

EAST ATRISCO SECTOR DEVELOPMENT PLAN

**Municipal Development Department
Planning Division**

**As adopted by the City Council
October 29, 1984**

East Atrisco Sector Development Plan

Adopted by the City Council and signed by the Mayor on November 21, 1984
Council Bill No. R-185 and City Enactment No. 196-1984

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>.

Date	Council Bill No.	Enactment No.	Plan References	Footnote #1	Description
4/7/2017	R-16-108	R-2017-026	N/A	N/A	Adopting an updated Albuquerque/ Bernalillo County Comprehensive Plan, which incorporates most sector plan goals, policies, and implementation actions
11/16/2017	O-17-49	O-2017-025	N/A	N/A	Repealing Resolutions and Plans Whose Regulatory Purpose and Content Has Been Replaced by The Integrated Development Ordinance (IDO)
11/16/2017	R-17-213	R-2017-102	N/A	N/A	Repealing Resolutions and Plans Whose Policy Purpose and Content Has Been Replaced by The Integrated Development Ordinance (IDO)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 this column indicates they are; "No" indicates they are not.
2. The original adopting Resolution(s) and the Resolutions listed in the table above are inserted at the beginning of this Plan in chronological order.
3. 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

SIXTH COUNCIL

COUNCIL BILL NO. R-185 ENACTMENT NO. 196-1984

SPONSORED BY:

Patricia J. Baca

RESOLUTION

ADOPTING THE EAST ATRISCO SECTOR DEVELOPMENT PLAN.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Council recognizes the need for Sector Development Plans to guide the City, County, and other agencies and individuals to ensure orderly development and effective utilization of resources; and

WHEREAS, the East Atrisco area as shown on the attached maps and described in the attached text is under multiple ownership and needs a plan to assure coherent development; and

WHEREAS, the Albuquerque/Bernalillo County Planning Division has prepared a Sector Development Plan to guide future development and establish development standards for the plan area; and

WHEREAS, the East Atrisco Sector Development Plan has been developed with the assistance of property owners in accordance with their interest and needs as expressed through public meetings; and

WHEREAS, the adoption of the East Atrisco Sector Development Plan will lead to the implementation of the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan; and

WHEREAS, THE Environmental Planning Commission in its advisory role on all matters related to planning, zoning, and environmental

1 protection has approved and recommended the adoption of the East
2 Atrisco Sector Development Plan at a public hearing June 28, 1984.

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

5 Section 1. The East Atrisco Sector Development Plan,
6 attached hereto, is hereby adopted as a rank three plan, consistent
7 with and leading to the implementation of both the
8 Albuquerque/Bernalillo County Comprehensive Plan and the Northwest
9 Mesa Area Plan.

10 Section 2. All development activities within the plan area,
11 including those of the public and private sectors, shall be guided by
12 the Sector Development Plan.

13 Section 3. The land use plan shown on Map 14, page 28,
14 attached hereto, is hereby adopted as a constituent part of the City
15 Zoning Code for properties within the City of Albuquerque at the time
16 of adoption of the East Atrisco Sector Development Plan and will
17 serve as a guide for future zoning within the plan area.

18 Section 4. The major street network shown on Map 6, page 10,
19 attached hereto, is hereby recommended for adoption by the Urban
20 Transportation Planning and Policy Board as an amendment to the Long
21 Range Major Street Plan.

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1 PASSED AND ADOPTED THIS 29th DAY OF OCTOBER, 1984

2 BY A VOTE OF 7 FOR AND 0 AGAINST.

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4 YES: 7
5 EXCUSED: MATHER, SCHULTZ

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11 APPROVED THIS 21st DAY OF November, 1984.

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18 ATTEST:

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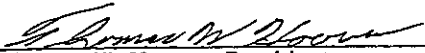
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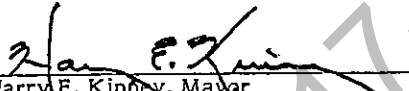
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Thomas W. Hoover, President
City Council


Harry E. Kinney, Mayor
City of Albuquerque


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

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1 demands locally, and to improve stormwater retention and groundwater
2 infiltration; and

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

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

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

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

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

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

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

30 WHEREAS, an update to the Comprehensive Plan provides an opportunity
31 to foster increased collaboration and coordination between the City of
32 Albuquerque and Bernalillo County by serving as a regional plan for healthy
33 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. The introduction of six guiding principles that indicate what is 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.

22. The comments submitted by interested parties cover a variety of topics, including but not limited to time for public review and comment, annexation, effect on vulnerable populations, and the focus on centers and corridors. Some comments express significant concerns that policies crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.

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

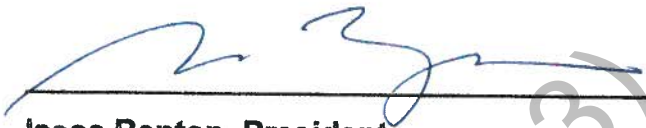
24. Planning Department Staff and City Council Staff will continue to collaborate regarding themes raised in the August 2016 Staff Report, and in public, departmental, and agency comments, to consider any additional information that should be included in the Comp Plan update.

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

SECTION 4. 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.

1 PASSED AND ADOPTED THIS 20th DAY OF March, 2017
2 BY A VOTE OF: 6 FOR 2 AGAINST.

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4 Against: Peña, Sanchez
5 Excused: Winter
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11 Isaac Benton, President
12 City Council
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15 APPROVED THIS 1th DAY OF April, 2017
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19 Bill No. R-16-108

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23 Richard J. Berry, Mayor
24 City of Albuquerque
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27 ATTEST:

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30 Natalie Y. Howard, City Clerk
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CITY of ALBUQUERQUE

TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S O-17-49

ENACTMENT NO.

0.2017.025

SPONSORED BY: Trudy E. Jones and Isaac Benton

ORDINANCE

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

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

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

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

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

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

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

[Bracketed/Underscored Material] - New
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1 provide goals and policies to protect and enhance distinct community
2 identity in each area; and

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

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

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

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

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

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

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

29 WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia
30 Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in
31 1988, (last amended in 2002), the East Mountain Area Plan in 1992 (never
32 amended), the North Valley Area Plan in 1993 (never amended), and the
33 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

1 WHEREAS, the IDO is intended to contain all the zoning and land use
2 laws of the City, superseding any and all other zoning and land use laws
3 whether 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
10 jurisdictions, such as the State of New Mexico, Federal lands, and lands in
11 unincorporated 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-
14 areas to protect character, enhance neighborhood vitality, and respect
15 historic and natural resources; and

16 WHEREAS, regulations from the adopted Rank 3 Sector Development
17 Plans and Rank 3 Arroyo Corridor Plans have been coordinated, updated,
18 and included in the IDO either as citywide regulations or as regulations
19 applying to a mapped area consistent with the applicable area identified in
20 the relevant 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
32 IDO tailors the dimensional standards associated with Premium Transit
33 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

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

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

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

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

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

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

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

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

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

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

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

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

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

28 WHEREAS, the Office of Neighborhood Coordination sent e-mail
29 notification to neighborhood representatives on December 29, 2016, as
30 required, as part of the Environmental Planning Commission (EPC)
31 application process, and Planning Staff sent a re-notification reminder and
32 Notice of Decision for each hearing to neighborhood representatives on
33 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.

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

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

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

1 variance procedure in the Integrated Development Ordinance as currently
2 adopted or subsequently amended. (This procedure is described in § 14-16-
3 5-5.2.K). Appeals of decisions of the Development Review Board are to the
4 City Council. Appeal procedures will comply with those in the Integrated
5 Development Ordinance, §14-16-6-4(U)."

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

14 Section 9. City Code of Ordinances Section 6-5-5-3, Pedestrian Sidewalk,
15 Drive Pad, and Curb and Gutter Required, is amended as follows: "All
16 properties within the city shall have sidewalk, drive pad, curb ramps, curb
17 and gutter in accordance with the standards set forth by § 6-5-5-1 et seq.,
18 unless a variance from these standards is allowed through the procedures
19 established by § 6-5-5-1 et seq. or unless such sidewalks, curb ramps, drive
20 pads, curbs and gutters were constructed under standards previously in
21 force. Such previously constructed improvements shall be considered non-
22 conforming and as such may be repaired and maintained but if and when
23 replacement becomes necessary shall be replaced according to the current
24 standards or variance procedures of § 6-5-5-1 et seq. Compliance with the
25 provisions of § 6-5-5-1 et seq. shall be the responsibility of the property
26 owner. The cost of installing sidewalk shall be borne by the abutting
27 property. On property in residential zones where only houses and
28 townhouses are allowed, and where the lot abuts public streets at both its
29 front and the rear lot lines, the property does not bear the cost of
30 constructing missing sidewalk abutting the rear lot line where the property
31 does not have the legal right to vehicular access from that street; this
32 exception applies only to lots platted before June 29, 1983 (the effective
33 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,

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

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

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

15 Section 37. City Code of Ordinances Section 14-8-2-7(B), Responsibilities
16 of Applicants and Developers, is deleted in whole and replaced with the
17 following: “(C) Pre-Application meetings with City staff for land
18 development applications shall be held as outlined in §14-16-6-1 of the
19 Integrated Development Ordinance. The purpose and requirements for a
20 Pre-Application Meeting are provided in §14-16-6-4(B). (D) Neighborhood
21 meetings for land development applications shall be held as outlined in §14-
22 16-6-1 of the Integrated Development Ordinance. The purpose and
23 requirements for a Neighborhood Meeting are provided in §14-16-6-4(C).
24 These meetings may be recommended for Facilitation, as provided in §14-
25 16-6-4(D).”

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

28 Section 39. City Code of Ordinances Part 14-9-3, Definitions, is amended
29 as follows: “WORKFORCE HOUSING. Dwelling units serving residents and
30 their families whose annualized income is at or below 80% of the Area
31 Median Income for Albuquerque (AMI) as adjusted for household size and
32 determined by the U.S. Department of Housing and Urban Development, and
33 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

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

3 Section 48. City Code of Ordinances Part 14-17-5, Establishment of a
4 Family Housing Development, is amended as follows: “(C) Financial
5 Guarantee. In exchange for the density bonus, as specified in the Integrated
6 Development Ordinance Section 14-16-5-1, the developer and/or builder
7 shall provide a financial guarantee in favor of the city that is equal to the
8 appraised value of the increased density. The financial guarantee shall
9 become due and payable to the city, if the developer and/or builder fails to
10 sell a family affordable ownership unit to a qualified home buyer. The value
11 of the increased density shall be determined by a qualified appraiser who
12 shall perform an appraisal of the property. The city shall release the
13 financial guarantee as the developer and/or builder provides documentation
14 to the city that the family affordable ownership units have been sold to
15 qualified home buyers.” ... “(D)(1) That the proportionate amount of the
16 value of the density bonus and the fee rebate, provided for in the Integrated
17 Development Ordinance Section 14-16-5-1 and subparagraph E(2) of this
18 section, for the family housing development that is attributable to each
19 family affordable ownership unit shall be passed on by the developer and/or
20 builder to each qualified home buyer in the form of a deferred loan of a
21 portion of the purchase price of the family affordable ownership unit;” ...
22 “(E)(1) Density Bonus. Any Family Housing Development (FHD) located in
23 the R-1, RA or R-T zones is eligible for a density bonus. In these zones, the
24 FHD may be developed at a density that is at most 20% higher than normally
25 allowed under the Integrated Development Ordinance. All of the controlling
26 setback and open space requirements must be met for the zone in which the
27 FHD is located. (See the Integrated Development Ordinance, Section 14-16-
28 2-3(A), Section 14-16-2-3(B), Section 14-16-2-3(D), and Section 14-16-5-1(C))”

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

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

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

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

15 Section 52. EFFECTIVE DATE AND PUBLICATION; INTERIM
16 AMENDMENTS. This legislation shall take effect six months after
17 publication by title and general summary. Any amendments to the IDO
18 proposed prior to the effective date shall be introduced through the normal
19 City Council process for direct review by Council or Committee of the
20 Council without any requirement for initial referral to the Environmental
21 Planning Commission or any other review board or body.
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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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22 
23 Richard J. Berry, Mayor
24 City of Albuquerque
25
26

27 ATTEST:

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30 Natalie Y. Howard, City Clerk
31
32
33

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

RESOLUTION

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

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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

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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

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

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

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

WHEREAS, the public and staff from City departments and outside agencies had opportunities to make written and verbal comments prior to and during the EPC's review of the IDO, and the IDO was revised to reflect 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

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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 uncodified 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 Barelvas 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 Barelax 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:

(A) The City hereby designates the following plans as Rank 3 Metropolitan Redevelopment Area Plans only, with regulatory content voided and amended with the following changes:

- Part §1-6-7 McClellan Park Metropolitan Redevelopment Plan, is moved to become a new §1-12-17 and is revised to delete subsection (C).
- Part §1-6-9 South Broadway Neighborhoods Metropolitan Redevelopment Plan is moved to become a new §1-12-18 and is revised as follows: "The South Broadway Neighborhoods Metropolitan Redevelopment Plan is hereby approved in all respects."
- Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan, is moved to become a new (A) through (F) of Part §1-12-4, and sections (A) and (B) are renumbered to reflect the insertion.
- Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to become a new Part §1-12-19, Downtown 2025 Metropolitan Redevelopment Plan. References to the "Downtown 2010 Sector Development Plan" shall be deleted and replaced with "Downtown 2025 Metropolitan Redevelopment Area Plan."
- Part §1-12-12 Los Candelarias Village Center Metropolitan Redevelopment Area, is revised to delete the words "Sector Development Plan" in and replace with "Metropolitan Redevelopment Area Plan."

