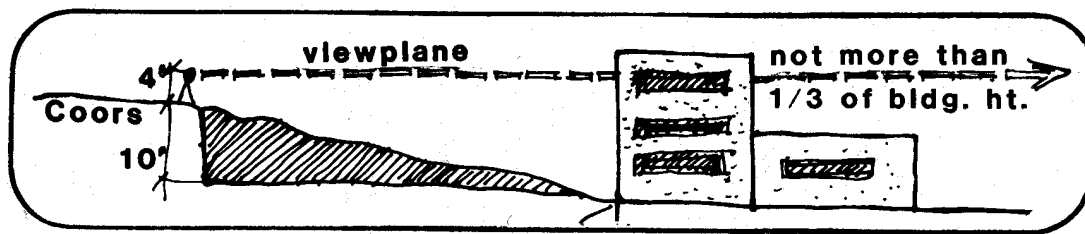


figure 42 view plane and sighting lines

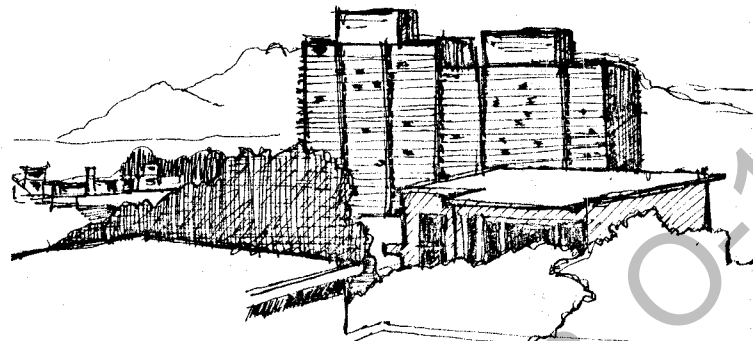


B. Height, Bulk and Massing:

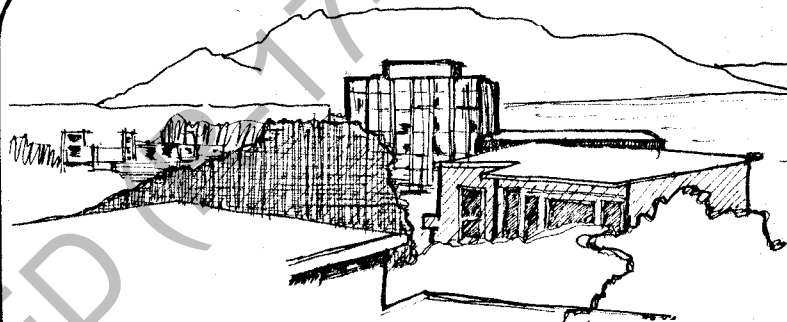
1. View Plane Building Heights: Heights of buildings on the east side of Coors Boulevard in corridor Segments 3 and 4 shall not penetrate above the view plane within the building setback area for multi-story buildings. (i.e., at any location with an elevation which is less than ten feet below the east edge of the roadway. See figures 39 through 41.) In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. Also, in no event will more than one-third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.

2. View Plane Building Bulk: Not more than 50 percent of the view area, for any parcel of land on the east side of Coors Boulevard in corridor Segments 3 and 4 shall be obscured by the bulk of the building(s) placed on the parcel.

3. Massing: projects containing several buildings should provide variety in building size and massing. A transition from low buildings on roadway frontages to larger and taller structures on the interior of the property is generally encouraged.



buildings should not penetrate view of sandia mountains or exceed 50% of view area.



building bulk should permit views of mountains, valley, bosque and landscape.

C. Site Landscaping:

In corridor Segments 3 and 4, the height of landscaping near the east edge of Coors Boulevard should be selected to meet the following criteria:

design regulations:

1. Any private landscaping shrubs shall not be higher at maturity than the view plane, which is four feet above the elevation at the east edge of the east driving lane of the roadway.
2. Any private landscaping trees shall be of sufficient height and caliper that the lower branches at the time of planting shall be a minimum of four feet above the view plane. Tree varieties shall be selected for small "see through" type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

D. Exceptions:

1. The applicant must submit sufficient design sketches, photographs and other detailed information as may be necessary to demonstrate the case and solution requested for an exception to the adopted design guidelines.
2. Building setback, height, and bulk on the east side of Coors Boulevard in corridor Segments 3 and 4 shall be as required above, unless one of the following exceptions is applicable:
 - a. Hardship: The intent of all of the guidelines must be met. The burden is upon the applicant to demonstrate that the required building setbacks, height and bulk conditions cannot be reasonably attained on the specific site, because of the configuration, dimensions or conditions of that site; or
 - b. Exceptional Design: If the applicant can demonstrate that an exceptional or superior design can be achieved which still meets the intent of the policies of the Coors Corridor Plan.

d. signage

policy 1

Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

rationale:

Additional signage controls will provide added safety and less distraction and confusion for the motorist on this high-capacity arterial roadway. The goal of safe increased traffic movement coupled with protection of the corridor views are achieved through additional signage regulations, resulting in more appropriate and compatible sign design and placement.

