

St. Joseph Hospital Metropolitan Redevelopment Plan

~~ST. JOSEPH HOSPITAL/CIVIC AUDITORIUM AREA~~

~~SECTOR DEVELOPMENT PLAN~~

July 11, 1979

Prepared by the Department of Municipal Development

Planning Division

City of Albuquerque

St. Joseph Hospital Metropolitan Redevelopment Plan

(formerly St. Joseph Hospital/Civic Auditorium Sector Development Plan)

Originally adopted as a dual Sector Development Plan and Metropolitan Redevelopment Plan
by the City Council On November 22, 1979
City Enactment No. R-149-1979

St. Joseph Hospital/Civic Auditorium Sector Development Plan was repealed November 17, 2017
Council Bill No. R-213, Enactment No. R-2017-102

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the end 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>.

<i>Date</i>	<i>Council Bill No.</i>	<i>City Enactment No.</i>	<i>Plan References</i>	<i>(see Note 1)</i>	<i>Description</i>
Adoption of the Metropolitan Redevelopment Area and Plan					
10/22/1979		R-149-1979		Yes	Adoption of the St. Joseph Hospital Plan as the Metropolitan Redevelopment Area Plan
2/4/1982		R-19-1982		No	Adds Project I, Old St. Joseph's Hospital renovation
6/8/1983		R-84-1983		No	Adds Project III, Woodward Center Development Area
11/13/2017	R-17-213	R-2017-102	Title	No	Amends the title and type of plan to repeal the Sector Development Plan while retaining the Metropolitan Redevelopment Plan as a Rank 3 Plan to be consistent with the IDO's Ranked Plan system under the IDO. All zoning and development standards contained in this plan have been repealed.
Adoption & amendments to the Sector Development Plan content – zoning, uses, and development process					
10/22/1979		R-149-1979		Yes	Adoption
11/13/2017	R-17-213	R-2017-102	Title	No	Amends the title and type of plan to repeal the Sector Development Plan while retaining the Metropolitan Redevelopment Plan as a Rank 3 Plan to be consistent with the IDO's Ranked Plan system under the IDO. All zoning and development standards contained in this plan have been repealed.

Notes:

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 end 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>.

ST. JOSEPH HOSPITAL/CIVIC AUDITORIUM AREA
- SECTOR DEVELOPMENT PLAN -

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INTRODUCTION

The purpose of this Sector Development Plan is to define land use relationships for the redeveloping area which includes the Civic Auditorium site, St. Joseph Hospital, Longfellow School, and Sandia Foundation property fronting on Lomas Boulevard (See Map #1). The Plan is needed to resolve the present climate of uncertainty regarding the Hospital's future expansion plans and the amount of land available for private development. This uncertainty has, over the years, impaired successful negotiations for redevelopment of Civic Auditorium property and created perceived conflicts between the expansion needs of the hospital and desires of neighboring residents to improve and protect their neighborhoods.

While the City has played a leadership role in negotiating solutions to these conflicts, major interest groups within the Plan area or affected by it have also been closely involved in the planning process. City Planning staff held two meetings with residents of Martineztown, North Martineztown, and Huning Highland neighborhoods, and owners of property included within the Plan boundaries have contributed to Plan recommendations.

The approach to the Plan has been pragmatic and action-oriented. The Plan recommends land to be sold for hospital use, institutes re-zoning to SU-1 for the entire Plan area, and furnishes guidelines by which the City can determine how the remaining portion of the Civic Auditorium area land should be reused. In this sense, the document is a "plan for action."

While a land sale agreement will be prepared to implement the terms of the new zone, the method and conditions of sale lie outside the legal purview of this Plan and should be determined after the City Council has approved the precise configuration of city land to be made available for Hospital use.

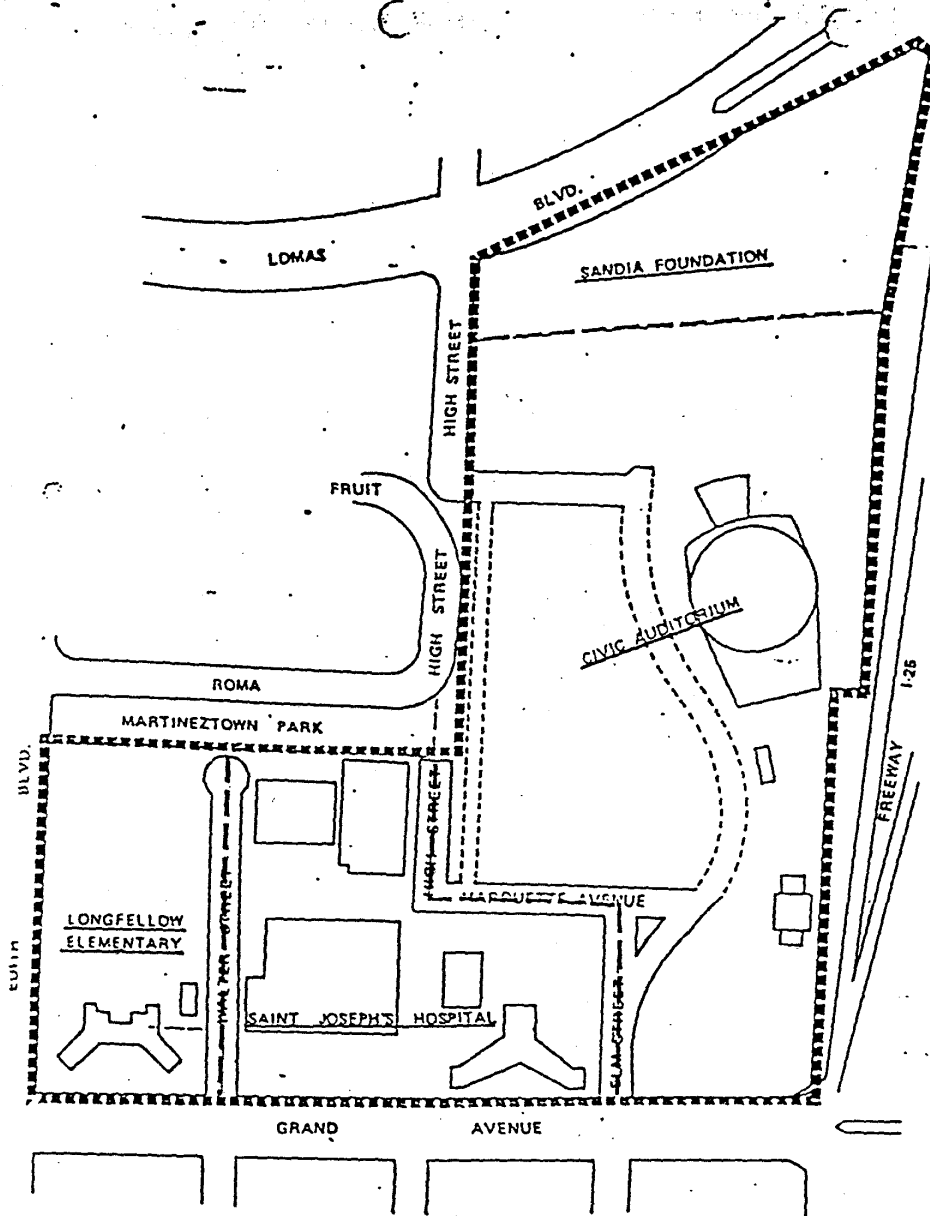
I. PLAN INITIATION AND SCOPE:

This Sector Development Plan has been prepared at the request of the present city administration and pursuant to Council Bill R-312, which in 1976 directed city staff to prepare a study and make recommendations concerning the disposition of Civic Auditorium property as a revision to the Urban Development Plan and land sale agreement previously rejected by the Council.