(B) The following Metropolitan Redevelopment Plan resolutions are amended to update their citation reference in the Code of Ordinances and amended with the following changes:

- Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its entirety, whose purpose and intent has been incorporated into the Sawmill Metropolitan Redevelopment Area Plan.
- Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new §1-12-20.
- Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan, is moved to become a new §1-12-21 and is revised as follows: "(A)(2) The Plan conforms to the general plans of the city as a whole; and"

- 1 • §1-6-10 South Barelás Industrial Park Redevelopment Plan, is moved to
- 2 become a new §1-12-22, and it is renamed “South Barelás Industrial
- 3 Park Redevelopment Area Plan.”
- 4 • §1-6-11 Barelás Neighborhood Commercial Area Revitalization and
- 5 Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.
- 6 • §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to
- 7 become a new §1-12-24, and it is renamed “Near Heights Metropolitan
- 8 Redevelopment Area Plan.”
- 9 • §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to
- 10 become a new §1-12-25, and it is renamed “Highland Central
- 11 Metropolitan Redevelopment Area Plan.”
- 12 • §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to
- 13 become a new §1-12-26, and it is renamed “Clayton Heights
- 14 Metropolitan Redevelopment Area Plan.”
- 15 • §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to
- 16 become a new §1-12-27, and it is renamed “Historic Central Metropolitan
- 17 Redevelopment Area Plan.”
- 18 **Section 5. The City hereby severs and invalidates the regulatory content of**
- 19 **the Rank 3 Arroyo Corridor Plans, which has been included or updated in the**
- 20 **Integrated Development Ordinance, and shall consider these plans as**
- 21 **Resource Management Plans that provide policy guidance to the**
- 22 **implementing department(s). Code of Resolutions Land Use - Article 13:**
- 23 **Corridor Plans is hereby repealed, with the following related actions:**
- 24 **(A) The following Parts are moved to a new Article 15, and the City hereby**
- 25 **designates the referenced plans as Rank 3 Resource Management Plans.**
- 26 • §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-
- 27 24, and it is amended as follows: “The Pajarito Arroyo Plan, attached to
- 28 Resolution No. 115-1990 is hereby adopted as a Rank Three Plan. All
- 29 management, operations, and improvement activities within the corridor
- 30 shall be guided by this plan.”
- 31 • §1-13-3 Bear Canyon Arroyo Plan is moved to become a new §1-15-22,
- 32 and it is amended as follows: “(A) The Bear Canyon Arroyo Plan,
- 33 attached to Resolution No. 100-1991 is hereby adopted as a Rank 3 Plan.

- 1 All management, operations, and improvement activities within the
2 corridor shall be guided by this plan.”
- 3 • §1-13-4 Amole Arroyo Plan is moved to become a new §1-15-21, and it is
4 amended as follows: “(A) The Amole Arroyo Plan, attached to
5 Resolution No. 165-1991 is hereby adopted as a Rank Three Plan. All
6 management, operations, and improvement activities within the corridor
7 shall be guided by this plan.”
- 8 (B) The following Part is moved to Chapter 4: Programs and Plans, Article 2:
9 Transportation.
- 10 • Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become
11 a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to
12 reflect the insertion.
- 13 (C) The following Parts are moved to a new Article 15, and the City hereby
14 designates the referenced plans as Rank 3 Resource Management Plans.
- 15 • Part §1-11-13 Los Poblanos Fields Open Space Resource Management
16 Plan is moved to become a new §1-15-23.
- 17 • Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management
18 Plan is moved to become a new §1-15-25.
- 19 Section 6. The City hereby repeals Article 10: Overlay zones, including the
20 Historic Overlay Zones resolutions (§1-10-1, §1-10-2, §1-10-3), the Design
21 Overlay Zones resolutions (§1-10-20 through §1-10-23), and the Airport
22 Overlay Zone resolutions (§1-10-30), whose regulatory purpose has been
23 replaced by the Integrated Development Ordinance (O-17-49).
- 24 (A) The following Overlay Zone plans are hereby rescinded:
- 25 • Alameda Boulevard Design Overlay Zone (July 28, 1998)
- 26 • Atrisco Vista Wall Overlay Zone (Z-84-115)
- 27 • Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-
28 065)
- 29 • Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-
30 1992)
- 31 • Unser Boulevard Overlay Zone (R-14, Enactment No. 95-1992)
- 32 (B) The City hereby invalidates other Overlay Zones and plans that may have
33 been adopted that are not otherwise listed in Section 6(A) above.

1 Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change
2 Applications, which is commonly referred to by its enactment number of “R-
3 270-1980,” whose procedures and criteria for zone change requests have been
4 replaced by the Integrated Development Ordinance (O-17-49).

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

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

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

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

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

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

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

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

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

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

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

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

- 1 • Subsection §1-2-1(C) is amended as follows: “The Implementation
- 2 Chapter shall be used as a foundation for procedures to evaluate
- 3 accomplishments and recommend amendments to the plan and
- 4 revisions to the work priorities associated with implementation; and
- 5 such evaluation and adjustment shall be done at least every 5 years.”
- 6 • Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-
- 7 1(BB) are deleted. This resolution shall become a new §1-2-1(D).

8 Section 18. The City hereby amends Part §1-6-16 Railyards Master
9 Development Plan to ensure consistency with the Integrated Development
10 Ordinance (O-17-49).

- 11 • The title is amended to read: “Rail Yards Master Plan”
- 12 • Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master
- 13 Plan and accompanying Site Plan (attached hereto as Exhibit A) are
- 14 hereby approved and adopted.”
- 15 • Subsection §1-6-12(B) is amended as follows: “The City Council adopts
- 16 the following Findings as recommended by the Environmental Planning
- 17 Commission: (1) This is a Master Plan and accompanying Site Plan for
- 18 Tract A of the Plat of Tract A of AT&SF Railway Co. Machine Shop
- 19 located on 2nd Street SW between Cromwell Avenue and Hazeldine
- 20 Avenue and containing approximately 27.3 acres. (2) The Rail Yards are
- 21 zoned PD. The Master Plan allows for a wide range of permissive uses,
- 22 including multifamily residential (R-MH), community commercial uses
- 23 such as retail, restaurants, services (MX-M), and light industrial (NR-BP)
- 24 each with some limited exceptions. The Master Plan was reviewed by
- 25 the EPC and approved by the City Council prior to the issuance of a
- 26 building permit for the site (with very limited exceptions). (3) The Master
- 27 Plan as submitted contains a site development plan for subdivision with
- 28 an accompanying Master Plan document. The Master Plan is the
- 29 document that will guide redevelopment of the City-owned Albuquerque
- 30 Rail Yards site. The Albuquerque Rail Yards are located within the
- 31 Barelas neighborhood and adjacent to the South Broadway
- 32 neighborhood.... (5) The Rail Yards property is located within the Area
- 33 of Change Development Area of the Albuquerque Bernalillo County

1 Comprehensive Plan (2003).... (9) Section 10.4 of the Master Plan
2 requests delegation of Site Plan to the Development Review Board with
3 its review to include historic preservation planner and a Metropolitan
4 Redevelopment planner.”

5 Section 19. The City hereby amends Part §5-1-1 Sale of Alcohol Near
6 Schools or Churches; Standards for Waiver to ensure consistency with the
7 Integrated Development Ordinance (O-17-49).

- 8 • Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to
9 the zoning requirements in the Integrated Development Ordinance.”

10 Section 20. The City hereby invalidates any other policy related to zoning
11 and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3
12 Sector Development Plans not otherwise listed above, which have been
13 replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-
14 026).

15 Section 21. Upon its adoption this IDO is the City’s sole document
16 regulating land use within the municipal boundaries. In the event of any
17 conflicts, the terms, requirements and obligations established by this IDO
18 shall prevail over any other ordinance not specifically repealed herein or
19 otherwise remaining after its adoption.

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

27 Section 23. COMPILATION. Sections 1 through 21 of this resolution shall
28 amend, be incorporated in and made part of the Code of Resolutions of
29 Albuquerque, New Mexico, 1994.

30 Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall
31 take effect six months after publication by title and general summary.

32
33

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
6
7
8

9 
10 Isaac Benton, President
11 City Council
12
13

14
15 APPROVED THIS 16 DAY OF NOVEMBER, 2017
16
17

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

19 
20
21 Richard J. Berry, Mayor
22 City of Albuquerque
23
24

25 ATTEST:

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

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CITY OF ALBUQUERQUE

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Frank Kleinhenz, Chief Administrative Officer

CITY COUNCIL

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Richard F. Mather, Vice President
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Irv Diamond
Margaret Gregory
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David Hernandez
Angela Jewell
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CITY STAFF

Carl P. Rodolph, Director, Municipal Development Department
Jack E. Leaman, City Planner, Planning Division
Cynthia S. Bruce, Project Coordinator, Senior Planner, Planning Division
Kris K. Sage, Graphic Illustrator, Planning Division

Robert A. Fosnaugh, Transportation Department
Joe David Montaño, Transportation Department
Charles M. Easterling, Engineering Division
Paul Brasher, Water Resources Department

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EXECUTIVE SUMMARY

The *East Atrisco Sector Development Plan* responds to multiple requests from property owners for annexation of this portion of the Northwest Mesa to the City of Albuquerque and establishment of City zoning. East Atrisco is bounded by Interstate 40 on the south, Coors Boulevard on the east, and El Rancho Atrisco subdivision on the north and west. The sector development plan recommends that the county areas be annexed.

The plan also recommends the development of a transportation system in the area which will 1) provide access to and among uses in the plan area, and 2) provide safe connections across major roadways to link the plan area with other neighborhoods. The specific recommendations include the vacation of certain streets, realignment and creation of cul-de-sacs, development of a bikeways system for the area and evaluation of two over-grade facilities when traffic volumes indicate the possibility of justification.

Because specific drainage solutions for the area are presently under study, sector development plan recommendations for drainage allow for the probable construction of a drainage channel along the northern right-of-way of Interstate 40. Recommendations include the rezoning of some adjacent properties to SU-1 to allow integration of site and channel design, control of runoff, special assessment of drainage improvement costs, and the integration of the channel with open space amenities.

Parks and open space recommendations include the creation of a greenway along the north side of Interstate 40, development of small park nodes adjacent to the greenway, and use of open space cash-in-lieu funds for acquisition of both the greenway and a portion of the nine percent slope of the Atrisco Terrace escarpment.

The plan specifies that the area be primarily residential and zoned R-D. Proposed or mapped residential densities are a maximum of 15 dwelling units per net acre. The land use pattern is delineated and sited.

The final section of the plan provides subdivision guidelines for the area necessary to assure coherent platting despite the multiple ownership of the area.