The Policies Plan element of the Albuquerque/Bernalillo County Comprehensive Plan contains the following policy (designated Policy 2.o.): "Incidental structures such as signs . . . shall be designed for minimal distraction. Signing shall be limited to the minimum size and number necessary for identification purposes."

The purpose of signage regulations related to the Coors Corridor is to promote signage designs which are:

1. Compatible with surroundings, expressive of the identity of individual properties and sensitive to the goals for the design and character of the Coors Corridor area.
2. Orderly and appropriate to the activity to which they pertain; related to the place where the activity represented is located.
3. Non-distracting to motorists.
4. Aesthetically pleasing.

design regulation:

The General Sign Regulations, Section 40.E. of the Comprehensive City Zoning Code, are extended to apply to all signage in the Coors Corridor area as follows:

1. Zoning Permits, Seals of Compliance. Same as regulated by Section 40.E.
2. Regulations Applicable to Signs in All Zones.

PROHIBITED SIGNS:

In addition to the signs prohibited in Section 40.E., the following signs are also prohibited:

Any sign which:

- o consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners; except during a holiday season, or for ethnic and thematic special events.
- is in any way animated (including twinkling or wind-activated movable parts), emits smoke, visible vapors, particles, sound or odor, or rotates or moves in any manner.
- has flashing lights incorporated as part of its design and performance.

- is portable: fixed on a movable stand; self-supporting without being firmly embedded in the ground; supported by other objects; mounted on wheels or movable vehicle; or made easily movable in any manner.
- is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole or other similar structure.
- is located (painted, affixed, etc.) on trees, rocks or other natural features.
- is attached to the roof of a building or structure between the eaves and the ridge-line of the roof.
- is a roof sign as defined in Section 5.8.
- is an off-premise sign, referring to a business or merchant not doing business on the premise where the sign is displayed.
- overhangs the right-of-way or property line.
- is a free-standing or projecting sign greater than 75 square feet.



3. Regulations Applicable to Signs In or Within 40 Feet of Residential Zones.

Same as regulated in Section 40.E.

4. Regulations Applicable to Signs in Nonresidential Zones.

GENERAL ILLUMINATION:

Same as regulated by Section 40.E.

ILLUMINATED SIGN OR ELEMENTS:

No illuminated sign, or any illuminated element of any sign, may turn on or off, or change its brightness.

SIGN MOVEMENT OR ROTATION:

No sign or any part of any sign may move or rotate; including wind devices which are also restricted.

RELIGIOUS SIGNS:

Same as regulated by Section 40.E.

5. Joint Sign Premises.

Same as regulated by Section 40.E.; except in no case shall the maximum number of items per sign be exceeded.

6. General Sign Regulations Applicable to the Design of All Signage in the Coors Corridor Area:



MAXIMUM NUMBER OF ITEMS
PER PREMISE FRONTAGE:

An item of information means any of the following: a word; an abbreviation; a number; a symbol; a geometric shape (such as broken planes or discontinuous odd shapes). All letters and symbols over three inches in height are counted as items of information.

- A total of ten items allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted.
- Each premises on Coors Boulevard is permitted to display signs containing up to a total of ten items of information along any one street frontage. An additional ten items of information may be displayed on any other street which provides access to the same premise.

LIGHTING OF SIGNS:

Signs which are directly spotlighted (either external to sign structure or attached to sign structure) or signs which are internally illuminated may be used provided that:

- there is no glare on the street or upon adjacent property; and
- the light does not distract motorists.

OBSTRUCTION OF ARCHITECTURAL FEATURES:

No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings or any major decoration or structural feature. The sign should be in harmony with the building.



REPEALED (R-17-013 & O-17-49)



IMPLEMENTATION

The major issues related to developing the Coors Corridor have been identified in the previous pages, and policies and guidelines have been recommended for improvements. The implementation process details information about costs and timing.

REPEALED (R-17-213 & O-17-49)

cost estimates and phasing

"Summary of Recommendations and Cost Considerations", Table A, illustrates cost estimates for improvements in each of the four corridor segments. The identified roadway improvement costs are identified at approximately \$25 million. The costs for the elimination of driveway access to Coors Boulevard will be based on fair market appraisals.

An additional \$20 million is estimated for drainage, water, and sewer improvements in the general vicinity and corridor area. These improvements are needed to service the general area as well as the corridor area and are not dependent upon the proposed corridor plan recommendations.