On February 27, 1979, the city administration requested two issues to be addressed in the Sector Plan:

1. A recommendation on the amount and configuration of land required to meet Hospital parking and expansion needs. During the course of Plan preparation, the Hospital published its own 15-year plan and program for expansion which would entail development of city-owned land directly to the east of its present location. The Planning staff has evaluated this Hospital proposal along with two other staff-proposed alternatives.
2. An evaluation of present proposals for re-use of the Civic Auditorium site, including Water World, medical-related offices, Shriners' Temple, and hotel.

Council Bill R-312 also instructed the Urban Development Agency to "issue a Request for Proposals to implement the Plan for redevelopment of the Civic Auditorium Project Area." Since a revised plan was never developed, a Request for Proposal process has never been formally undertaken. The existing proposals mentioned above have been offered informally to the City without any adopted legal framework or planning basis for selection.



PLAN BOUNDARY & OWNERSHIP

Map #1

It is the Planning staff's recommendation that the City should not accept or reject present redevelopment proposals until the City settles the issue of the Hospital's future land needs, determines the need to provide for Civic Auditorium activities, and initiates a formal Request for Proposal process clearly defining the type of development desired by the City and the boundaries and access to the site. Until these actions are taken, the total picture for the area will not be available.

In light of these findings, the following Sector Development Plan phases are proposed:

PHASE I. . . Settle appropriate land use configuration and re-zoning. Full Council action by August 6, 1979.

PHASE II. Complete feasibility Study for Civic Auditorium Replacement Facility (See pp. 12-13, for discussion)
July-October, 1979.

PHASE III. Prepare, issue Municipal Redevelopment and Disposition Plan for Civic Auditorium properties.

PHASE IV: Prepare Request for Proposals.

II. PLAN OBJECTIVES:

To provide a land use solution for the St. Joseph Hospital/
Civic Auditorium Area which:

- a. Provides for the growth and development needs of the Hospital as a major city institution.
- b. Furthers the city's neighborhood revitalization and preservation goals.
- c. Retains the viability of the Civic Auditorium site for appropriate future re-use or redevelopment.

X The purpose of the Plan is to tie these objectives together in a complementary solution by providing for Hospital expansion needs within the present Civic Auditorium property, institutional expansion into residential areas becomes unnecessary. Resolution of conflicts between Hospital and neighborhood needs creates a more certain future for the community and enable it to focus its energies on positive steps for strengthening its residential character. This partnership will make it possible to meet needs that none of these interests could meet alone. By deciding on the amount and configuration of Civic Auditorium land to be provided for Hospital use, the city can determine more precisely appropriate uses for the remainder of the Civic Auditorium property and can actively pursue a re-use or redevelopment decision.

It should be noted further that all three objectives must be met by the proposed solution. To provide for Hospital needs alone could preclude future effective utilization of Civic Auditorium property. To emphasize the redevelopment potential of Civic Auditorium property alone could encourage a level of intensive use incompatible with both the Hospital and the neighborhoods. Although protecting the city's property values has been one objective of the Plan, to view the city's

ownership interest or potential development role as primary would narrow the Plan's scope to a real estate decision focussed solely on short range economic return.

The Plan objectives solve conflicts in the urban environment that might otherwise prevent realization of neighborhood and institutional goals. The city's interest is the public interest, which is best served by enhancing the viability of center city neighborhoods and supporting growth of a major institution which, through its development plans, proposes to increase employment opportunities and improve health care services for the entire metropolitan community.

III. BACKGROUND:

A. St. Joseph Hospital Expansion Needs:

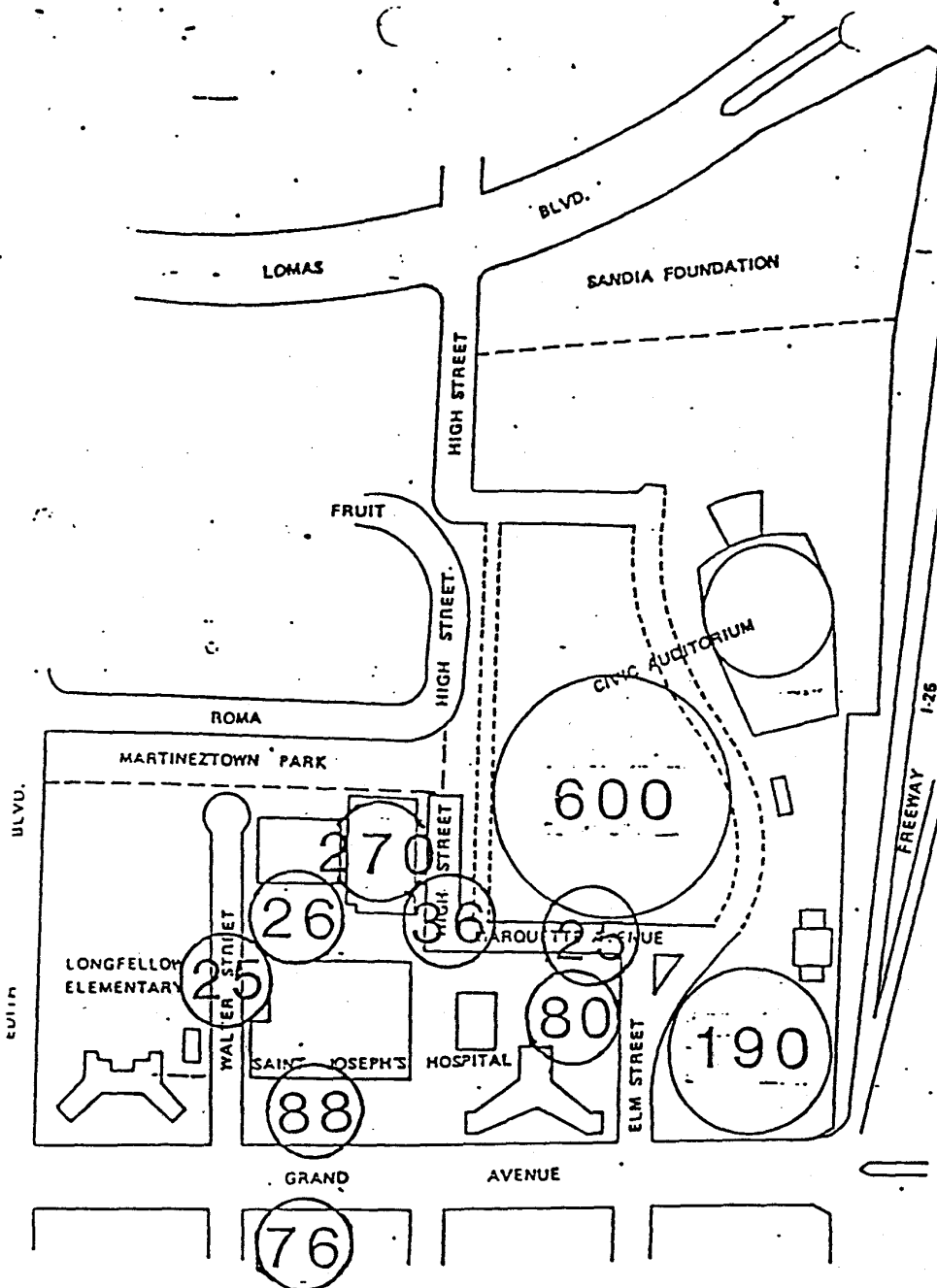
1. Land Use History. The Hospital's current parking and expansion problems stem from an unplanned sequence of events precluding expansion to the north and west. Expansion to the north was cut off in 1956, when the City condemned Block 11 of the Belvidere Addition then owned by the hospital to build the Civic Auditorium. In 1965, the city paid a compensation of \$18,000 to the Hospital for this property. The Hospital sought expansion to the west in the early 1960's, and in 1964 was assured by the APS Board of Education and Superintendant that Longfellow School would be closed and that the Hospital would have first option to purchase the property.

At the same time, City plans called for redevelopment of the Martineztown area with a large educational and institutional complex. Based on the School Board commitment and the encouragement of City leaders at the time, the Hospital administration decided to expand on its existing site, and in 1968 constructed a new 12 million dollar facility facing the Longfellow School property.