INTRODUCTION

PURPOSE FOR THE STUDY

The sector development plan for East Atrisco has been developed because the area involved is in a prime location for development and the property owners have made many requests to the City for annexation and zoning. The Planning Division of the City of Albuquerque is responding to such pre-development activity by the formulation of the sector development plan. A development plan is required for this area to assure coherent development despite the present platting configuration and multiple ownership of the property.

GENERAL INTRODUCTION

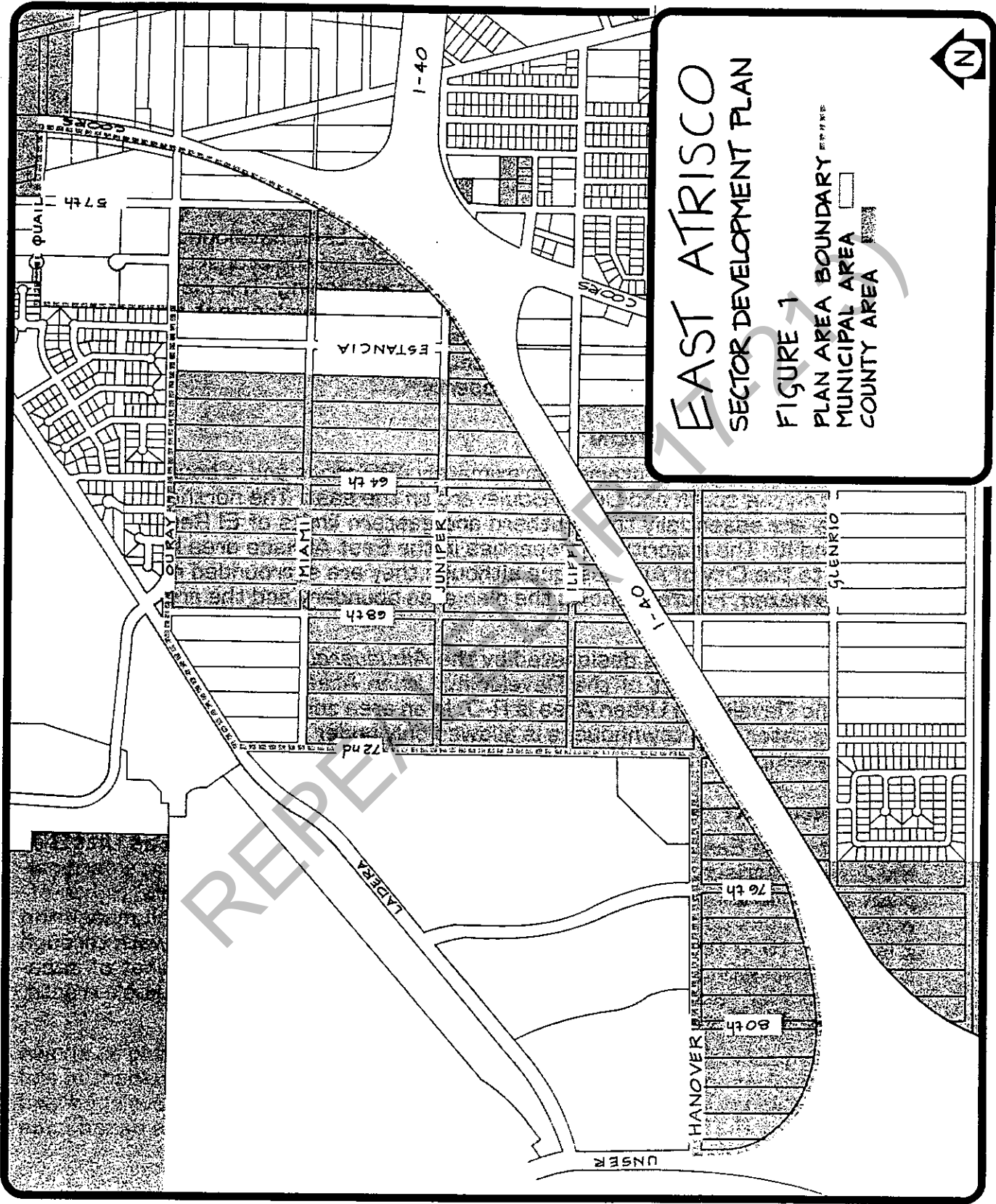
The East Atrisco area contains approximately 400 acres and is bounded by Interstate 40 on the south and Coors Boulevard on the east. The northern and western limits are essentially the southern and eastern limits of El Rancho Atrisco, Units I and III. The majority of properties in the East Atrisco area have not been annexed to the City of Albuquerque although they are surrounded mostly by land already annexed. Figure 1 shows the plan area boundary and the areas presently in the City and the County.

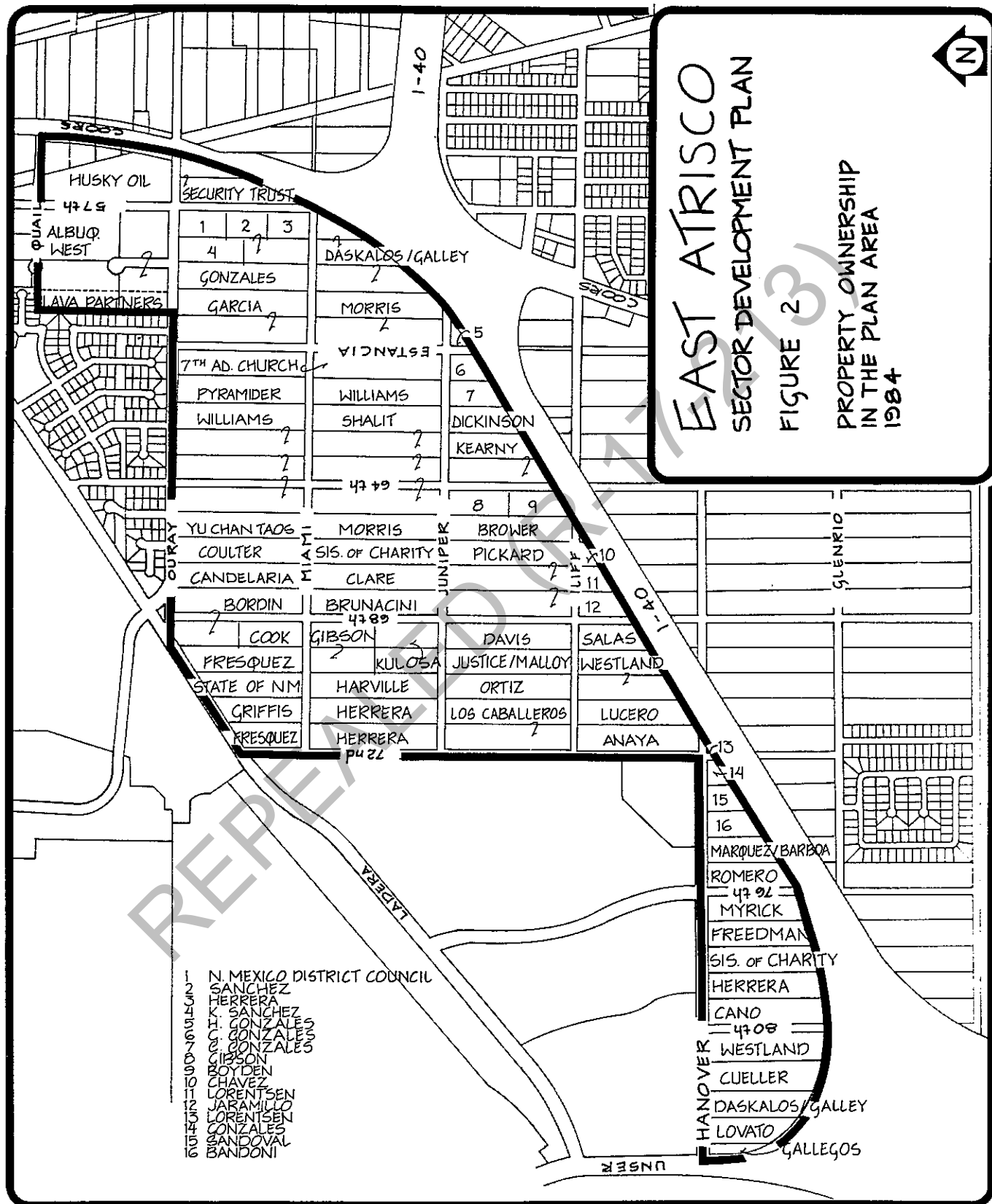
The East Atrisco area is designated by the *Albuquerque/Bernalillo County Comprehensive Plan* as part of the Developing Urban Area. The primary residential zone in the Developing Urban Area is R-D. In an area zoned R-D, any development density greater than townhouses is allowed only under the control of an adopted sector development plan.