Currently, \$400,000 has actually been approved by the voters and appropriated in the City's 1981 Capital Improvement Program (CIP) for transportation improvements in the Segment 2 area. However, approximately \$3.5 million is proposed in the upcoming 1983-88 capital program, \$495,000 of which is contained in the 1983 General Obligation (GO) Bond program, plus \$6,200,000 for Montano and El Pueblo Bridge approaches on the east and west sides of the river.

Funding for the major drainage, water and sewer improvement anticipated for the Northwest Mesa area is not available at this time.

All the suggested improvements (transportation, drainage, water and sewer) are usually implemented as development occurs. Substantial facility improvements are funded by special assessments and GO Bond monies.

Approximately \$920,000 for transportation improvements has been placed in the CIP for the Segment 2 area. The CIP covers a six-year period and is updated every two years. Emphasis is on traffic and access improvements in the Segment 2 area, plus some right-of-way opportunity acquisitions. The current funding source is GO Bond monies. However, some State or Federal monies may become available for Coors Corridor improvements. The City is coordinating with the Middle Rio Grande Council of Governments (COG) and the State Highway Department for improvements related to the Coors/Interstate 40 interchange, and the intersections of Coors with Central Avenue, Montano Road, Paradise Boulevard, and Corrales Road.



SEGMENT ONE (1.88 mi.)			SEGMENT TWO (1.63 mi.)		SEGMENT THREE (4.68 mi.)		SEGMENT FOUR (1.0 mi.)		HORIZONTAL
ACTION		EST. \$	ACTION	EST. \$	ACTION	EST. \$	ACTION	EST. \$	\$ TOTALS
TRAFFIC MOVEMENT AND ACCESS									
ITFM									
PHASE ONE (staged improvements)									
a) P.C.W.	acquire 36 ft.	\$ 1,965,400	acquire 36 ft.	\$ 1,704,100	acquire 6 ft.	\$ 815,400	acquire 6 ft.	\$ 174,200	\$ 4,659,100 ¹
b) driveway redesign (access)	eliminate or relocate	cost will vary*	eliminate or relocate	cost will vary*	eliminate or relocate	cost will vary*	eliminate or relocate	cost will vary*	\$ 5,000,000 ^{2*}
PHASE TWO (staged improvements)									
a) median redesign	reconstr.	\$ 389,000	reconstr.	\$ 337,500	constr.	\$ 969,000	constr.	\$ 207,000	\$ 1,902,500
b) traffic signals	remove 1	N/A	remove 1 add 2	\$ 70,000	add 7	\$ 245,000	add 1	\$ 35,000	\$ 350,000
PHASE THREE (staged improvements)									
a) lanes	constr. at 24' p'v'g.	\$ 564,000	constr. at 24' p'v'g.	\$ 489,000	constr. at 48' p'v'g.	\$ 2,808,000	constr. at 48' p'v'g.	\$ 600,000	\$ 4,461,000 ³
b) curb & gutter/ shoulder	c & g	\$ 188,000	c & g	\$ 163,000	c & g (24' p'v'g.)	\$ 1,404,000)	c & g	\$ 100,000	\$ 919,000 \$ 1,404,000 ³
c) right-turn channeliza.	constr. at 9 locations	\$ 185,600	constr. at 5 locations	\$ 1,695,800		N/A		N/A	\$ 1,881,400 ⁴
d) sidewalk/ pedestrian trail		\$ 261,000		\$ 227,000		\$ 650,500		\$ 139,000	\$ 1,277,500
e) street lights		\$ 188,000		\$ 163,000		\$ 250,000		\$ 100,000	\$ 701,000
f) bicycle way		\$ 94,000		\$ 81,500		\$ 234,000		\$ 50,000	\$ 459,500
PHASE FOUR (staged improvements)									
a) pedestrian crossing	constr. at 1 location	\$ 500,000	constr. at 2 locations	\$ 1,000,000		N/A		N/A	\$ 1,500,000
b) bus route amenities	constr. at 4 locations	\$ 10,000	constr. at 4 locations	\$ 10,000		N/A		N/A	\$ 20,000
=====									
\$ subtotals	Segment 1	\$ 4,345,000	Segment 2	\$ 5,940,900	Segment 3	\$ 7,843,900	Segment 4	\$ 1,405,200	\$ 24,535,000*

N/A = Not Applicable

¹Estimated maximum cost. Actual cost will include acquisition of land (at approximately \$5.00 per sq. ft., or at assessed value); driveway access control, where appropriate; and minor structure relocation or acquisition. Right-of-way dedication will lower this estimate.

²Costs to modify or eliminate existing driveway access will be dependent on specific situations.

³Costs will vary with amount of paved surface required. Maximum cost is identified.