During the Model Cities neighborhood planning period from 1967-1973, Martineztown residents successfully resisted the City's attempts to renovate Martineztown with non-residential development, and established a new direction for the area strongly oriented to neighborhood revitalization and residential expansion. This resulted in a reversal of the previous decision to close Longfellow School and left the Hospital in its present expansion predicament.

The Huning Highland Sector Development plan, 1977, essentially prevented Hospital expansion of parking to the south of Grand by re-zoning hospital owned properties to a new residential/office category. Because of these previously adopted neighborhood plans which restrict expansion of the Hospital in their direction, the Hospital, in order to remain in its present location, has no alternative but to expand in the direction of the Civic Auditorium site.

2. Current Parking Needs: The Hospital currently utilizes two parking areas on City-owned Civic Auditorium property (See Map #2). In 1971 the Hospital entered into a fifteen-year parking agreement with the City to lease the block east of Elm Street, which provides 190 spaces. The City permits the Hospital to utilize 600 spaces of the Civic Auditorium parking lot at no cost. Thus 56% of the Hospital's current parking needs for 1,346 spaces (peak demand) are being satisfied on an interim basis. (Ref. St. Joseph Hospital Administration estimate of current need).
3. Hospital Master Plan: The master plan recently developed for St. Joseph's Hospital, "Site Development and Land Acquisition Needs for St. Joseph's Hospital," prepared by W. C. Kruger & Associates, dated March 15, 1979, states that the hospital needs approximately 7.6 acres of the Civic Auditorium site, in order to satisfy its expansion and parking needs. Map #3 summarizes the site plan and phasing of development over a period of 15 years.



PARKING SPACES

UTILIZED BY

SAINT JOSEPH'S HOSPITAL

ON SITE (HOSPITAL PROPERTIES) = 464

OFF SITE (INCLUDES STREET PARKING) = 952

Map #2

-7a-

PHASE 1 1980-1985

- A. New Doctor's office building and parking structure.
- B. Add two levels to existing parking structure.
- C. New clinical services addition.

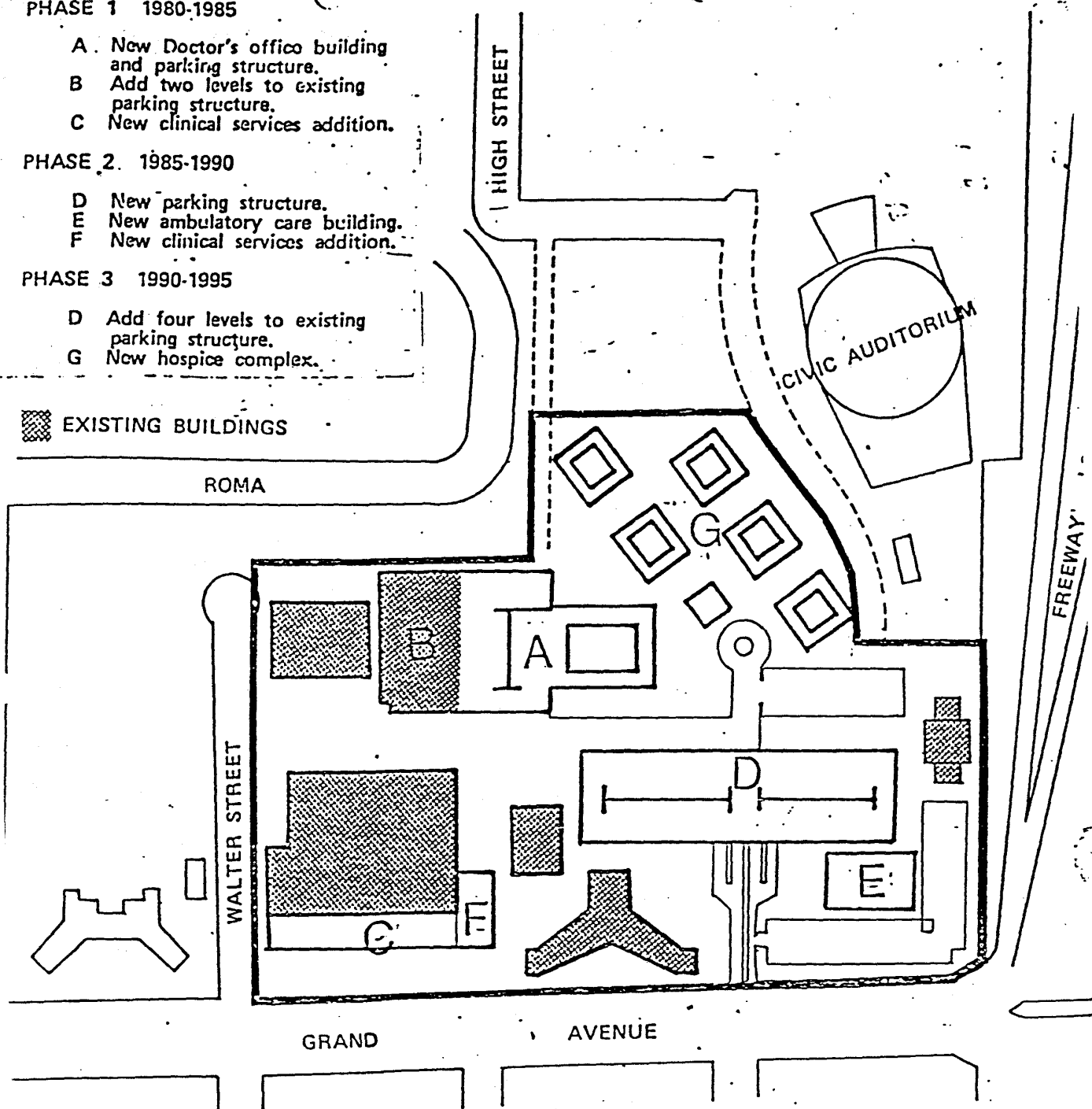
PHASE 2. 1985-1990

- D New parking structure.
E New ambulatory care building.
F New clinical services addition.

PHASE 3 1990-1995

- D Add four levels to existing parking structure.
- G New hospice complex.

 EXISTING BUILDINGS



SAINT JOSEPH'S HOSPITAL PROPOSED DEVELOPMENT MASTER PLAN

Map #3
-7b-

4. Role in Economic Development: The present St. Joseph Hospital complex, representing a 20 million dollar capital investment and a 24 million dollar annual operating budget, plays a substantial role in the center city economy. Hospital facilities consist of the original building (1930); the main building (1968); and a professional building (1974), St. Joseph Medical Towers. The total 481,000 square feet owned by the Hospital represents 5.1% of all non-residential space in the center city and 30% of all space allocated to the services sector. (Hammer Siler George, ECONOMIC BASE STUDY OF THE CENTER CITY).

The Hospital's expansion plan projects a \$22 million dollar additional capital outlay although this plan has not yet been reviewed by the New Mexico Health Systems Agency who must approve all hospital plans in accordance with state and federal regulations.

An investment of this magnitude, however, would strongly support regional economic goals. In defining a regional economic base, local economists have urged expansion of health services as one of several potentially strong industries which make substantial use of regional assets. (Lee Brown, "A Future Economy for the Southwest and Related Issues," NEW MEXICO BUSINESS, Vol. 31, No. 10, November 1978). The Hospital's planned expansion would capitalize on the favorable national economic outlook for the services sector, which is growing faster than any other segment of the national economy.

1993
Current
figures?

The Hospital's role as a major center city employer further substantiates its economic importance. The institution maintains a sixteen million dollar annual payroll supporting over 1200 employees who comprise 5.2% of the total center city workforce.