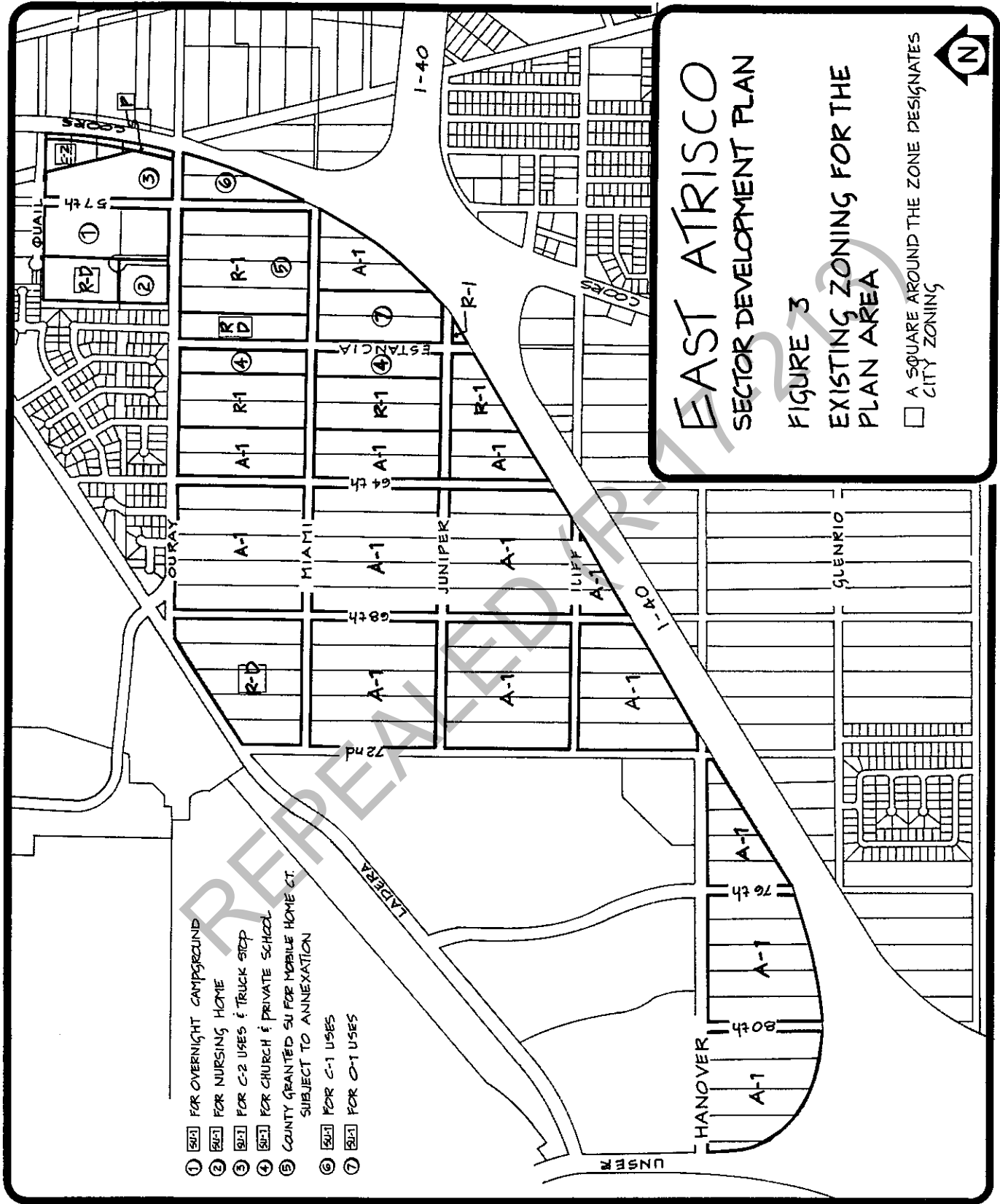
EXISTING PLATTING AND ZONING

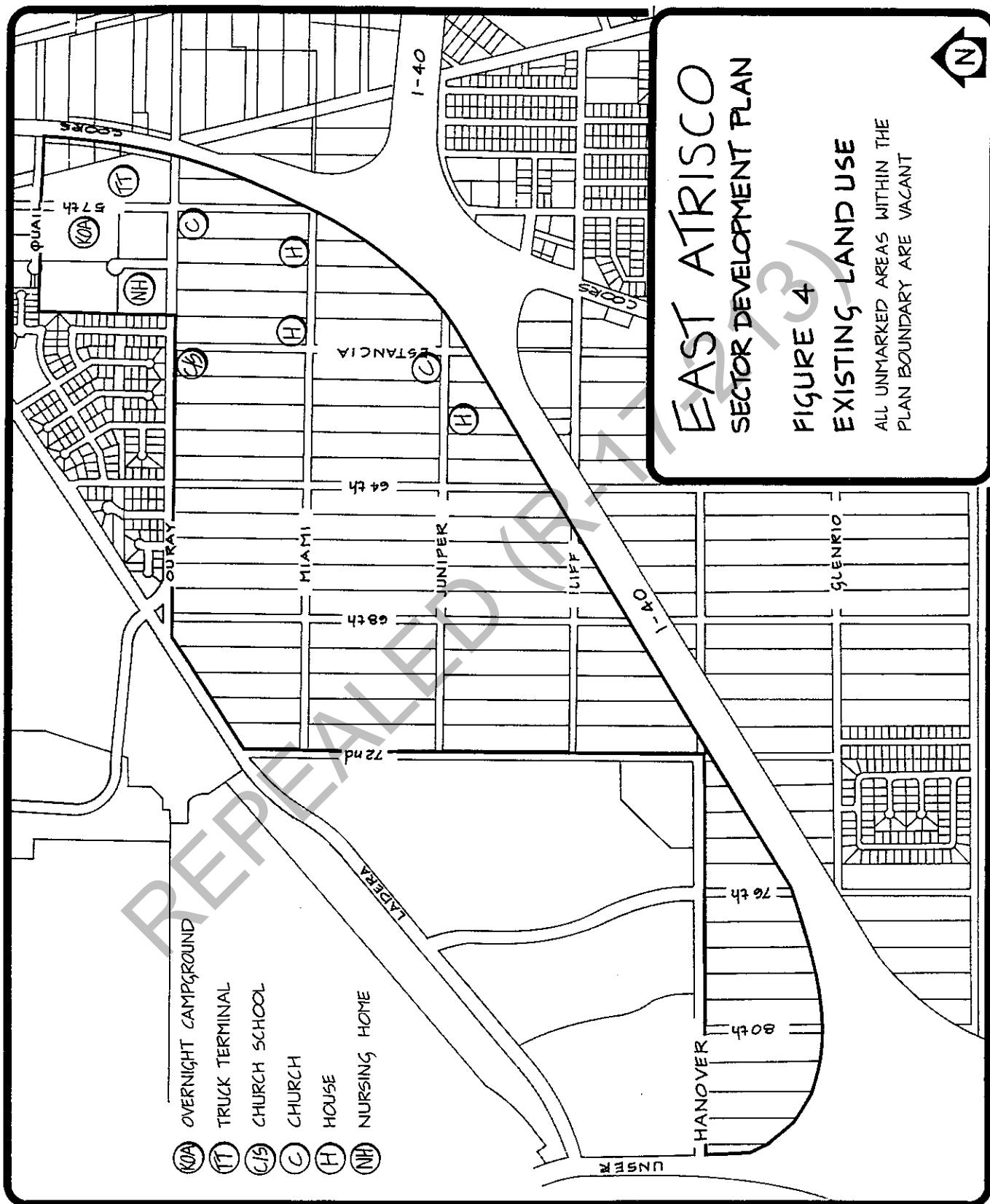
The land in the East Atrisco area was originally subdivided in 1943 as Unit 8 of the Town of Atrisco Grant. This original subdivision divides the land on a cardinal-point grid into 25-acre blocks separated by 60-foot dedicated public rights-of-way. Each block contains five rectangular parcels of five acres, each measuring 210 feet x 1037 feet. In the 1960's, Interstate 40 cut a diagonal swath through the original platting. The general ownership pattern of the area is that of separate owners for each five-acre tract although some individuals own multiple tracts. The ownership is shown in Figure 2.

The existing zoning in the area is a combination of City and County zoning as shown in Figure 3. Present zone-change requests are for higher-density residential and commercial zoning. The area is generally undeveloped, with uses of developed land conforming to the existing zoning. Figure 4 shows existing land uses based upon a field survey of April 1982.









POLICY FRAMEWORK

Two major plans impact the East Atrisco area: The *Albuquerque/Bernalillo County Comprehensive Plan* and the *Northwest Mesa Area Plan*. Two elements of the *Comprehensive Plan* are pertinent to the study area.

The *Comprehensive Plan's Policies Plan* includes the following three goals:

[to provide] "a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community.

"to enhance recreational opportunities and provide visual relief to urbanization by setting aside accessible and usable open spaces within each neighborhood.

"to minimize transportation requirements through efficient placement of employment and services convenient to people, and to provide a balanced circulation system through encouragement of bicycling, walking, and the use of mass transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The *Comprehensive Plan's Metropolitan Areas and Urban Centers Plan* designates the sector plan area as Developing Urban, with three to six dwelling units per gross acre. The *Plan* also designates an urban center, the University of Albuquerque Urban Center, about one mile north of the East Atrisco area. Principal recommended uses in this urban center are educational, residential and technical services. About one mile south of the sector plan area is the area designated by the *Plan* as the Coors/Central Urban Center. Principal recommended uses in this urban center are light industrial, commercial and residential.

The *Northwest Mesa Area Plan*, adopted by the City of Albuquerque and the County of Bernalillo, states:

The area near the University of Albuquerque should continue as a center with primary emphasis on mixed use development such as offices, services, and multiple unit residential. This area and the portion of Coors Boulevard north of I-40 to the University area will receive special review under the proposed Coors Corridor Study with consideration for intensive mixed use development. (p. 25)

Generally, densities should be in accordance with the *Comprehensive Plan* categories shown for the west side. Depending on the site and specific location, cluster housing and multiple units with higher densities may be appropriate. (p. 29)

GOVERNING CONCEPTS

The process of creating the sector development plan for East Atrisco is undertaken with appropriate consideration of East Atrisco's environment and surroundings, the capacity to provide infrastructure and service systems to accommodate growth, and its desired character. Therefore, four governing concepts for development of the East Atrisco area are established:

1. *Annexation to Albuquerque of the portions of East Atrisco not presently within the City is recommended to allow the coordination of public infrastructure improvements with development.*
2. *Recognize that East Atrisco is contained within major roadways which isolate the plan area. Develop means to connect East Atrisco with other neighborhoods while mitigating the deleterious effects of these major roadways upon the plan area.*
3. *Recognize that the intersection of Coors Boulevard and Duray Road and the intersection of Ladera and Unser Blvd. are limited in their effectiveness to handle peak hour traffic satisfactorily, due primarily to their proximity to the Interstate interchanges. Maximize the potential for area access at points other than these intersections while protecting adjacent neighborhoods from through-traffic.*
4. *Major physical improvements for an area larger than the plan area will be built in East Atrisco. Integrate the physical improvements into the plan area to create features which will enhance the quality of life for residents.*

The *East Atrisco Sector Development Plan* was developed in accordance with these governing concepts, and carries out the policies contained in the *Comprehensive Plan* and the *Northwest Mesa Area Plan*. It is a detailed plan consistent with and leading to implementation of the *Albuquerque/Bernalillo County Comprehensive Plan*. The Land Use and Zoning Section of the plan is adopted as a constituent part of the *City Zoning Code*, and has the force of law for properties within the City of Albuquerque at the time of adoption of the *East Atrisco Sector Development Plan*.

TRANSPORTATION

EXISTING AREA SYSTEM

Major access to the area is presently from Coors Boulevard at Ouray Road. All of the interior streets of the plan area are dedicated, with 60-foot rights-of-way. However, two of the plan boundary streets, 72nd Street and Hanover, were not dedicated on the 1943 plat. Adjacent annexations have required the dedication of sufficient property to establish an 86-foot right-of-way along Ouray between 68th Street and Coors Boulevard. The *Long Range Major Street Plan* designates Coors Boulevard and Unser Boulevard as principal arterials, Ladera Drive as a minor arterial, and Ouray Road as a collector.

Interstate 40 effectively blocks the area from the neighborhoods to the south and southeast. The majority of the crosstown access to the plan area is now via Coors Boulevard and from Interstate 40 via the Coors exit. The Interstate 40 interchange at Unser Boulevard will provide a second Interstate access point at the southwest corner of the plan area. The Unser interchange will serve the East Atrisco area via Unser Boulevard and Ladera Drive. Figure 5 shows the major-street system which serves the plan area. The system is either in place or approved for development with necessary rights-of-way negotiated.

PROPOSED AREA SYSTEM

The transportation system proposals presented here have two primary objectives: 1) to provide access proportionate to future needs as reflected in the land use plan for East Atrisco and uses adjacent to the plan area, and 2) to provide safe access connections across the major roadways to link the plan area with other neighborhoods. To achieve these objectives, the following transportation improvements shall be made.

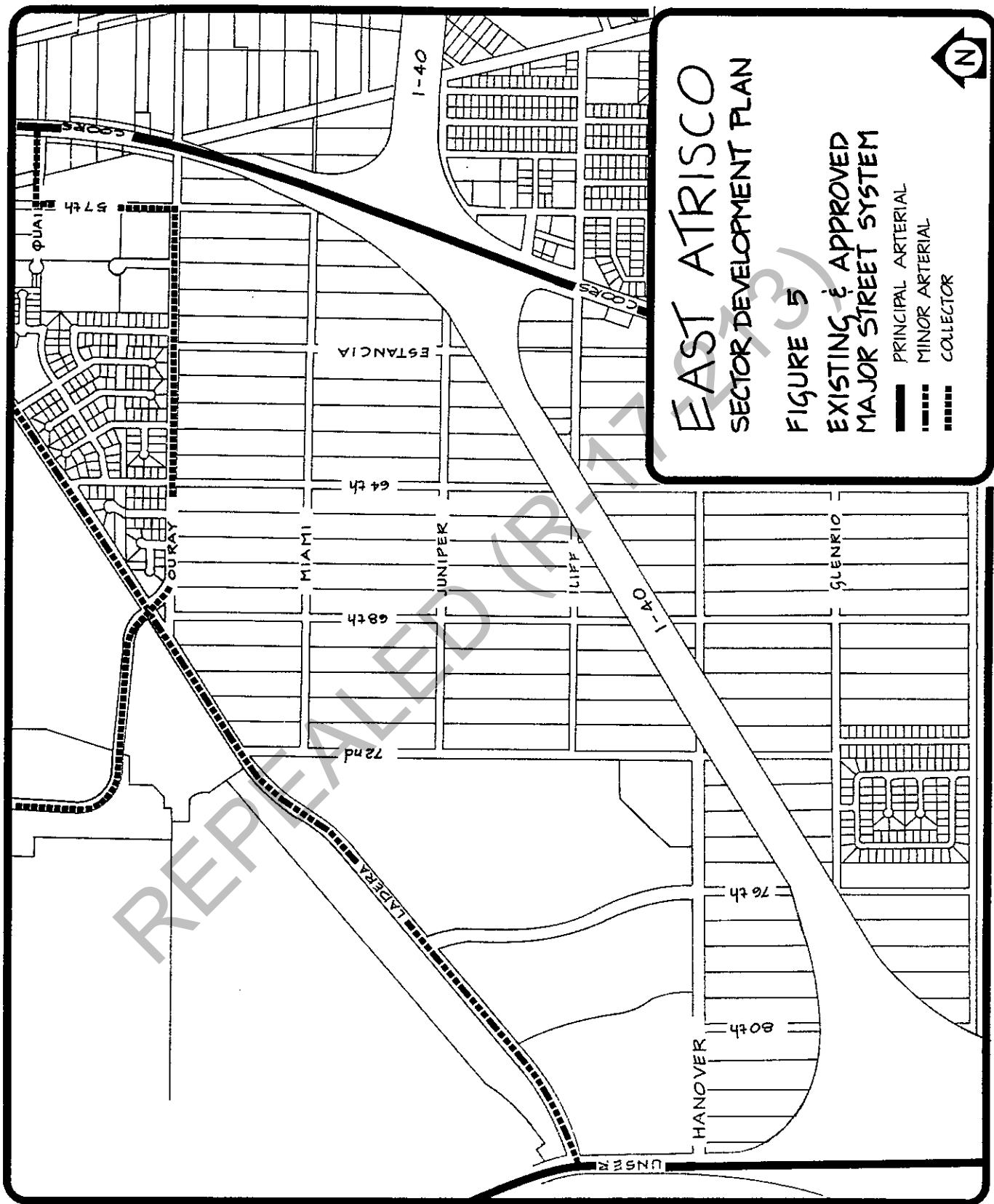
RECOMMENDATION:

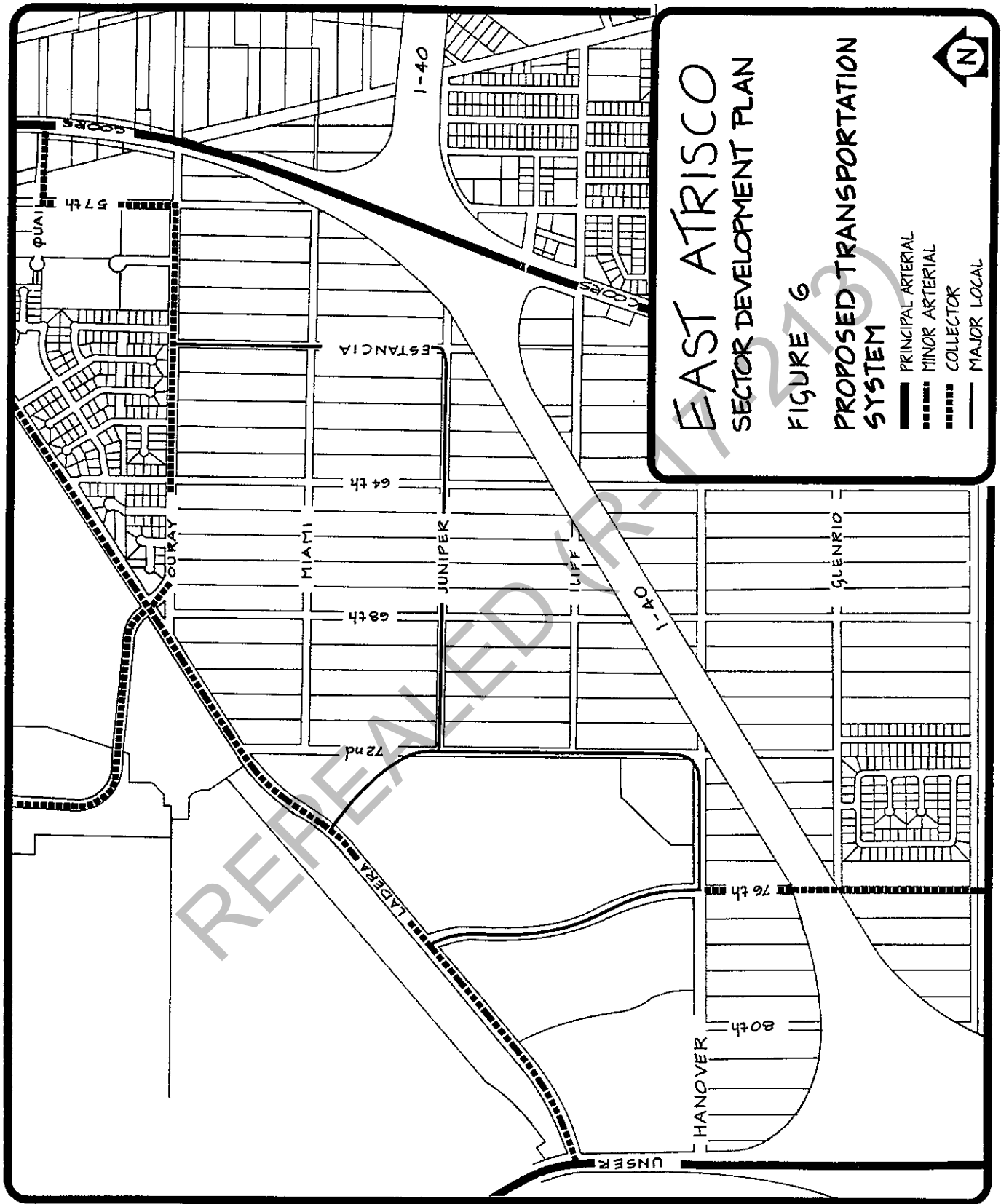
1. *Develop a system that will link the plan area with the established arterial and collector system.*

Figure 6 shows the proposed transportation system and how it will link into existing and approved roadways. Since not all of the major road system serving the area is immediately adjacent to the area, a portion of the system proposed to link the area to the arterials and collectors is outside of the plan area.

IMPLEMENTATION:

- a. A grade-separated ramp shall be developed when needed to accommodate the left-turn demand from Ladera Drive to Unser Boulevard during the A.M. peak hour traffic flow.





Until substantial employment centers are developed on the west side of the Rio Grande, the residential portions of the plan area will generate traffic that will move to and from Interstate 40 during peak hour flows. Two intersections will handle the majority of the peak flows: Coors/Quail and Ladera/Unser. The intersection of Coors/Quail is limited in its effectiveness to handle this traffic satisfactorily, primarily due to the heavy traffic flows along Coors and the proximity of the intersection to the interchange. Consequently, while some of the traffic generated by the plan area will access the Interstate via the Coors interchange, the majority of the traffic will access via the Unser interchange.

Projected traffic flows indicate that the intersection of Ladera/Unser will not be able to handle the left-turn demand at the A.M. peak hour if a conventional at-grade intersection is used. A breakdown of the intersection is expected with the recommended residential densities in the plan area and general area. A technical evaluation shall be made of the grade-separated ramp before the traffic exceeds an acceptable level of service. When the proposal is justified, the facility shall be built.

- b. Realign 72nd to provide safer access to the 2.5 acre planned commercial area at the northernmost corner of El Rancho Atrisco, Unit III, Phase 2 (shown on Figure 7).

Vacation of 72nd Street shall be from a point approximately mid-block between Miami and Juniper north to Ladera Drive, and shall be realigned to curve to the west intersecting Ladera Drive at the southwest corner of the planned commercial area. Miami shall be extended to intersect with 72nd Street at a 90° angle.

- c. Establish Estancia, Juniper, 72nd, and the portion of Hanover between 72nd and 76th as major local streets. To improve the traffic flow between the east/west and north/south major local streets, the intersections of Estancia/Juniper and 72nd/Hanover shall be replatted to smooth the radius (See Implementation 2 e).
- d. Establish 76th Street south of Hanover as a collector street.

RECOMMENDATION:

- 2. *Eliminate intersections, control access and cul-de-sac dead ends to provide for the safe and efficient handling of traffic.*

IMPLEMENTATION:

- a. No access shall be allowed from Coors between Ouray and the Interstate.

Due to the heavy traffic flow on Coors and the proximity of the Interstate interchange, access along Coors between Ouray and the Interstate shall not be allowed. Satisfactory alternate access exists for the affected property on 57th Street.

LADERA CHANNEL

SU-1 LIGHT INDUSTRIAL
93 ACRES

CHANNEL
DIVERSION & DETENTION
MULTI-FAMILY
18 ACRES 26-30 DU/A

LADERA
MULTI-FAMILY
15 ACRES 36-40 DU/A

SINGLE FAMILY
TOWNHOUSE
20 ACRES
11-15 DU/A

DETACHED SINGLE
FAMILY
20 ACRES
3-5 DU/A

SINGLE FAMILY
ZERO LOT LINE
16 ACRES
6-10 DU/A

SINGLE FAMILY
TOWNHOUSE
17 ACRES
11-15 DU/A

SU-1 FOR
OFFICE PARK +
COMMERCIAL
25 ACRES
(NO MORE THAN
50% COMMERCIAL)

DETACHED OR
ZERO LOT LINE
20 ACRES
6-10 DU/A

SINGLE FAMILY
TOWNHOUSE
20 ACRES
11-15 DU/A

PARK
15 ACRES

① MULTI-FAMILY
8 ACRES TOTAL
36-40 DU/A

72' hd.

EAST ATRISCO SECTOR DEVELOPMENT PLAN

FIGURE 7
EL RANCHO ATRISCO
UNIT III, PHASE 2



- b. 68th Street shall not be allowed to access Ouray Road. The portion of Ouray which intersects 68th Street shall be vacated to vehicular traffic.

Ouray Road west of Coors Boulevard has been designated a collector with a proposed connection to Unser Boulevard at a point north and west of the plan area. Ouray Road is the most direct link between Coors Boulevard and Ladera Drive and is the northernmost through-street in the plan area. It will carry a majority of the traffic to and from the northeast corner of the plan area. Due to the anticipated traffic volumes at the intersection of Ouray and Ladera and the proximity of 68th Street to this intersection, 68th Street shall not be allowed to access Ouray Road.

- c. Due to its proximity to the Unser interchange, and the existence of satisfactory alternate access to affected property, Hanover shall not be allowed to access Unser.

Figure 7 shows the approved development plan for El Rancho Atrisco Unit III, Phase 2. Three major streets are shown connecting Ladera Drive with Hanover Road: 72nd Street, a realigned 76th Street (renamed Laurelwood), and a realigned 80th Street. The southern section of the East Atrisco area will be served by these three streets and by Hanover Road. Since Hanover will not immediately connect to Unser, traffic from the Hanover area east of Unser will flow to and from Ladera Drive via these three north/south streets.

- d. 64th shall be platted as a cul-de-sac north of the Interstate; 68th shall be platted as a cul-de-sac north of the Interstate and south of Ouray; 80th shall be platted as a cul-de-sac north of the Interstate; and Hanover shall be platted as a cul-de-sac east of Unser. (See Figure 6.)
- e. The points at which Miami meets 57th, Juniper meets Estancia, and Hanover meets 72nd shall have larger than standard curve radii to expedite traffic flow. The extensions of these streets to the south and the east of the points of juncture shall be vacated (See Figure 6).

RECOMMENDATIONS:

- 3. *A connection to the area south of Interstate 40 shall be developed when needed to allow movement across the Interstate at other than the Unser or Coors interchanges.*

Since West Mesa High School, West Mesa Park, and the Atrisco Business Park are located south of the Interstate, a connection over the Interstate is needed to accommodate anticipated local traffic from the plan area to these areas. A connection with Airport Road would be the most desirable. Both 72nd and 76th (Laurelwood) Streets are candidates for extension. Because West Mesa Manor residential area lies between 72nd Street and Airport Road, a connection between these two streets would have a circuitous alignment. (See Figure 8.)