*Driveway redesign (access) cost shown as total lump sum and is reflected in subtotal of last column but not in subtotal for each segment.

table A summary of recommendations and costs (1983)

ITEM	SEGMENT ONE		SEGMENT TWO		SEGMENT THREE		SEGMENT FOUR		HORIZONTAL \$ TOTALS
	ACTION	EST. \$	ACTION	EST. \$	ACTION	EST. \$	ACTION	EST. \$	
ENVIRONMENTAL CONCERNS									
topography	no change	N/A	no change	N/A	change as nec.	(cost will vary)	change as nec.	(cost will vary)	(cost will vary)
drainage	provide publ. impr.	(\$ 707,000) ⁴	provide publ. impr.	(\$1,207,000) ⁴	provide publ. impr.	(\$ 1,900,000) ⁴	provide publ. impr.	(\$ 355,000) ⁴	(\$ 4,169,000) ⁴
soil conditions	no change	N/A	no change	N/A	preserve floodplain	N/A	preserve floodplain	N/A	N/A
vegetation	streetscape planting	\$ 250,000	streetscape planting	\$ 282,000	median planting	\$ 500,000	median planting	\$ 100,000	\$ 1,132,000
archaeologi- cal sites	none known	N/A	one	N/A	several	N/A	one	N/A	N/A
water	line work	(\$ 35,000) ⁵	line work	(\$ 100,000) ⁵	line work facilities	(\$ 1,200,000) ⁵ (\$14,000,000) ⁵	N/A N/A	N/A N/A	(\$ 1,335,000) ⁵ (\$14,000,000) ⁵
sewer	none	(no cost)	none	(no cost)	line work facilities	(\$ 500,000) ⁵ N/A ⁵			(\$ 500,000) ⁵ N/A ⁵
LAND USES									
east side	change C-3 to C-2	N/A	change R-1 to O-1/PRD	N/A	encourage Pl. Dev.	N/A	encourage guidelines	N/A	N/A
west side	N/A	N/A	change R-1 to O-1/PRD	N/A	encourage Pl. Dev.	N/A	encourage guidelines	N/A	N/A
both sides	encourage guidelines and annex	N/A	encourage guidelines and annex	N/A	encourage sector plans and annex	N/A	encourage guidelines and annex	N/A	N/A
VISUAL IMPRESSIONS									
median	landscape median	(cost incl. above)	landscape median	(cost incl. above)	landscape median	(cost incl. above)	landscape median	(cost incl. above)	(cost incl. in veg'n. above)
east side	develop with guidelines	N/A	develop with guidelines	N/A	preserve views	N/A	preserve views	N/A	N/A
west side	develop with guidelines	N/A	develop with guidelines	N/A	preserve views	N/A	preserve views	N/A	N/A
both sides	develop with guidelines	N/A	develop with guidelines	N/A	develop with guidelines	N/A	develop with guidelines	N/A	N/A
=====									
\$ totals	Seg. 1	\$4,595,000 (\$ 742,000) ⁶	Seg. 2	\$6,222,900 (\$1,307,100) ⁶	Seg. 3	\$ 8,343,900 (\$17,600,000) ⁶	Seg. 4	\$1,505,200 (\$ 355,000) ⁶	total \$ est. \$25,667,000 (\$20,004,000) ⁶ \$45,671,000

⁴Estimated maximum cost. See City Engineer's office, Hydrology Section, for details.

⁵Estimated water and sewer costs include line work and facilities already in progress, plus approximately \$14,000,000 for future improvements.

⁶Estimated total drainage, water and sewer costs are shown separately because some future expenditures are inevitable.
(Numbers shown in parenthesis represent costs necessary regardless of traffic movement and access costs)

table A (continued)

implementation of design guidelines

LANDSCAPING: New Development

- A. Landscaping of the 15 and 35 foot setback areas shall be implemented simultaneously with new development activities, or
- B. If right-of-way has not been acquired at the time of desired development, landscaping of the 15 and 35 foot setback areas shall be implemented within six months after necessary street right-of-way for Coors Boulevard has been acquired.

LANDSCAPING: Existing Development

Landscape design elements shall be brought into compliance within two years of adoption of this plan.

SIGNAGE: New

Signage design elements shall be in compliance with the plan at the time of installation.

STRUCTURES: Existing

- A. Structures that do not intrude upon the 15 foot and 35 foot setback area shall not be affected by the policies of this plan except upon demolition and new construction.
- B. Building structures which intrude upon the 15 foot and 35 foot landscaped setback area shall be legal non-conforming uses.

implementation steps for transportation improvements

Intersection "level of service" will be one of the main parameters used in staging the implementation of various elements of the Coors project. Intersection level of service is a qualitative measure that represents how well an intersection is operating by calculating the ratio of traffic volume (V) to the capacity (C) of the intersection. The service levels range from "A" to "F" with "A" being free-flow and "F" representing an intolerable condition of stop-and-go operation with continuous backups and extreme delay occurring at the signalized intersections. Level of service "C" represents stable flow with occasional delays of more than one signal cycle. With level of service "D", there are an appreciable number of delays where some vehicles wait two or more signal cycles to pass through the intersection. Level of service "C" is normally used for urban design, but level of service "D" is considered acceptable.