B. Civic Auditorium Site Redevelopment.

1. City Policy: In 1976 Council Bill R-312 declared that "redevelopment of the Civic Auditorium Project Area is in the best interest of the City of Albuquerque," and requested City staff to make recommendations concerning its disposition. This policy statement followed the Council's rejection of a proposed sale of land by the Urban Development Agency to Financial Resources, Inc. for redevelopment of the site as a "New Town in Town," pursuant to the Grand Center Redevelopment Plan accepted by the City in 1973. Although several widely differing proposals for redevelopment have been seriously considered by the City, the Council Resolution statement referenced above constitutes the only formal policy direction stating the City's intent to redevelop the site.

Subsequently in 1976, the Council again declared the property surplus in connection with a proposed trade of the Civic Auditorium site for 200 acres of APS land proposed for a Solar Energy Research Institute. The plan prepared by the Planning Department in 1976 prior to approval of the land trade recommended that the Civic Auditorium be used by the public school system for sports activities.

By encouraging a variety of redevelopment proposals, the City has tacitly assumed that the site could be turned into a revenue-producing asset through private initiative. What has not been formally considered or answered on a policy level is whether the auditorium serves public needs that should continue to be met by another city facility.

2. History and Present Use:..The Civic Auditorium was constructed in 1957 for sporting, entertainment and general public events. Since that time, the development of larger, more specialized facilities such as the UNM arena, Popejoy and Woodward Halls, Tingley Coliseum and the Convention Center have pre-empted the Civic from many activities for which it was originally designed. Promoters indicate that its limited seating capacity (4,850) makes it undesirable for major entertainment functions, and places Albuquerque in a secondary or tertiary market category for entertainment events.

Auditorium
was

Presently such diverse events as rock concerts, wrestling, pro-volley ball, commercial dances, conventions, and a summer youth program sponsored by the City Parks and Recreation Department find a home at the Civic. The Auditorium management estimates that it is used an average of 3.5 nights a week throughout the year and projects over 75% usage during the coming summer months.

3. Costs and Revenues: The City has always been responsible for the management and maintenance of the Civic Auditorium - first under the Parks and Recreation Department and now under the Department of Services. The expense of proper maintenance has

increased as the facility ages, and the city budget has been inadequate for effective care. A report in 1971 stated that if the Civic Auditorium is to continue to serve the public adequately, repairs, replacements, and additions are an absolute necessity. In 1977, the Department of Services estimated the cost of renovation at \$495,000.

Operating expenses are paid from revenues generated by rental and parking fees, concession sales and sales taxes, with the deficit made up from the City's general fund. For FY 1978, revenues totalled \$117,395 compared to \$226,533 in expenditures, leaving an operating deficit of \$109,138. The picture, however, seems to be improving. From FY 1977 to 1978, revenues increased 47% while expenditures increased less than 1%.

A simple profit and loss statement, however, does not adequately portray the total economic picture. Since the Auditorium provides a seating capacity of 5,000 versus the Convention Center's 2,500 capacity, the Auditorium does provide the only facility capable of attracting large conventions which indirectly generate revenues to tourist-oriented businesses. Since few other city service departments are expected to be self-supporting (e.g., library, zoo, museum), the real question is whether the Civic Auditorium provides a service which the taxpaying public wishes to continue to support.

4. Other Potential Public Uses. The Parks and Recreation Department is presently conducting a summer youth program to test and demonstrate the potential use of the auditorium as a youth center.

5. Need For Replacement Facility: In 1973, at the time the City was considering the Grand Center redevelopment proposal, the Civic Auditorium and its possible closing became a controversial issue. To address the problem, the City Manager appointed a nine-member Advisory Board, which after studying present usage and other available public events facilities, concluded that bond funds should be sought for constructing a replacement. The City Commission also felt that it would be a disservice to the community to accept a proposal for Civic Auditorium redevelopment without a definite commitment to its replacement. The Commission placed a condition on development that the Civic Auditorium would remain available for public use for five years, and authorized the Advisory Board to undertake a study of the size and type of new facility needed to accommodate Civic Auditorium uses.

In 1977 the City programmed \$35,000 for a feasibility study for an "Albuquerque Arena and Auditorium Center" which was envisioned as a large 15,000 seat facility to house community-oriented events (C.I.P. Project Definition). This amount was approved as part of the Civic Auditorium Improvement Project under the Department of Services, Special Events Facilities. The study has never been initiated because of uncertainty over its scope and orientation to a large arena-type stadium.

To avoid unnecessary controversy over Civic Auditorium site redevelopment, information concerning the need for a replacement facility, recommended location and financial feasibility should

be available if and when the city accepts a proposal abandoning the present Civic Auditorium functions.

6. Private Redevelopment Potential: The 18.6 acres of Civic Auditorium property offer an excellent site for redevelopment characterized by its high visibility and accessibility via I-25 and by its choice position relative to the City's major medical, educational and employment complexes.

If 7.6 acres is conveyed to the Hospital to meet its long-term expansion and parking needs, 11 acres of City property will remain. The combination of this property and the Sandia Foundation property fronting on Lomas totals to 16.5 acres.

Private developers have been attracted to the site's assets and have offered the City various redevelopment proposals, as outlined below.

- a. "New Town in Town Concept": Grand Center. In December 1973, the City Commission approved a "New Town in Town" plan for the site which called for mixed residential and neighborhood commercial use, authorized the Urban Development Agency to request proposals, and in June 1974, approved a contract between UDA and a private joint venture partnership for purchase and development.

Would-be developers of the Grand Center Plan characterized the site as occupying an "imposing position, lying adjacent to the I-25 Freeway, Grand Avenue and Lomas Boulevard." They cited its "excellent circulation, easy access and central location" as prime attributes which could "lead to the

creation of a true community center with exciting influences on the downtown core and frame areas."

(GRAND CENTER, A JOINT PROPOSAL BY DIDIER RAVEN, DEVELOPER AND ST. JOSEPH HOSPITAL, 1973).

The contract was voided by the City Council in 1975 due to failure of the joint venture to make timely payment. Reasons for the failure of this project were legally complex, but the developer cited "the uncertainty surrounding the St. Joseph Hospital situation" as the principal consideration. (Letter from Financial Resources, Inc. to UDA, September, 1974).

At the time the master plan was approved, the developer agreed to set aside seven acres to meet the Hospital's expansion needs. The Hospital in turn agreed to two possible configurations of these seven acres. The preferred alternative continued to be expansion to the Longfellow School site plus three acres of Civic Auditorium land. If acquisition of Longfellow School failed to materialize within 3-5 years, the Hospital would receive seven acres of the Civic site in a northerly configuration (Option #2 of this plan).

Thus only the corner of Grand and the Freeway, for which the developer agreed to pay the Hospital the full value of its ground lease for parking, was available for immediate development; the amount of

land remaining was uncertain and dependent upon the Longfellow School decision over which the developer had no control.

- b. Medical Office/Commercial Complex: For the past year, city officials, Albuquerque Public Schools and a private developer have been discussing a complex land trade proposal which would convert the Civic Auditorium into a medical office and commercial complex. All concerned parties have been willing to consummate the trade; but, again, indecision over how to solve the Hospital's parking problem and the concerns of residents have prevented its completion. By mutual agreement, the private developer and the City deferred this latest redevelopment proposal until the Hospital's needs are satisfied by this Sector Plan.
- c. Water World: The City has concurrently been considering a proposal for use of the Civic Auditorium by Water World, Inc., which would renovate the Auditorium to offer aquarium viewing and various aquatic exhibits. The development proposal states the following goals: "to expose inland New Mexico residents to the world of the sea, provide an aquatic educational atmosphere, serve as a family recreational experience, promote tourism, and encourage a better understanding of the environment with particular emphasis on aquatic life." In 1978 a feasibility study for the proposed park estimated a high return on investment associated with an established facility that is well located relative to the market.

("Evaluation of Economic Potentials for Water World," Economic Research Associates, May 1978). Water World proposes to provide 450 parking spaces to the Hospital for seven years. It would lease the Civic Auditorium site on the following basis: "A twenty year lease-purchase agreement for a rent of \$50,000 minimum against five percent of the first \$1 million sales and four percent over \$1 million."