**FIGURE 8
PROPOSED INTERSTATE
CROSSING**



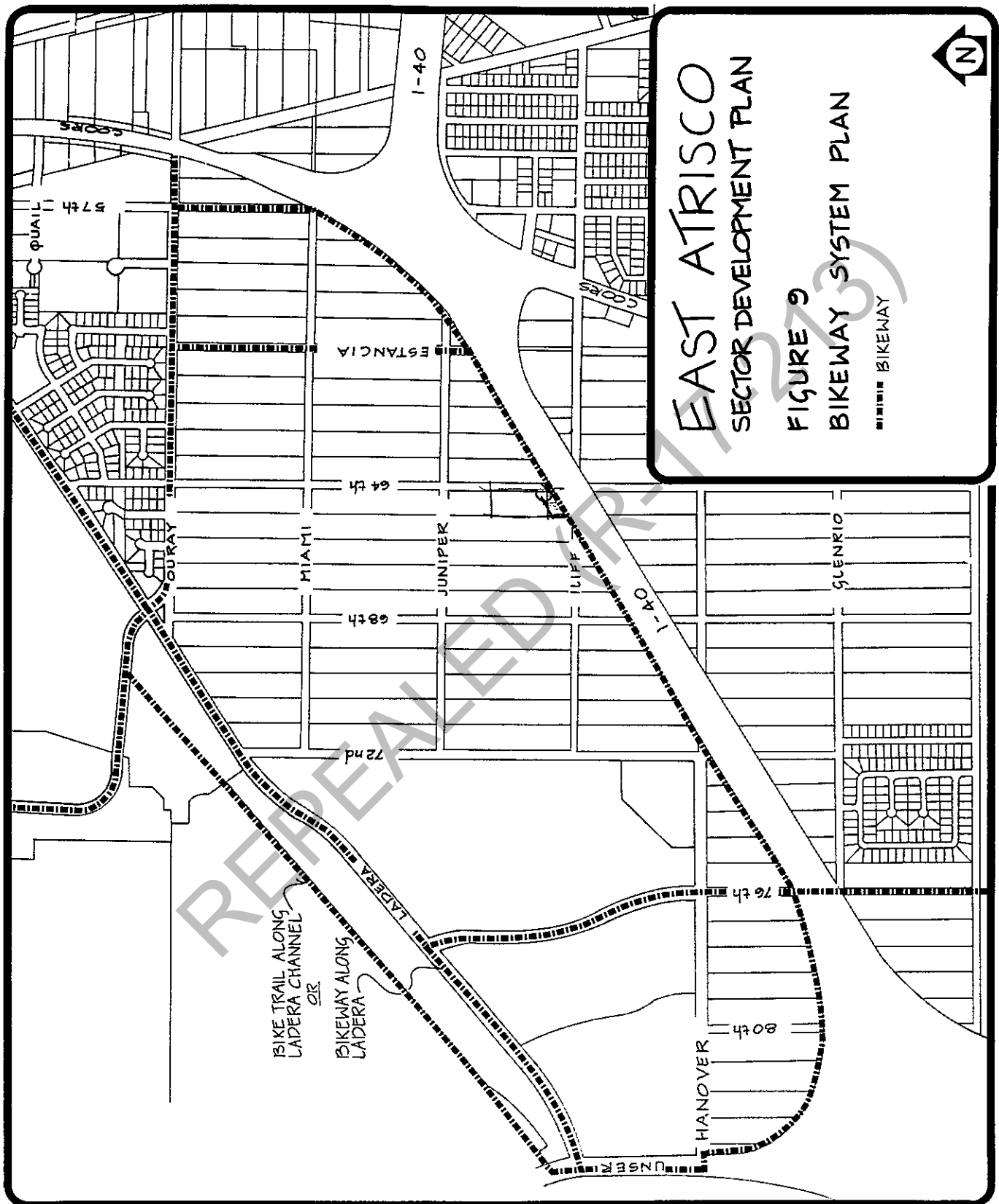
76th Street is a more direct connection and would allow direct local access to Airport Road as well as to Glenrio and Fortuna Roads. Optimally, the cross-over shall handle vehicular as well as bicycle and pedestrian traffic. A technical evaluation shall be made of the cross-over facility. When development to the north and the south of the Interstate justifies the facility, the proposal shall be submitted for review to both the State Highway Department and the Federal Highway Administration.

4. *Establish street locations and widths adequate for the servicing of the area.*

Minimum right-of-way widths of 156-feet and 100-feet, respectively, have been established for Unser and Ladera Boulevards. The right-of-way established for Ouray and for the segment of Quail east of 57th is 86 feet. All other collectors shall have 68-foot minimum right-of-way. All of the major local streets shall have 60-foot minimum rights-of-way. None of the existing rights-of-way shall be vacated unless acceptable alternate access is platted or unless recommended in this plan.

5. *Create a bikeways system integral to the transportation system.*

Bikeways illustrated in Figure 9 should be incorporated into the *Bikeways Master Plan* as an amendment. This system will link open space, commercial, educational and residential land uses, and shall tie into the larger Northwest Mesa system. Routes have been chosen to provide the safest and most pleasant passage for bicyclists.



DRAINAGE

EXISTING CONDITIONS

Drainage for the plan area is to the east. The major drainage facility near the plan area is the Ladera Diversion and Detention Channel, just north of and parallel to Ladera Drive. However, none of the plan area drains to this facility.

The East Atrisco plan area presently has no outfall for drainage. The I-40/Coors Boulevard interchange is situated in a historic lake, and the interchange effectively blocks all natural drainage from west of the facility to the Rio Grande. Drainage management for construction presently consists of on-site ponding.

When Interstate 40 was constructed, box culverts were built under the Coors interchange just north of Miami Road and just north and east of Iliff Road. These structures were planned to provide outfall under the interchange, east across the property known as the Lands of E. H. Sloan to the Rio Grande. Figure 10 shows the location of the culverts and outfall.

PROPOSED DRAINAGE SYSTEM

Drainage solutions for the East Atrisco plan area will begin with an area study of properties from the Atrisco Business Park north, including the East Atrisco plan area. The City has contracted for a study of drainage solutions for the area. Since the box culverts are in place, they will probably be used. If so, a diversion and detention channel may be placed on the north side of Interstate 40. Because of the depth of the northern box culvert, the eastern portion of the channel could be underground. Due to platting and configuration of properties cut off by the interchange, some unusable, small tracts of land may remain after the placement of the drainage facility. (See Figure 10.) In addition, more land will probably be needed for desilting basins. Completion year for the drainage study is 1984.

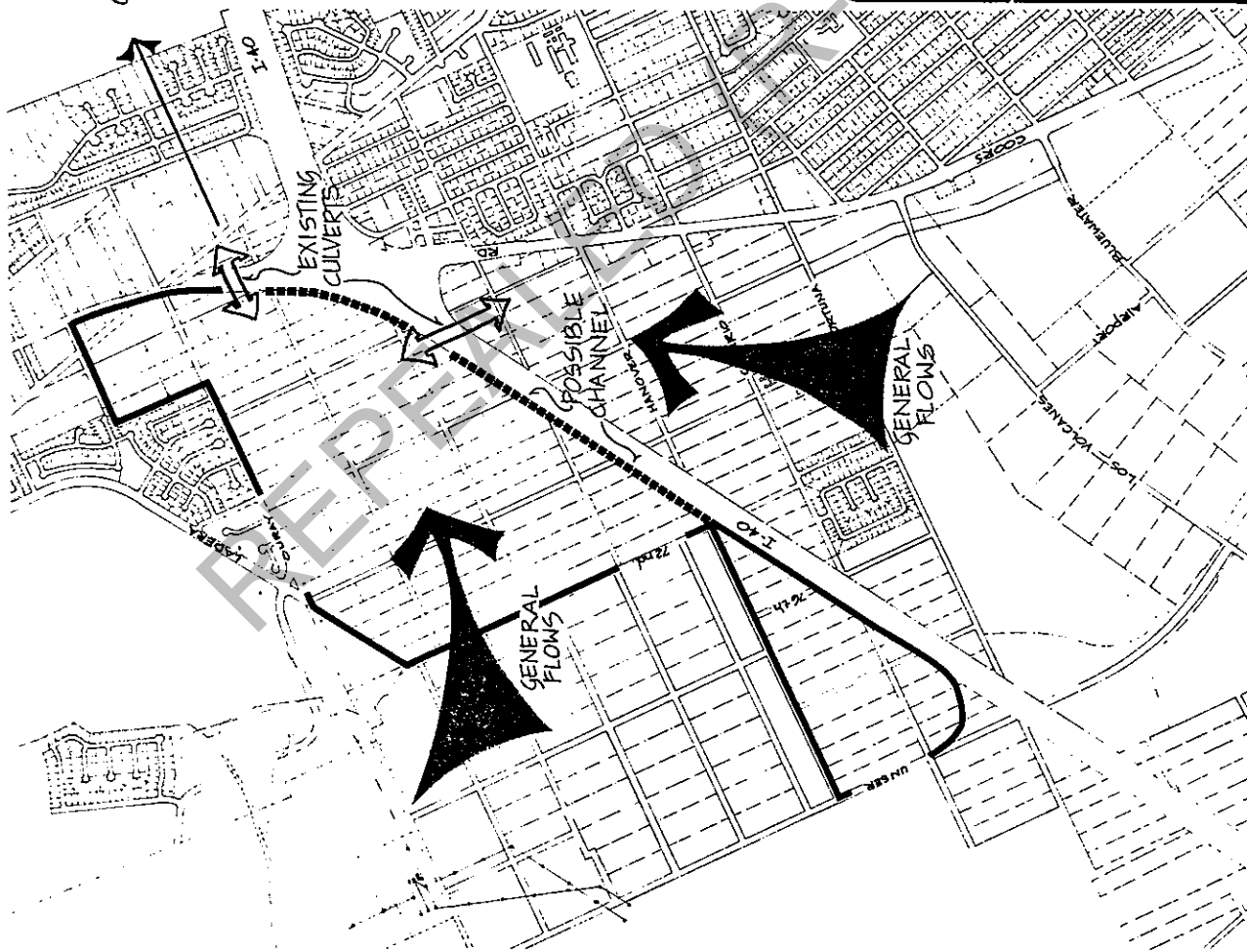
Since major physical improvements for an area larger than the plan area will be built in East Atrisco and since a portion of these improvements will directly provide drainage for East Atrisco, the following policies are established.

RECOMMENDATIONS:

1. *Zone properties adjacent to the Miami Road/57th Street and Juniper/Estancia Drive intersections SU-1.*

If the channel is built, the Miami/57th intersection will be affected and the Juniper/Estancia intersection may be affected. The properties adjacent to these intersections shall be zoned SU-1 so that the possible redesign of these intersections can be handled at the time of site development plan approval.

OUTFALL TO
THE RIVER



EAST ATRISCO SECTOR DEVELOPMENT PLAN

FIGURE 10
CULVERT LOCATION AND
POSSIBLE OUTFALL
TO RIVER



2. *Reserve adequate lands for channels, detention basins, and desilting basins.*

Maximum possible and/or desirable flows of the box culvert and river outfall should be determined early so that adequate lands for channels, detention basins, and desilting basins can be set aside.

3. *Control increased runoff due to development.*

Increased runoff due to development shall be strictly controlled so that maximum flows determined for the major drainage system are not exceeded.

4. *Assess property owners in East Atrisco for their fair share of drainage improvement costs.*

Provision of drainage improvements through a special assessment district is recommended for the larger area with property owners in the East Atrisco area being assessed for their fair share of cost of the improvements.

5. *Allow temporary drainage provisions in the plan area only when they are designed to City standards, designed to tie into the ultimate facilities, and if each developer who is allowed interim drainage solutions agrees to participate in special assessment districts for their fair and equitable share of the ultimate facilities.*

REPEALED

WATER AND SEWER

EXISTING CONDITIONS

Water resource planning for the plan area is a part of a larger water resources planning area with the approximate boundaries of Ouray Road, Coors Boulevard and Fortuna Road and Unser Boulevard, including El Rancho Atrisco Unit III. Although the basic major capital facilities are in place for service to the general area, capacity does not exist for service to the entire area. Service to all portions of the water resources planning area requires construction of currently unprogrammed master-plan lines for sewer and master-plan lines for each of the two water-pressure zones in the plan area.

PROPOSED SYSTEMS

Since system capacity is not committed geographically, service availability to the East Atrisco area shall be studied immediately prior to its intended development.

The City will require sites within the water resources plan area for future water facilities such as wells, reservoirs, pump stations and chlorination stations. Locations of these facilities and alignments of master-plan lines shall be determined when land-use and projected service needs are determined.

City policies for the financing of water and sewer improvements provide for the apportionment of costs. Financing through a special assessment district is recommended for the East Atrisco area to provide for equitable, systematic and timely expansion of City facilities.