Level of service "E" represents operation at capacity with extreme congestion such as that experienced at the intersection of San Mateo and Menaul. The typical V/C ratios for each level of service are shown in the following table.

Level of Service	Typical V/C Ratio
A	0.00-0.60
B	0.61-0.70
C	0.71-0.80
D	0.81-0.90
E	0.91-1.00
F	> 1.00

The various steps will be implemented in the following order:

- ACQUISITION OF RIGHT-OF-WAY AND CONTROL OF ACCESS

Right-of-way and control of access will be acquired as:

- funds are made available
- lands begin to develop
- engineered alignments for the actual roadway are available

The segment priority order for public acquisition is recommended as follows:

1. Segment two
2. Segment one
3. Segment three and four

All new developments occurring prior to public acquisition will be subject to: established standard procedures in requiring additional right-of-way for major streets, intersections improvements as defined in the adopted Subdivision Ordinance (Article XI) and all other appropriate adopted ordinances and policies.

An exception to the dedication requirement may be made by the Development Review Board (DRB) in the case of existing developments. Also property owners of land parcels whose total contiguous ownership is five acres or less shall be

compensated at current fair market value for land acquired for Coors Boulevard right-of-way and control of access.

- WIDENING OF EXISTING MEDIANS, PROVIDING RIGHT-TURN LANES AND CLOSING OF MEDIAN OPENINGS

These elements will be implemented in individual segments when any of the following conditions are met:

- Serious accident problem as determined by the Traffic Engineer; or
- When the mid-point of intersection level of service "D" is reached within a particular segment; or
- Determined necessary by the Mayor and/or City Council and/or Board of County Commissioners.

1. Identify problem area within segment

Priority 1: Individual intersections

Priority 2: Segment

2. Evaluate existing intersection capacity for appropriate locations

3. Determine existing Level of Service (using circular 212 techniques)

4. Identify problem sources:

- a. Intersection geometrics
- b. signal timing
- c. traffic movements
- d. traffic accidents
- e. intense traffic generators
- f. etc.

5. Identify recommended alternative improvements including:

- a. turning movements
- b. intersection redesign
- c. signalization timing adjustments
- d. peak hour left-turn prohibition
- e. median expansion to 28 feet
- f. median closure for safety reasons
- g. ultimate Coors Corridor Plan (4/10/84)

6. Approve and implement recommendations as identified according to normal procedure; median closing shall be undertaken only following a public involvement meeting.

7. Continue monitoring Coors Boulevard until problems arise again.

steps to evaluate improvements on Coors Boulevard

- CONTROL OF ACCESS AND DRIVEWAYS

Access and driveway control considerations for future development will be addressed as this development occurs. Access considerations for existing driveways will be made when: 1) an accident problem develops as determined by the Traffic Engineer or 2) within two years after the median and right-turn lane improvements have been made.

The City will participate in planning and negotiated costs in the development of shared access involving more than one land owner or business, where it is in the public interest. Property owners will be compensated for access by the City. Amount of compensation will be decided following a complete appraisal to determine the fair market value of the existing access point and any damages incurred to the property.

- ADDITIONAL LANES

These elements will be implemented in individual segments where one or more of the following conditions are met:

- Serious accident problem as determined by the Traffic Engineer; or
- When the mid-point of intersection level of service "D" is reached within a particular segment; or
- Determined necessary by the Mayor and/or City Council and/or Bernalillo Board of County Commissioners.