Per the City Administration's request, this Sector Plan provides an evaluation of the Water World proposal (pp. 24 & 25), with the principal finding that the proposal does not make adequate provision for satisfying the needs of the Hospital.

The history of these proposals indicates that indecision over land to be provided to the Hospital has prevented acceptance and feasibility of several worthy redevelopment concepts. Unless the configuration of the site to be available to the Hospital is publicly determined and legally settled, any hopeful private developer interested in the City land will continue to be faced with changing project parameters and possible political controversy.

C. Neighborhood Revitalization:

Plans already adopted by the city stress the importance of neighborhood revitalization. The city's Comprehensive Plan places the "redevelopment and rehabilitation of older neighborhoods" as a first priority (Policy A.2.a.), essential to its over-all growth

strategy of mixing uses and increasing densities within
Redeveloping Urban Areas. Policies and studies promoting the
redevelopment of Downtown Albuquerque recognize that the core area
will prosper only if a new residential base is attracted to the
center city.

Over the past decade, local government has encouraged the
rehabilitation of neighborhoods surrounding the Civic Auditorium by
channeling federal funding resources provided by the Model Cities
and Community Development Programs into Martineztown, North
Martineztown and Huning Highland. Plans developed under these
programs have encouraged a high level of citizen participation
which has in turn strengthened the position of residents in
influencing the Hospital's expansion plans and Civic Auditorium
redevelopment decisions.

Local government today finds a partnership of interests with
these neighborhood associations whose preferences coincide with and
implement the above-stated city policies. Residents of
Martineztown and Huning-Highland neighborhoods desire to retain and
strengthen the role of Longfellow Elementary School, viewing it as
a center for community life and a necessary ingredient for
attracting new residents. Re-zoning initiated in the Huning
Highland sector plan and Martineztown redevelopment plan
demonstrates the city's and neighborhoods' desire to expand the
residential population and prevent institutional expansion into
residential areas. Further evidence of favorable residential
trends can be seen in the 45-unit townhouse development soon to be
built in Martineztown and the placement of the Huning Highland
historic district on the national register.

Because it is in the public interest to support these favorable trends, this Plan stresses impact on adjacent residential areas in its evaluation of alternative land use options and proposed redevelopment guidelines. The Plan provides an environmental context which will further neighborhood revitalization goals.

IV. EVALUATION AND RECOMMENDATIONS:

A. General Recommendations.

- pursued*
1. Longfellow Elementary School should continue to serve the Martineztown and Huning Highland neighborhoods. The City should work actively with Albuquerque Public Schools in a partnership approach to strengthen the role of Longfellow School and expand its function as a community-oriented educational complex.

pursued

 2. The City should make sufficient Civic Auditorium land available to provide for the reasonable, controlled expansion of the Hospital compatible with surrounding neighborhoods.
 3. The land trade or sale agreement for the disposition of the Civic Auditorium property should contain provisions for continued joint use of 600 parking spaces within the present Civic Auditorium site. To ensure the continued viability of present Civic Auditorium functions, the possibility of a lease-sale agreement should be investigated, which would permit the Civic Auditorium to utilize these spaces during evening hours until such time as the Civic Auditorium is redeveloped and used for another purpose.
 4. The City's adopted policy to redevelop the Civic Auditorium site and accept proposals assumes that the Auditorium has outlived its usefulness. However, considering the present need to conserve public finances, improvements to the Civic which would encourage its continued and more productive use by the city should not be ruled out as one possible re-use option.

5. If the City decides to continue to support the public functions which the Civic presently serves, it is necessary to determine whether renovation or a more specialized replacement facility would be the most cost effective course of action. The study already programmed to determine feasibility of a Civic Auditorium replacement facility should be undertaken immediately in order to provide these answers at the time redevelopment or re-use proposals are being considered. This study should determine the feasibility of a new or renovated public events facility and define its best possible size, location and use relative to the market and projected attendance. Of particular importance to implementation would be determination of the cost and anticipated revenues.
6. When the results of this study are available, the city should consider innovative ways by which the sale and redevelopment of the current site could be used to help finance any recommended renovation or replacement at a new location.
7. The City should continue to actively explore the possibility of a cooperative, voluntary development agreement with Sandia Foundation, owners of the Lomas frontage north of the Civic, to encourage a total development approach and integrated site planning for the remainder of undeveloped Civic Auditorium and Sandia Foundation properties.

B. Land Use Options.

Variables influencing the precise amount and configuration of land to be made available for Hospital use are the subject of the

following analysis of the proposed options shown on pp. 25a, b, and c at the end of this section. Plan objectives outlined in Section II provide the basis for evaluating these land use options.

The Hospital Plan proposes closing off hospital related uses to all outside traffic, forcing a complete separation between hospital and Civic Auditorium uses.

This approach, however, severely limits both the re-use potential and present use of the Civic Auditorium site by cutting off the Elm Street access from Grand Avenue and forces traffic to re-route north on Edith through Martineztown to Lomas. The Hospital Plan, however, provides the greatest amount of adjacent acreage for Hospital expansion and parking.

Option 1 modifies the Hospital Plan by preserving access to the Civic Auditorium site, but would still enable the Hospital to carry out its Master Plan with minimum change. While the retention of Elm Street would continue conflicts between Hospital traffic, including emergency vehicles, and traffic to and from the Civic site, these conflicts may be alleviated by improving northern access to the Hospital on High Street, as shown on the map for Option 1. The northern redevelopment orientation of this option provides some incentive to the city to initiate a development agreement with the Sandia Foundation.

This option clearly benefits the surrounding neighborhoods by providing adequate access to the Civic Auditorium property so as to avoid re-routing of traffic onto Edith Blvd., by orienting potential intensive redevelopment to the northern portion of the Civic Auditorium property away from existing neighborhoods, and by

permitting the Hospital to satisfy its expansion needs in an easterly, horizontal direction. (See Map #3).

Option 2 maximizes Civic Auditorium redevelopment potential by retaining the entire I-25 frontage, including the parcel at Grand and I-25. Elm Street would serve as a natural existing divider between Civic Auditorium site uses and the Hospital. This option, however, provides less than six acres for Hospital use, as compared to the 7.6 acres provided by Option 1 and the Hospital proposal. Option 2 would therefore require a greater concentration of structures and necessitate more vertical expansion.

According to W. C. Kruger & Associates, who prepared the Hospital Master Plan previously referenced, Option 2 would require consolidation of the two parking structures proposed in the original plan into a single structure nine levels high with a capacity of over 1,000 cars. The height, mass, and traffic flow problems caused by such a structure would conflict with the residential character of the proposed hospice area and Martineztown.

Reduction of the land area available for Hospital use in this option would either cause the hospice area to lose open space or force multi-story construction - either of which would work against the open, residential character important to realizing the hospice concept. Forcing the hospice area north may cause interaction problems with future Civic Auditorium site uses. The same traffic conflicts between Hospital and Civic site uses are present as in Option 1.

This option also poses some disadvantages to the neighborhoods. To Martineztown, it could mean increased heights

and densities on the west Civic Auditorium parking lot. By leaving the corner of I-25 and Grand open and available to private initiative, this option could encourage redevelopment orientation to the southern end of the Civic site, as proposed by previous interested developers, thus increasing traffic on Grand. This possibility would be less desirable for the Huning Highland neighborhood than the level of intensity and use proposed in the existing Hospital Master Plan.

The foregoing analysis is summarized on the following matrix (p. 25d). It is clear from the matrix and the above evaluation that there are trade-offs involved for each option.

• Recommendation:

THE STAFF RESPECTFULLY RECOMMENDS ADOPTION OF OPTION 1.

Option 1 most successfully meets all three Plan objectives defined in Section II.

Option 1 provides essential access to the Civic Auditorium site from the south. Eliminating this access would cause severe traffic congestion problems for the present use, re-routing Auditorium traffic onto adjacent residential streets and impairing access to present Civic parking areas.