PARKS AND OPEN SPACE

EXISTING FACILITIES

Although there is no existing park or dedicated open space within the East Atrisco plan area, the general area is served by several recreational facilities. (See Figure 11.)

To the northwest of the plan area are the Volcano Open Space and Recreation Area and La Boca Negra Park which serve the entire city and provide recreational opportunities for the region. Although now undeveloped, Volcano Park will be a recreational/educational facility when completed. La Boca Negra Park is partially developed with motocross runs, model airplane pads and the horsemen's complex.

Ladera Golf Course lies one-half mile north of the East Atrisco area and will be easily accessible to East Atrisco residents when the transportation network is completed.

Smaller parks in the surrounding area include West Mesa Park adjacent to West Mesa High School, West Bluff Park between Ouray Road and Interstate 40 overlooking the river, and the small neighborhood park, El Rancho Atrisco Park north of the plan area. (This park is meant to serve the residential neighborhood of El Rancho Atrisco north of Ouray Road.) Additionally, El Rancho Atrisco Unit III has dedicated an undeveloped ten-acre parcel at the corner of Hanover and 72nd Street for use as a park and as a part of their drainage management plan. Laurelwood Park is its proposed name.

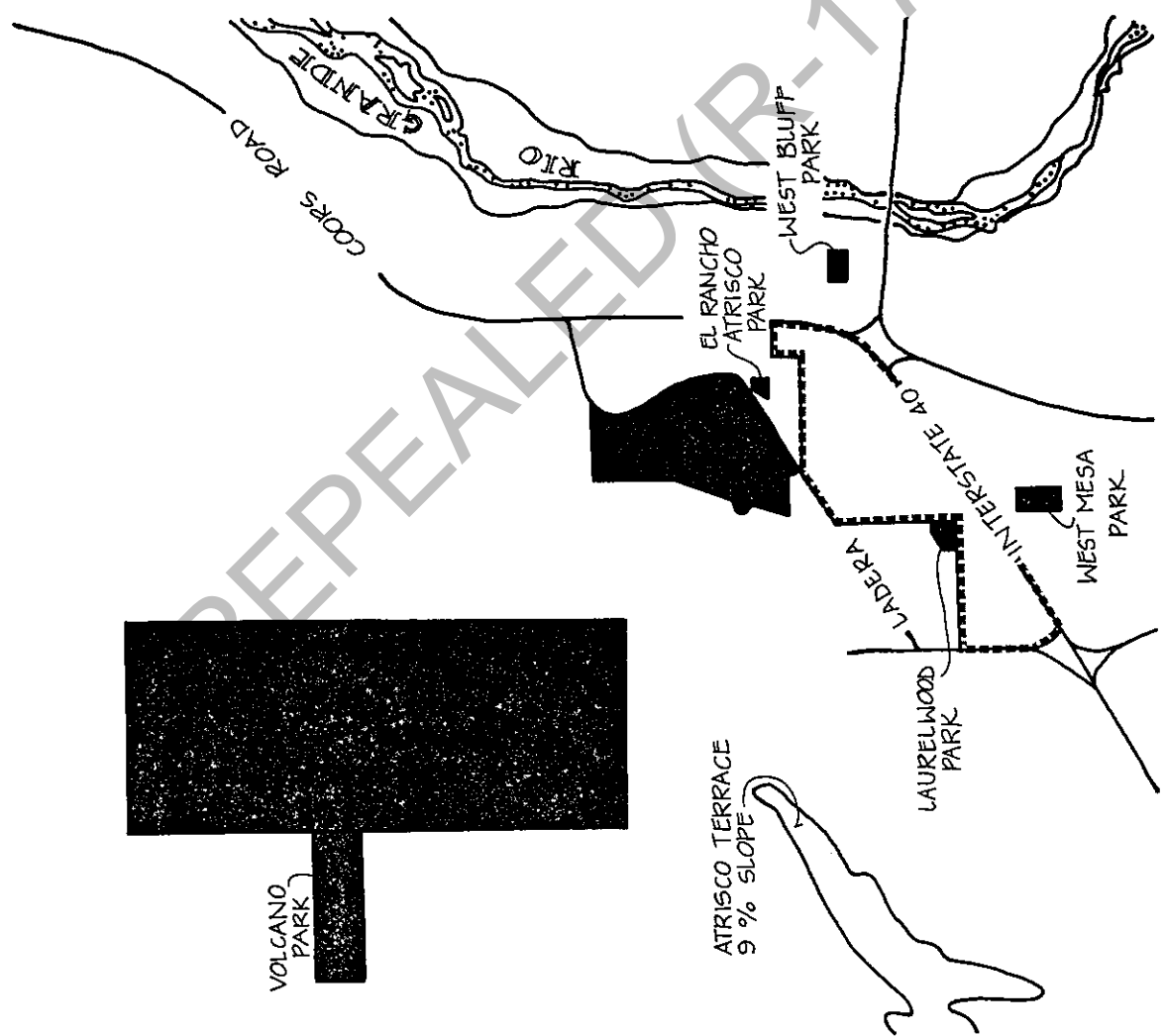
PROPOSED FACILITIES

The parks and open space proposals presented here have three primary objectives: 1) to provide recreational opportunities for East Atrisco residents, 2) to mitigate adverse environmental conditions, and 3) to integrate physical improvements into the plan area to create features which enhance the quality of life for residents. To achieve these objectives, the following policies are established.

RECOMMENDATION:

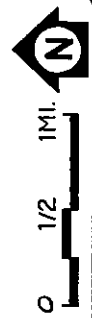
1. *Develop an open space greenway along the north side of Interstate 40.*

The East Atrisco plan area is designated as Developing Urban in the *Albuquerque/Bernalillo County Comprehensive Plan*. In the Developing Urban area, required open space may consist of tracts separate from the dwellings for which the open space is requested. Such detached open space need not be directly accessible to the residents of the related dwellings. It can preserve open space, which, under the terms of a comprehensive plan, is important to the whole community as well as to the residents of the related dwellings. Therefore, open space can be used to ameliorate environmental difficulties in an area and provide greenbelts that benefit the community.



EAST ATRISCO SECTOR DEVELOPMENT PLAN

FIGURE 11
APPROVED PARKS AND
OPEN SPACE



The adjacent interstate highway is a major environmental feature of the plan area. While provision of access is beneficial, the traffic noise and pollution associated with the Interstate are detrimental to the use of adjacent properties. Since residential use is proposed for some of the tracts near the Interstate, this greenway shall be created to reduce these negative effects and to provide visual relief for travelers on the Interstate. (See Figure 12.)

IMPLEMENTATION:

- a. Acquire and develop the greenway in coordination with other public needs and facilities in the area.

Development of the greenway and the adjacent drainageway will involve acquisition of approximately 25 acres along the north side of Interstate 40 between Coors Boulevard and Unser. If the State grants approval to use the Interstate right-of-way for some of the facilities, either the purchased acreage can be decreased or the recreational facilities can be increased. Design of greenway shall be coordinated with the State Highway Department.

Land acquisition shall occur as soon as possible. Acquisition of the greenway shall be coordinated with acquisition for the drainageway. The property needed for the greenway shall be obtained with funds and through dedications generated by the open space requirements of the R-D zone. Installation of amenities and landscaping shall be financed through capital improvement and general funding.

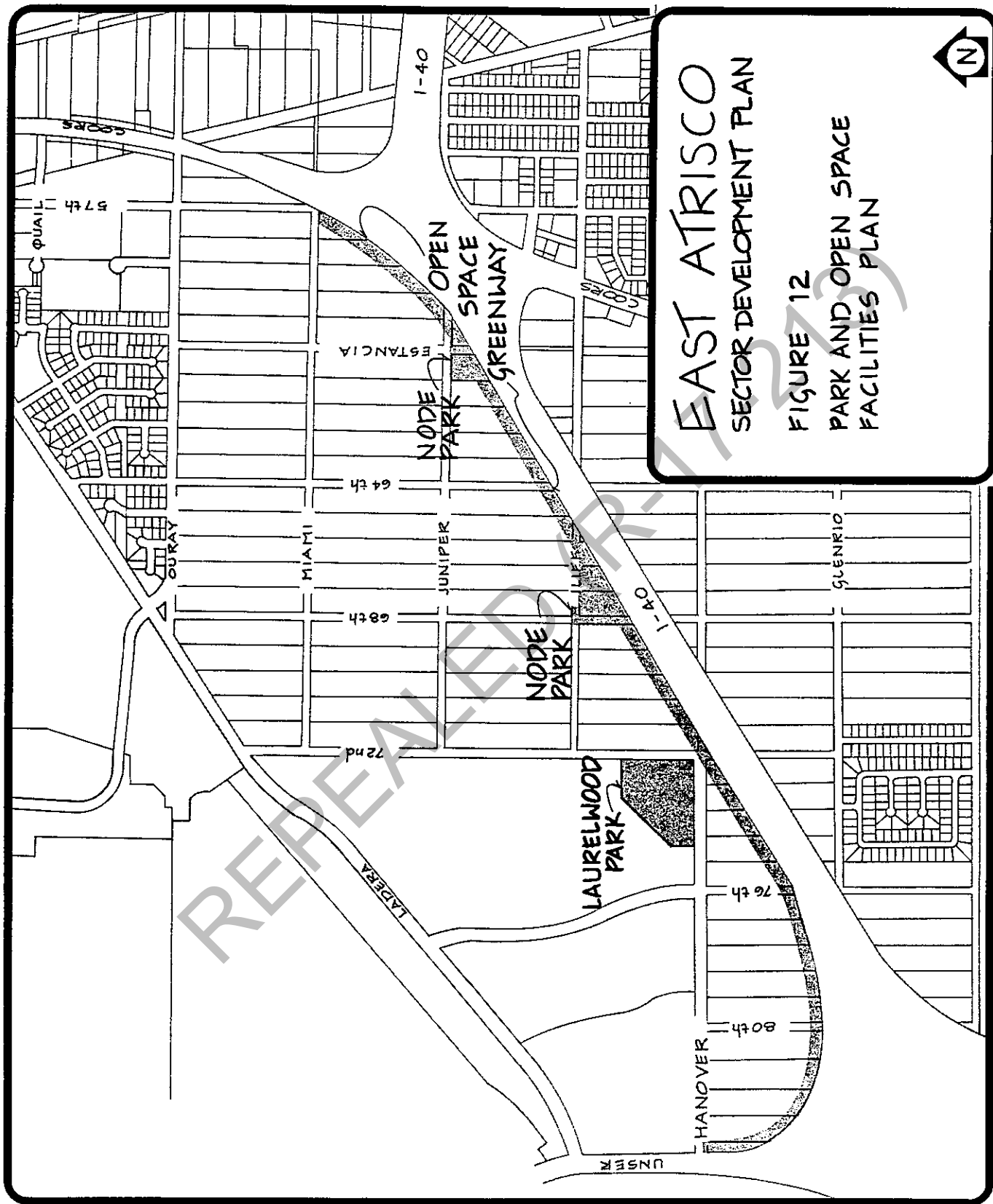
- b. Design the greenway to incorporate recreational uses, sound buffering and adjacent drainage facilities.

The greenway shall be a strip of detached open space running the length of the Interstate frontage. The buffer will reduce high volume traffic effects upon the development in the plan area and shall be designed to positively incorporate any necessary drainage facilities. It shall contain bike and jogging trails, as well as an urban forest of sufficient density to visually and acoustically screen the residential area from the Interstate. If it is determined that noise generated by the Interstate traffic warrants sound barriers, these will be incorporated between the Interstate and the trails. Figure 13 shows a diagrammatic greenway section. If any portion of the drainage channel is placed underground, the open space amenities shall be placed over as well as adjacent to the facilities.