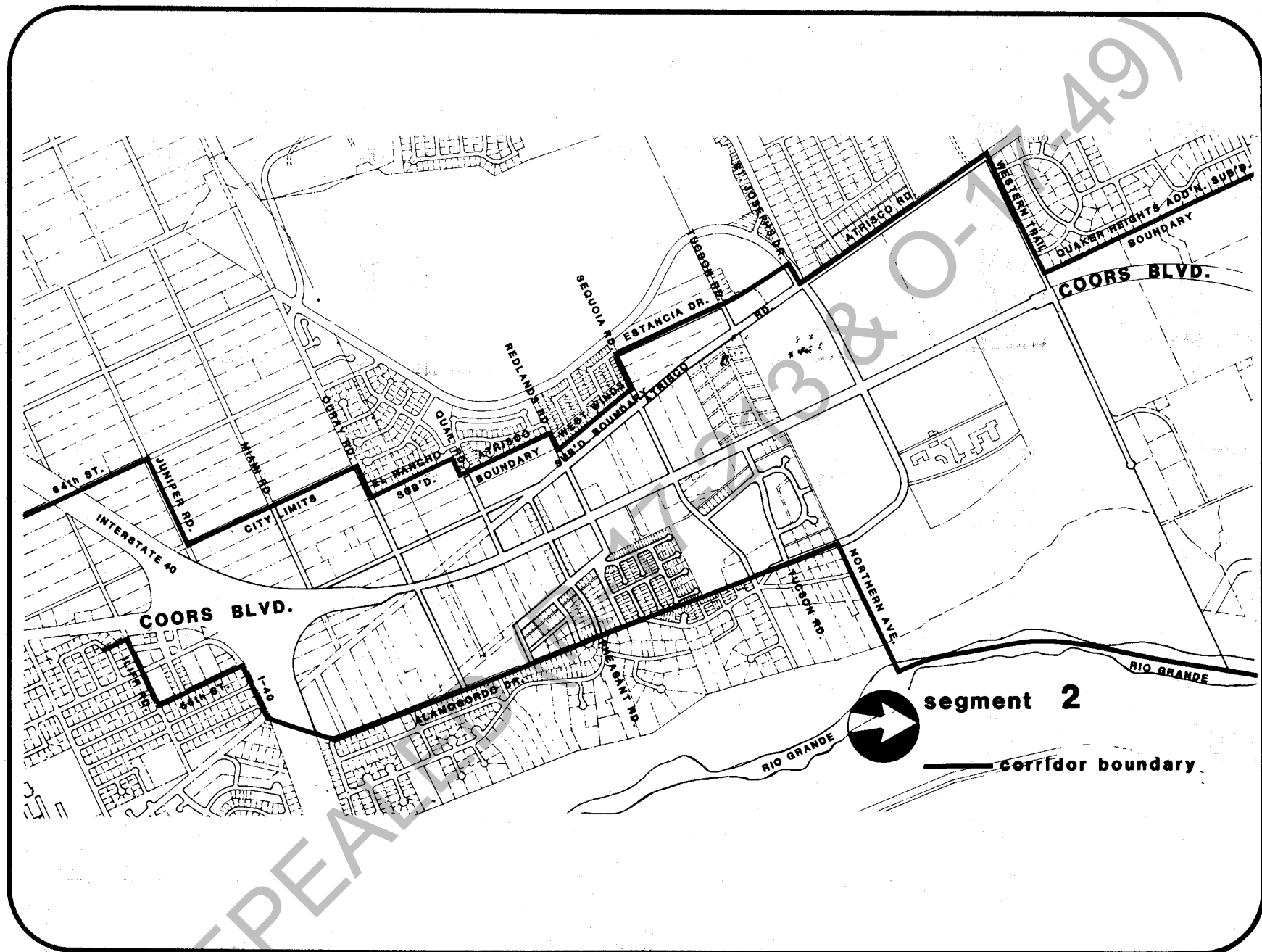


figure 44 coors corridor boundaries

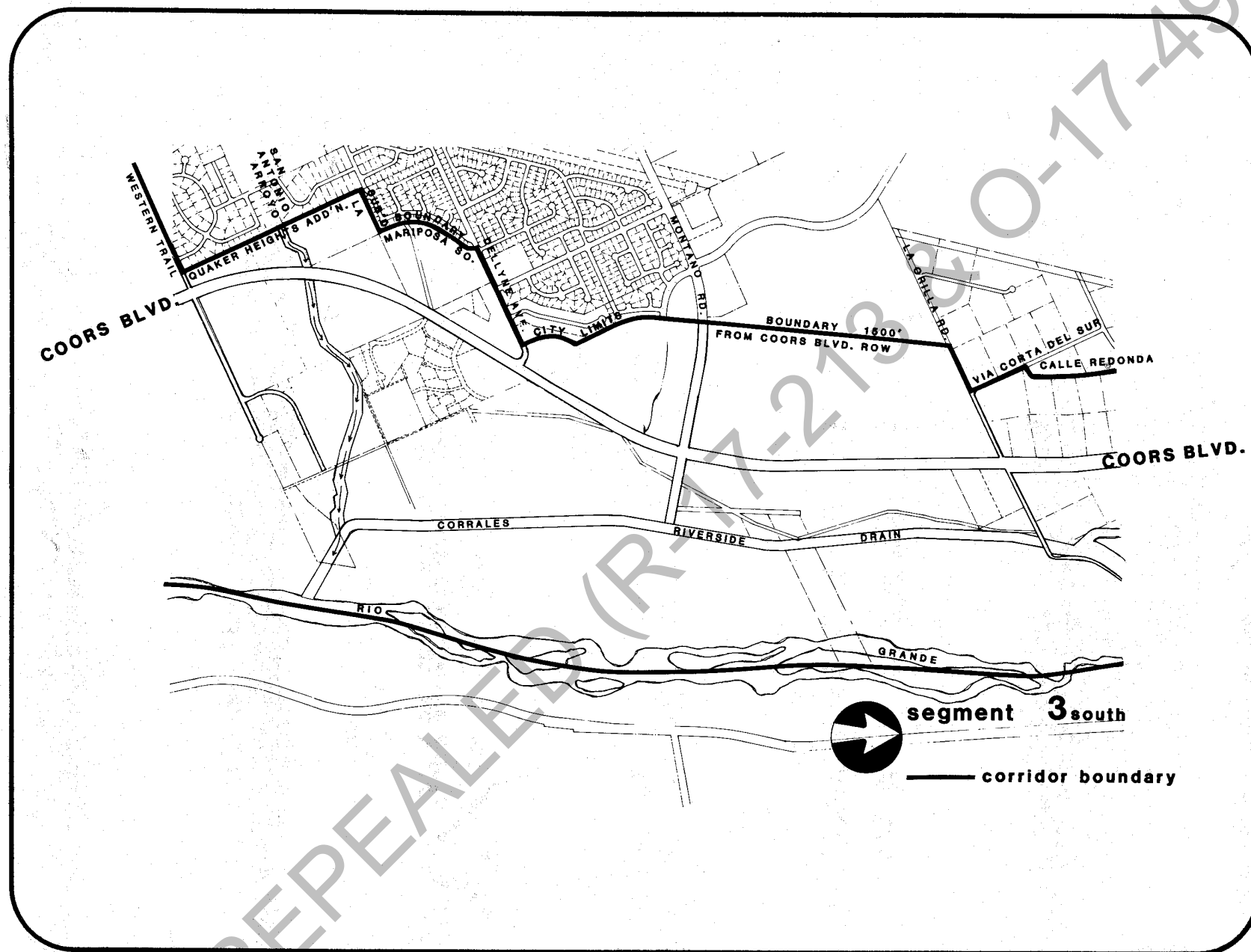


figure 45 coors corridor boundaries