Option 1 provides sufficient land for Hospital use that best meets its growth and development requirements and avoids previously described adverse impacts on Martineztown of the more concentrated hospital development patterns necessitated by Option 2. It permits the Hospital to proceed positively with its Master Plan. On the other hand, Option 2 would necessitate re-design and force the Hospital to undertake more costly and less efficient development. Since the type and extent of

redevelopment desired for the Civic Auditorium property is unknown at this time, it is reasonable to base the hospital land configuration decision on present certainties.

Option 1 guarantees a level of use on the corner of Grand and I-25 which is in keeping with the Huning Highland residential character and encourages orientation of potential private redevelopment to the northern portion of the Civic site more removed from existing neighborhoods.

For these reasons, Option 1 is the Department of Municipal Development's recommended solution.

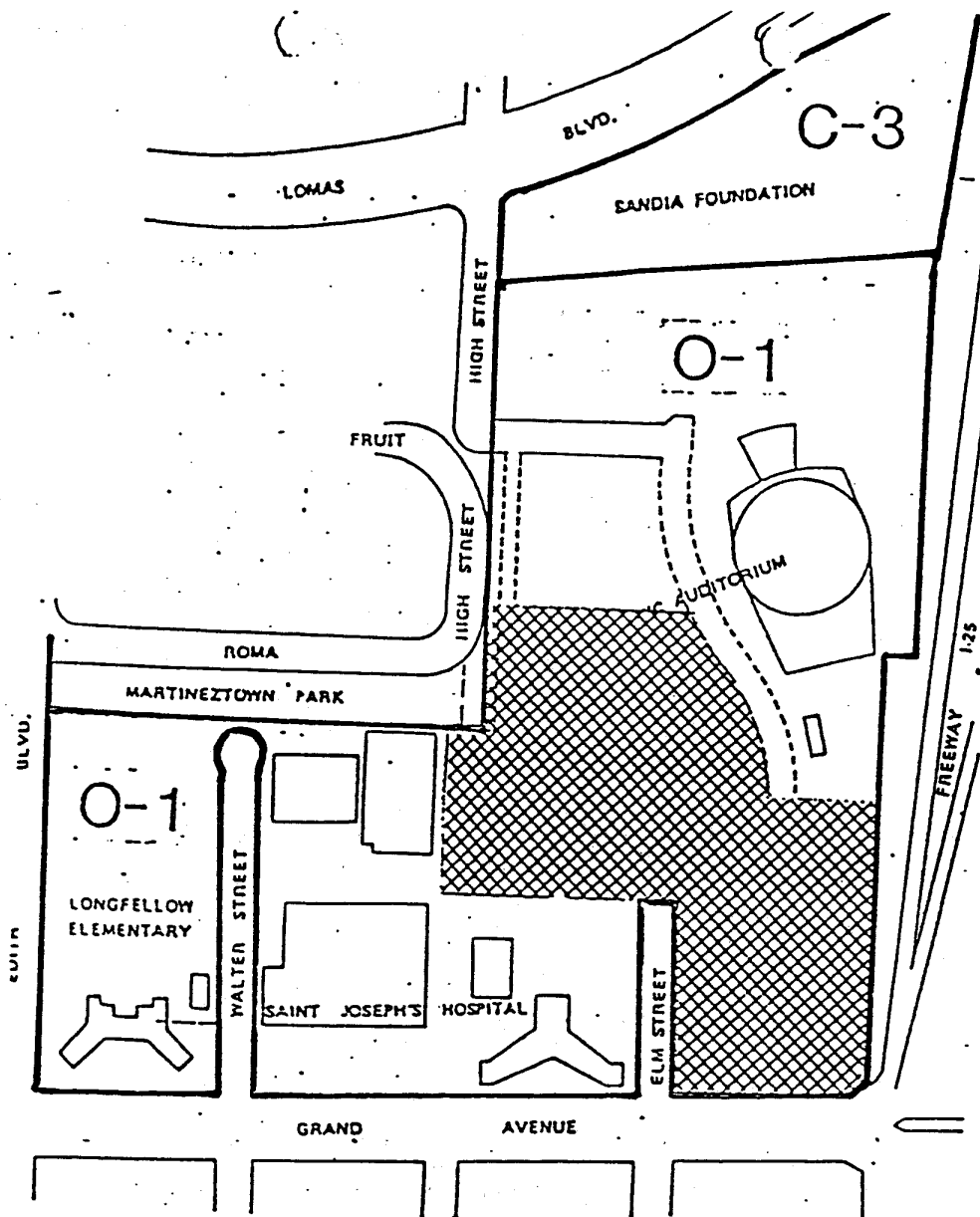
C. Redevelopment Proposals

The only proposal for Civic Auditorium redevelopment presently available in written form and capable of being evaluated is that of Water World, Inc., as described on pp. 15-16. In conformance with the administration's request that existing re-use proposals be evaluated, the Planning Division makes the following findings:

1. The Water World development as presently defined would not provide the amount of land necessary to meet future Hospital facility expansion and parking needs.
2. The proposed twenty-year lease agreement with the City does not adequately protect the City in the event that the Civic Auditorium is remodelled to Water World specifications and later fails to generate revenues projected in the feasibility study.
3. The amount of anticipated tourist business and daytime hours of use would increase traffic and parking conflicts with the Hospital.

4. The policy of the Comprehensive Plan to increase densities and mix uses within Redeveloping Areas should guide redevelopment of the Civic Auditorium site. The Water World, Inc. proposal does not significantly assist the City in carrying out the above policy.

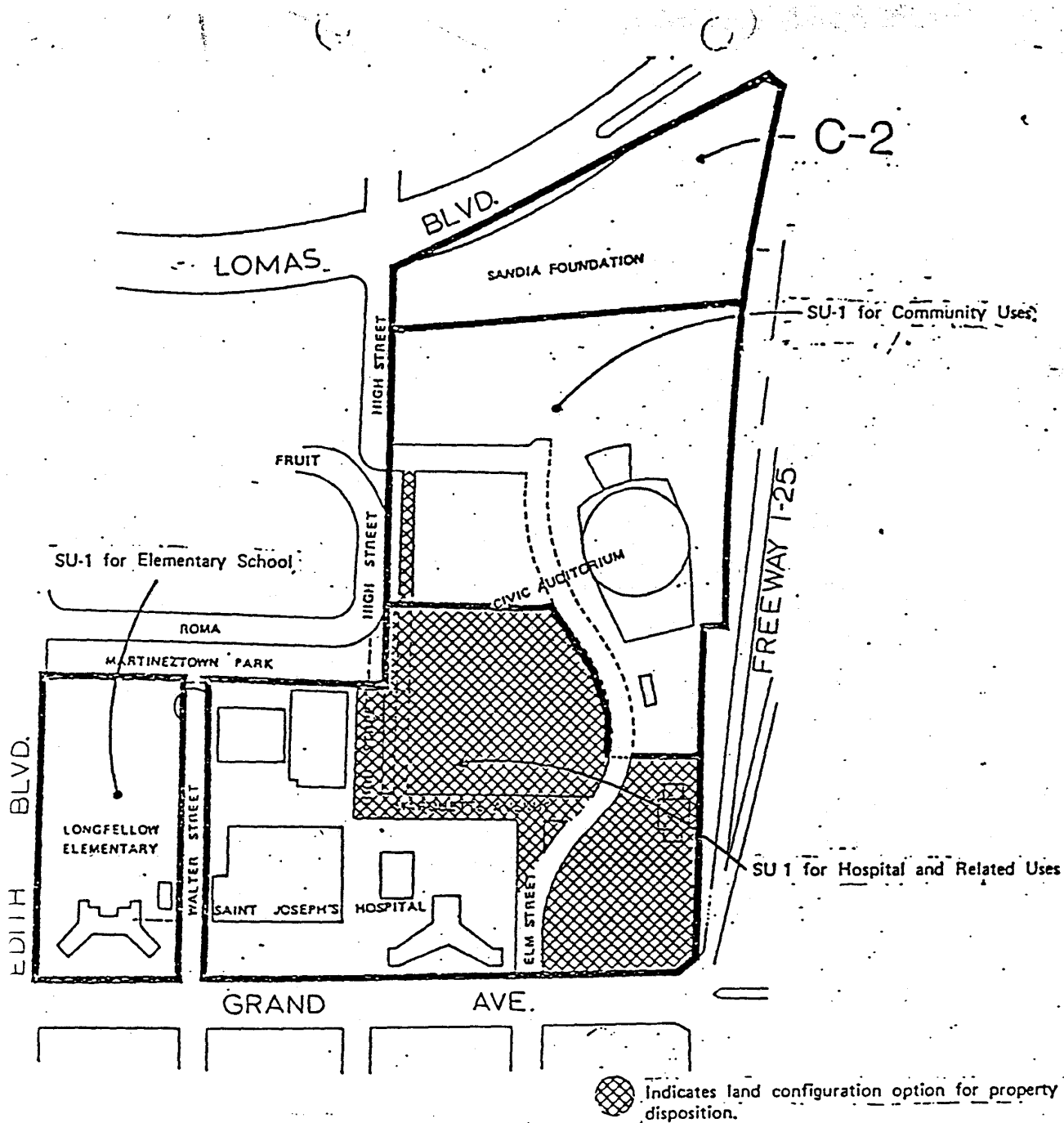
As stated under Section I, however, the City should not accept or reject any proposals for re-use at this time until a formal Request for Proposal process has been initiated pursuant to City guidelines. At that time, Water World may respond with a revised proposal oriented to the northern rather than southern portion of the site.