RECOMMENDATION:

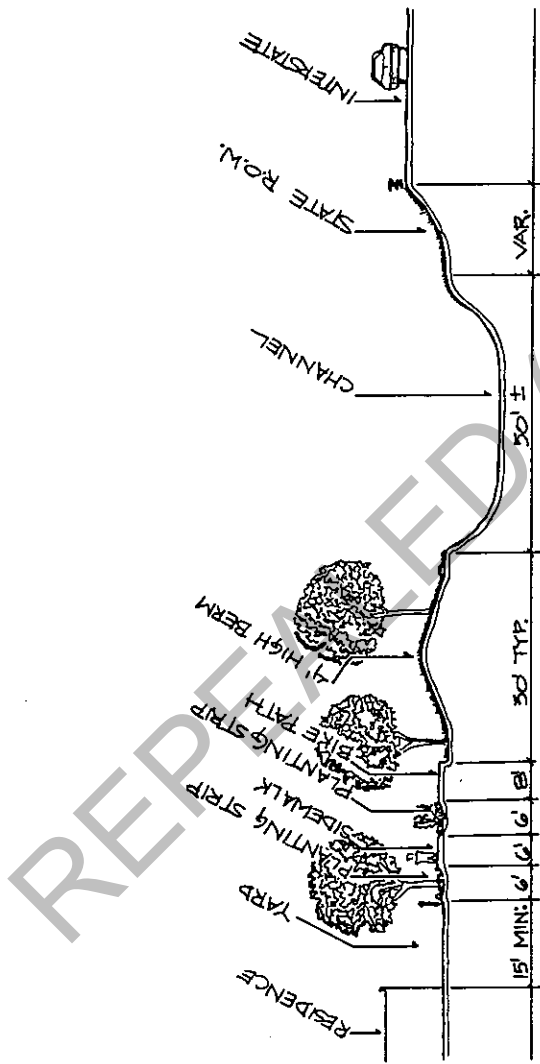
2. *Channel open space cash-in-lieu funds to acquisition of areas already established by the City as desirable for open space acquisition.*

The *Northwest Mesa Area Plan* states that the nine percent slope of the Atrisco Terrace escarpment is particularly appropriate for acquisition through the detached open space provisions of the R-D zone. (See Figure 11.) Since the projected detached open space that would be generated by the mean densities recommended in the *East Atrisco Plan* is approximately 200 acres, the acquisition of the greenway shall be the first priority met with the open space requirements. Any additional open space funds shall be channeled to major open space acquisition of the Atrisco Terrace nine percent slope area.



EAST ATRISCO SECTOR DEVELOPMENT PLAN

FIGURE 12
PARK AND OPEN SPACE
FACILITIES PLAN



PLANTING STRIPS SLIGHTLY DEPRESSED
TO CATCH RAINWATER FROM BIKE PATH
AND SIDEWALK

BERM CREATED FROM DIRT EXCAVATED
FROM CHANNEL

EAST ATRISCO SECTOR DEVELOPMENT PLAN

FIGURE 13
DIAGRAMATIC GREENWAY
DESIGN



RECOMMENDATION:

3. *Develop park nodes to further enhance the greenway as a positive recreational area and to make use of difficult-to-develop land.*

General neighborhood park activities are needed in the plan area. Although Laurelwood Park is adjacent to the plan area, approximately 7.5 acres of park facilities should be located in the East Atrisco area. The facilities should be located next to the greenway to further buffer the negative effects of the Interstate. Since some difficult-to-develop, small tracts of land may remain after the placement of the drainage facility and greenway, the parks shall be placed in nodes of approximately two to three acres incorporating these small leftover tracts. The ultimate width of the greenway and the location of the park nodes are dependent upon the placement and configuration of drainage facilities.

Acquisition of land for the park nodes and their development shall be financed through park acquisition and park development fees paid by developers in the plan area per existing City ordinances. Residential development at townhouse densities will generate approximately \$158,000 in park development fees and 7.5 acres of park dedication. Figure 12 shows the park and open space facilities plan.

LAND USE AND ZONING

LAND USE AND ZONING

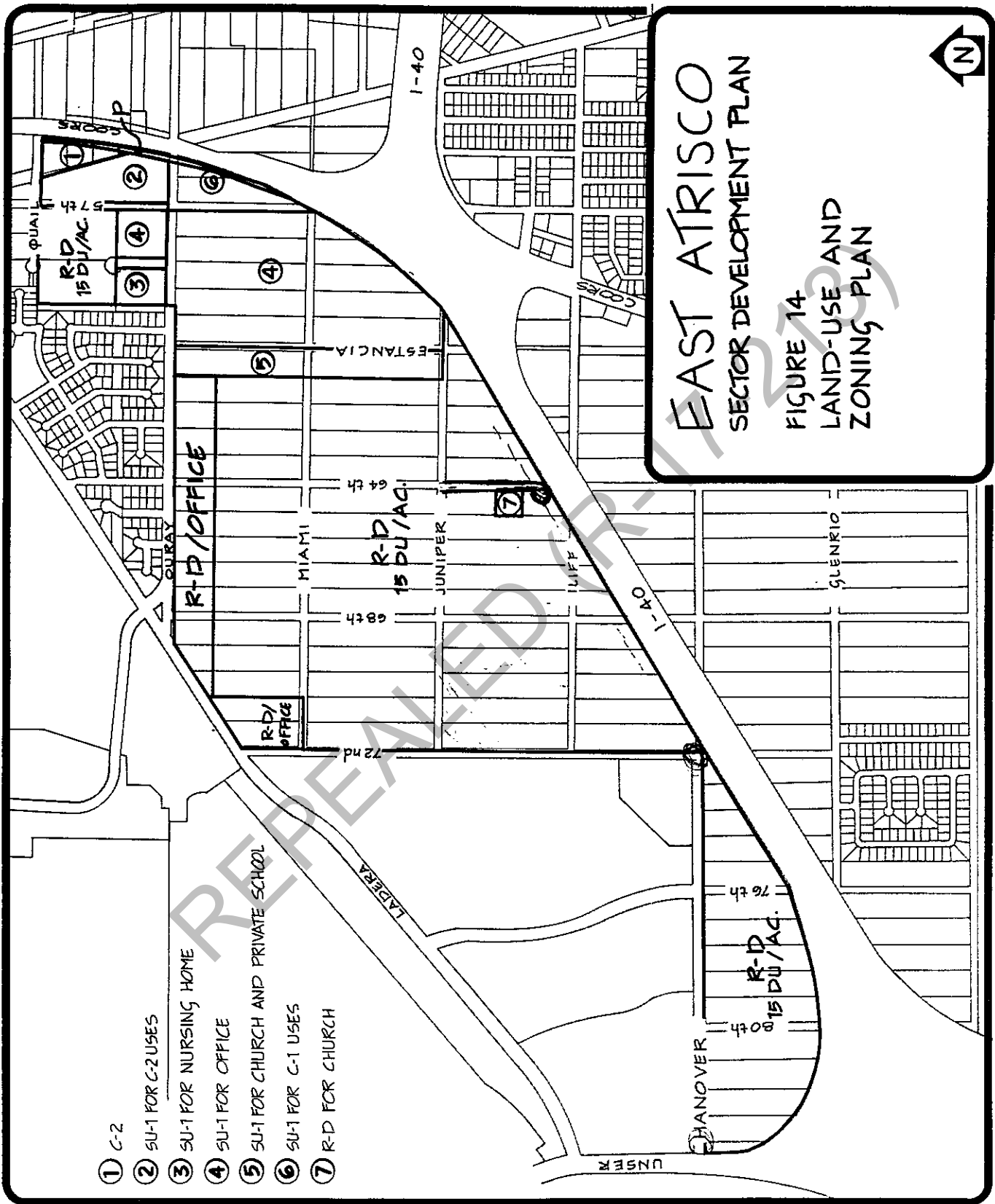
The existing land use and zoning in the East Atrisco area are discussed briefly in the introduction to this plan. The *Comprehensive Plan* calls for development of three to six dwelling units per acre in this area; however, the *Northwest Mesa Area Plan* states that cluster housing and multiple units with higher densities may be appropriate depending upon the site and specific location. Because of the Developing Urban designation, R-D should be the primary residential zone within East Atrisco.

Figure 14 shows the land use plan and zoning proposed for East Atrisco. As property is annexed to the City, it should be zoned to conform to the land use and zoning plan. Designations are based upon adjacent existing uses and zoning recently approved, reinforced by transportation networks and limitations, and other systems proposed and in place. The intent of the land use plan is to encourage the creation of stable neighborhoods, consisting of a mix of townhouse and low-density apartment uses.

Because of the limitations of the transportation system in relation to peak hour traffic flows (See Transportation in this plan), a mix of land uses is proposed to encourage dual-directional flows which offset the impacts of mono-directional flows during peak hours.

Under the plan, non-residential uses are concentrated close to the intersection of 57th Street and Ouray, and along Ouray. The area zoned R-D for Office Use along Ouray shall be 400 feet deep. The area which shall be zoned R-D for Church use on Tract 292 is the northern one acre of the southern two and one-half acres of Tract 292. Due to the 25 acres of office and commercial in the approved master plan for El Rancho Atrisco Unit III, and the general surplus of commercial zoning defined in the *Northwest Mesa Area Plan*, no commercial or office use is recommended for the southwest portion of the plan area. Light industrial uses in the general area should be concentrated in the Atrisco Business Park to the south of the plan area.

The following uses and restrictions shall apply to areas zoned R-D in East Atrisco. Whenever the stipulations of this plan are more restrictive than those of the R-D zone, this plan shall be followed.



1. *R-D for Office Use* (\pm 24 acres total)

- Permissive Uses—uses permissive in the O-1 zone as controlled in that zone with the following exceptions:
 - dwelling units are not a permissive use
 - structure height shall not exceed 26 feet
- Conditional Uses—uses conditional in the O-1 zone when controlled by a site plan filed with the application for conditional use with the following exceptions:
 - dwelling units are not a conditional use
 - structure height shall not exceed 26 feet

2. *R-D, Maximum 15 Dwelling Units Per Net Acre* (\pm 235 acres total)

- Permissive Uses—uses permissive in the R-T zone as controlled in that zone; uses permissive in the R-2 zone when no building is higher than 26 feet and when controlled by a site development plan approved by the Environmental Planning Commission.
- Conditional Uses—uses conditional in the R-1 zone; day care center when controlled by a site plan filed with the application for conditional use.
- Open space as required in the R-D zone.

Note: Net acres, as used to establish density in this plan, means acres not in public right-of-way on the date of adoption of this plan, October 29, 1984.

3. *R-D, Church* (1 acre total)

- Permissive Uses—church and related facilities when controlled by a site development plan approved by the Environmental Planning Commission.

PLATTING

The City of Albuquerque has planning and platting jurisdiction within five miles of the municipal boundary. Applicants for subdivision within the East Atrisco sector development plan area should not only be familiar with the design standards of the City, but also be cognizant of the difficulties involved with resolving the multiple ownership and the existing platting pattern. The size of the existing blocks (approximately 1050 feet x 1037 feet) will permit division into smaller blocks. Coordination of street location and lot layout among the multiple property owners is required.

Functionally sensitive subdivision design is necessary to effectively integrate uses within East Atrisco. Therefore, subdivision review and site development plan review will emphasize the effects that the proposed plat design will have on adjacent properties. Although cul-de-sacs, loops, and other forms of non-through streets may be used, it is the intent of this plan that no one area be "protected" from another area by segregation. This means that the various uses, residential densities, and platting applied for should provide logical and sound connections, both physical and psychological, to previously approved areas.

Therefore, in addition to applicable governing standards, the following guidelines shall be followed when platting property in East Atrisco. Exceptions to these guidelines for unique situations shall be considered on their merits by the approving body.

1. *Every plat approved shall conform to the requirements of this plan.*
2. *No street within the plan area platted at the time of adoption of this plan shall be vacated unless recommended in this plan or unless satisfactory alternate access is platted.*
3. *Individual residential driveway cuts along major-local streets in the plan area shall be discouraged.*
4. *Lots adjacent to all arterial and collector streets shall be platted so as to provide space for street trees.*
5. *No street within the plan area platted at the time of adoption of this plan shall have unrelieved rear yards facing on it.*
6. *Double frontage lots shall be discouraged.*
7. *Multi-family areas shall be platted so that parking can be placed in pockets or to the side or rear of the lots rather than directly to the front of the lots. This may entail larger lot sizes or alley access.*
8. *Natural site amenities shall be recognized. Lots shall front or side rather than back on the greenway.*
9. *Retention of natural slope and topography shall be encouraged.*
10. *Every plat approved shall provide logical and sound connections to previously platted areas.*