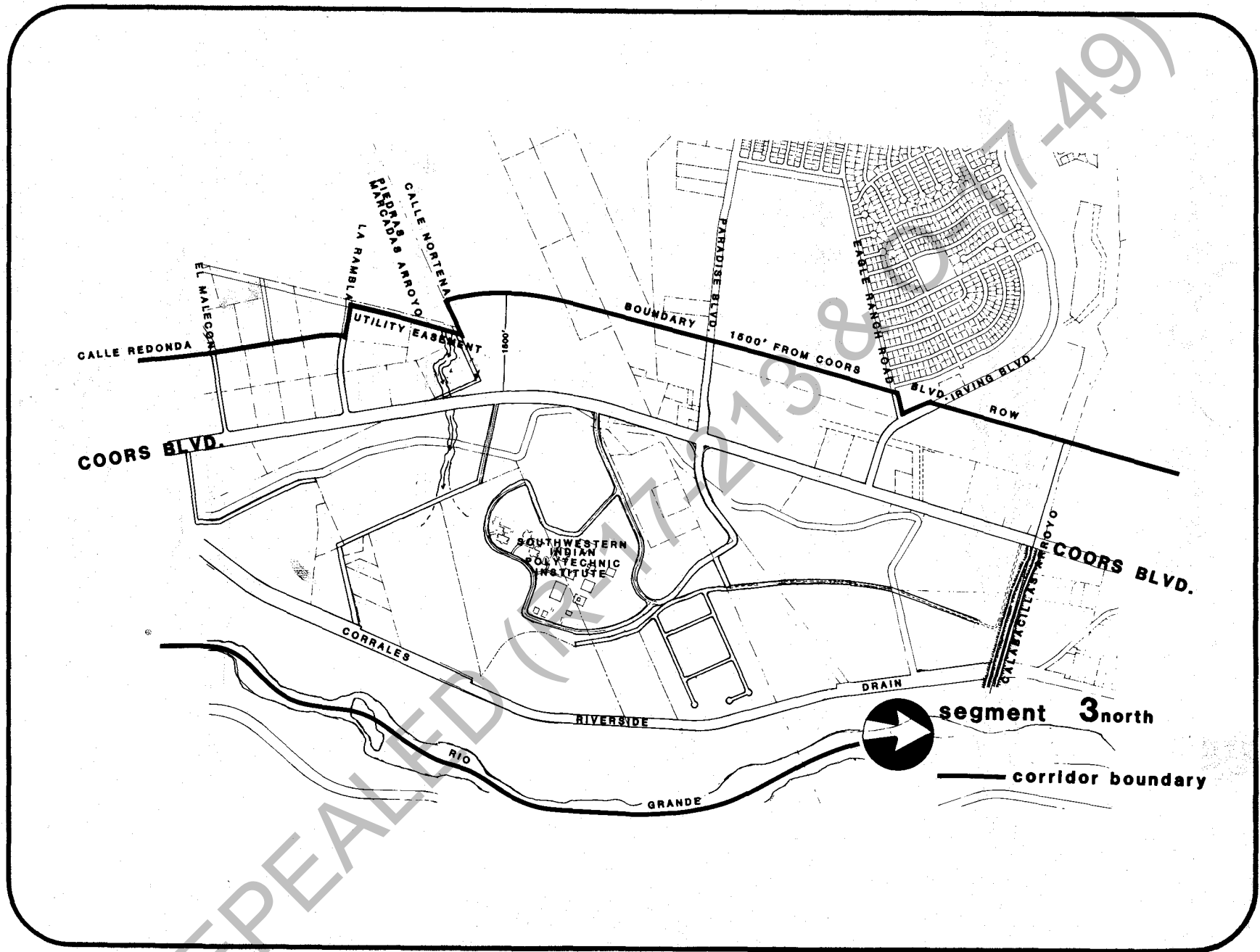


figure 46 coors corridor boundaries

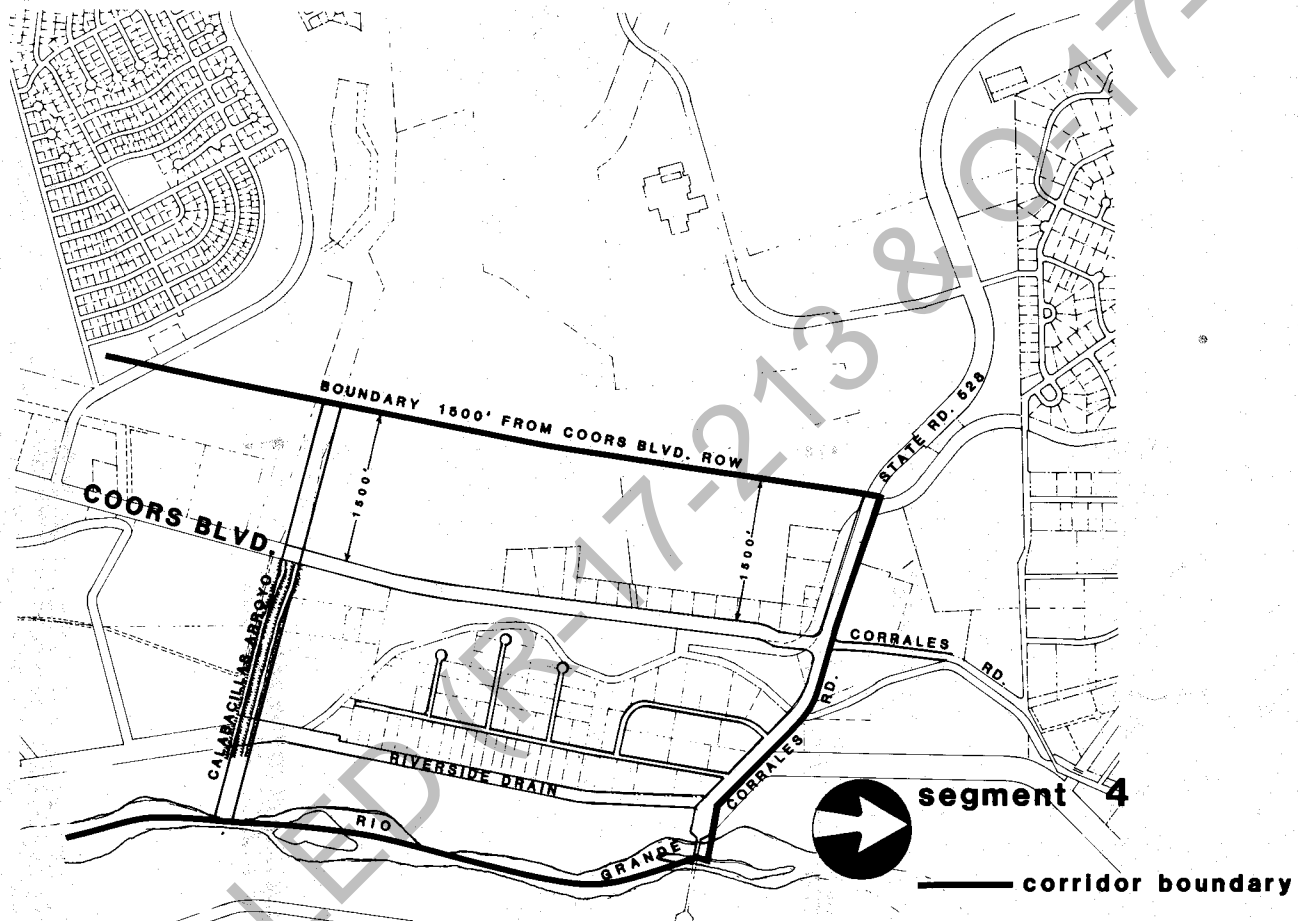


figure 47 coors corridor boundaries

Coors is unique as a principal traffic arterial in Albuquerque. It is not too late to make a public and private



commitment to enhance and protect this corridor and to insure quality development.