Indicates land configuration option for property disposition.

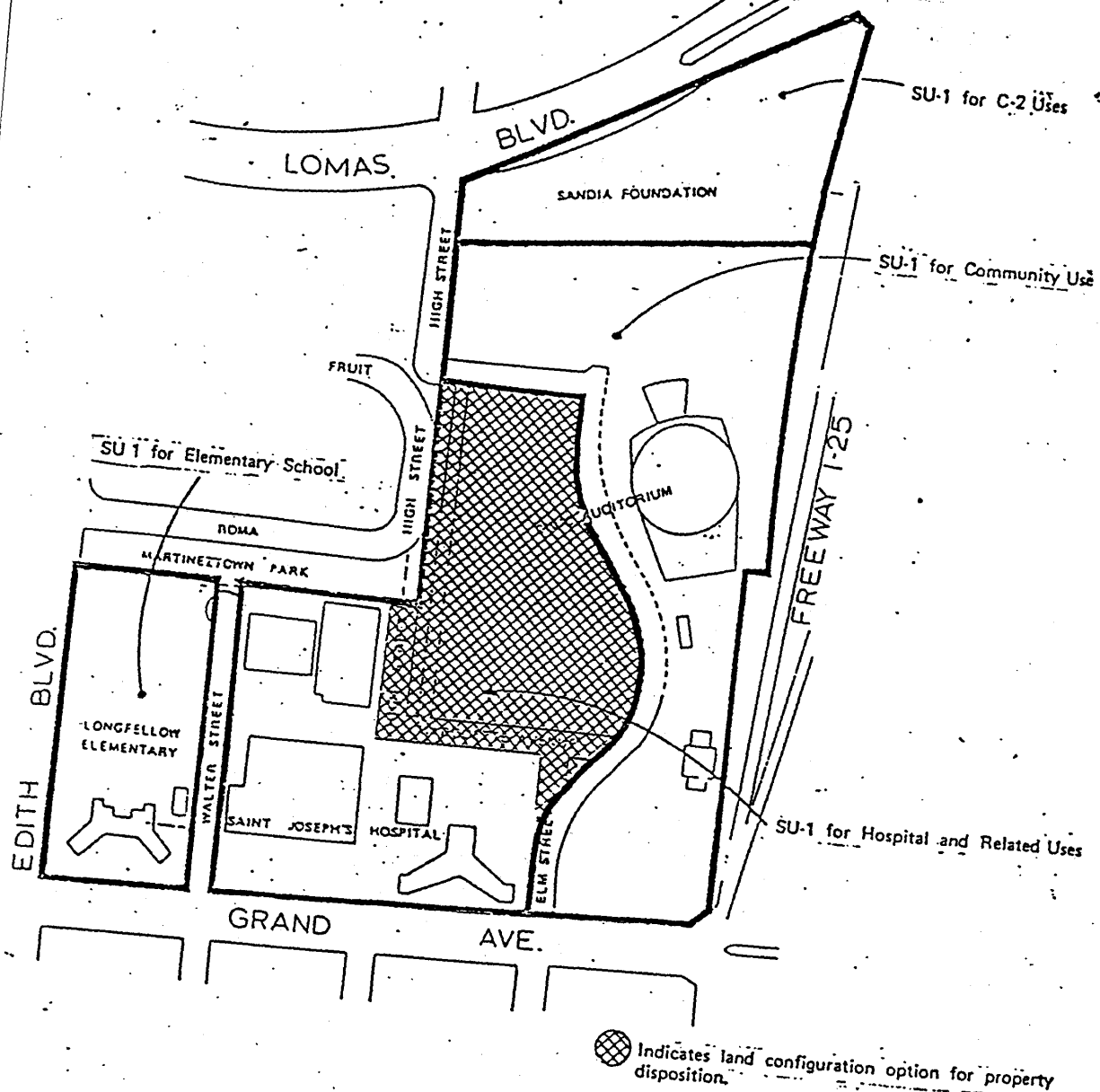
HOSPITAL PROPOSAL

No Change to Existing Zoning



OPTION 1

Proposed Zoning and Designated Uses



OPTION 2

Proposed Zoning and Designated Uses

EVALUATION MATRIX

OBJECTIVES

→ PROVIDE FOR HOSPITAL NEEDS			
• PROVIDE ADJACENT EXPANSION AREA	•	•	•
• MINIMIZE TRAFFIC CONFLICTS	•		
• PROVIDE 7.6 ACRES	•	•	
• IMPROVE NORTHERN ACCESS	•	•	
• SEPARATE HOSPITAL AND CIVIC USES	•		•
→ RETAIN VIABILITY OF CIVIC AUDITORIUM SITE			
• PROVIDE ACCESS FROM GRAND		•	•
• UTILIZE FREEWAY FRONTAGE			•
• PROVIDE ADEQUATE LAND AREA FOR REDEVELOPMENT OR REUSE			•
• SEPARATE HOSPITAL AND CIVIC USES	•		•
→ BENEFIT ADJACENT NEIGHBORHOODS			
• DISCOURAGE THROUGH TRAFFIC ON RESIDENTIAL STREETS		•	•
• PREVENT HIGH DENSITIES ADJACENT TO RESIDENTIAL AREAS	•	•	
• ENSURE LOW-RISE DEVELOPMENT OVERLOOKING MARTINEZ TOWN	•	•	

V. **PROPOSED RE-ZONING:**

A. **Proposed SU-1 Zoning.**

1. **Discussion.** Because of the need to encourage imaginative redevelopment for the Civic Auditorium Area, this Plan does not advocate a regulatory approach to that area. Instead, its enforcement mechanism is the site development plan review process required under Special Use SU-1 zoning, that provides an opportunity for interested parties to review and comment on a specific development proposal at a public hearing.
2. **Process.** Under SU-1 zoning, the Planning Commission must approve a site development plan for each separate use designation prior to any new construction. The process provides rules for arriving at development consensus through negotiation, so that all private and citizen interests can continue to be satisfied.

The review process is identical to that required for any urban center, or for any complex or unusual development situation. Zoning code provisions for amending an approved site development plan ensure the necessary flexibility and adaptation to changing circumstances as the area develops.

3. **Special Use (SU-1) Zone Designation.** With the adoption of Option 1 or 2 of this Plan, the area shown on the accompanying maps (p. 25b and c) is zoned SU-1, Special Use Zone and C-2, as provided in the Comprehensive City Zoning Code, Article XIV, Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974. The SU-1 proposed zoning designates the specific uses permitted, as required by the Zoning Code. Any

change from the uses specified is subject to normal city review procedures for zone change requests. Uses designated for the Civic Auditorium site are intended to be broad enough to encourage private developer initiative, maximize redevelopment potential, and reflect market feasibility.

As shown on the maps, the Plan proposes SU-1 zoning for hospital acreage where proposed redevelopment plans potentially affect nearby neighborhoods; for the Civic Auditorium site where potential traffic conflicts and problems associated with mixtures of uses need to be solved through good site design; and for the Longfellow School site to ensure that, if the use is changed, a public hearing must be held.

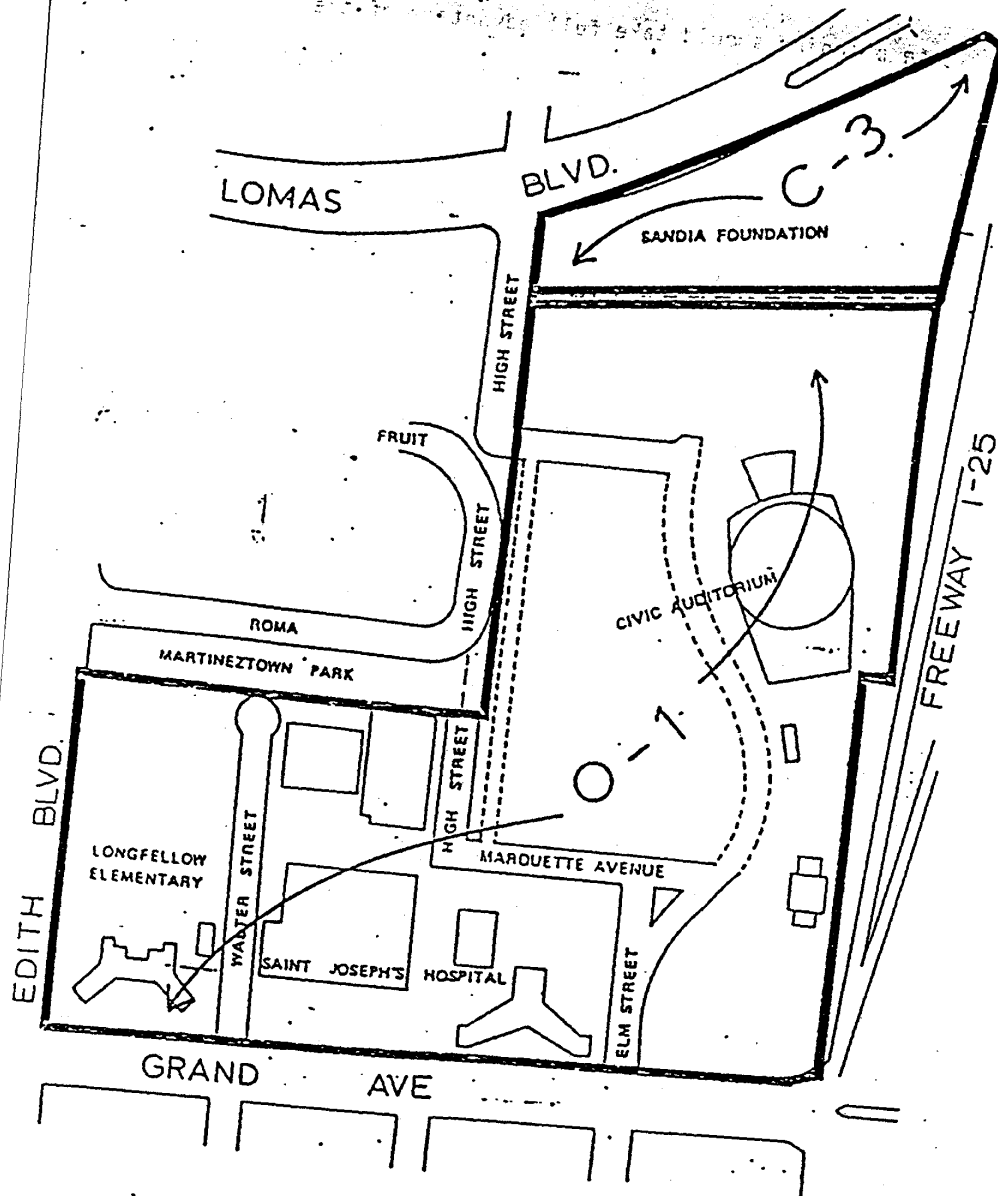
B. Sandia Foundation Property.

Because commercial zoning over five acres requires a site development plan and public review process, there is no need for re-zoning this property to SU-1. Re-zoning from C-3 to C-2 is recommended because C-2 permits all commercial uses appropriate to the area.

C. Development Review Guidelines.

This Plan recommends that the following parameters should be used in the preparation of specific site development plans and in their review by the City staff and the Planning Commission.

- a. Site development plans should pay special attention to the effects of heights on adjacent neighborhoods, particularly for the west parking lot area directly overlooking Martineztown, where R-1 heights are recommended.



EXISTING ZONING

O-1 OFFICE & INSTITUTION

C-3 HEAVY COMMERCIAL

- b. Site planning should take full advantage of the development opportunities offered by the combination of Civic Auditorium and vacant Sandia Foundation property.
- c. If either option 1 or 2 is selected, consideration should be given to providing adequate buffering between intensive uses expected on the Civic Auditorium site and Hospital uses.
- d. Commercial or institutional development that serves a market from outside the area should be located in such a manner that access traffic and servicing does not utilize residential streets.
- e. Commercial and institutional development should be buffered from residential property and residential streets. If in the future, the use of Longfellow School is changed through the public hearing process, the new use must serve a buffering function between Hospital and residential areas, and the zone change and site development plan review process should ensure performance of this function.
- f. The City recognizes that the Elm Street right-of-way from Grand to the Civic Auditorium site has major traffic and access impacts on both Hospital and Civic Auditorium redevelopment plans. During the site development plan review process, the need to retain or vacate this portion of the Elm Street right-of-way will be reviewed and evaluated in relationship to the specific re-use and site plan proposed for the Civic Auditorium area.

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

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

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

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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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1 • §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.

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- 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.

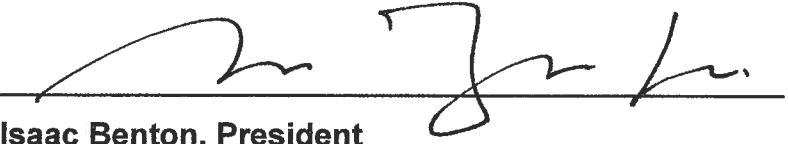
30 Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall
31 take effect six months after publication by title and general summary.

32
33

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

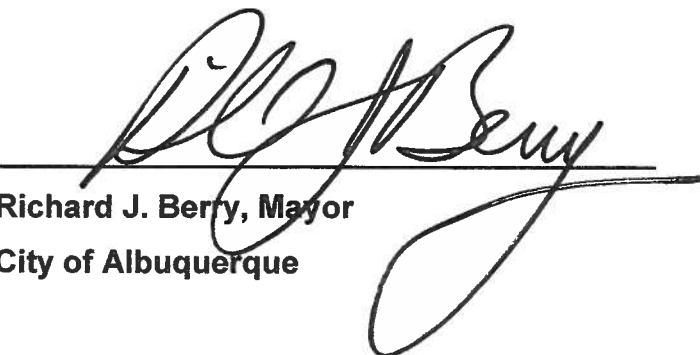
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4 For: Benton, Davis, Gibson, Harris, Jones, Lewis

5 Against: Peña, Sanchez, Winter
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9 
10 Isaac Benton, President
11 City Council
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15 APPROVED THIS 16 DAY OF NOVEMBER, 2017
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17

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

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

25 ATTEST:

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28 Natalie Y. Howard, City Clerk
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