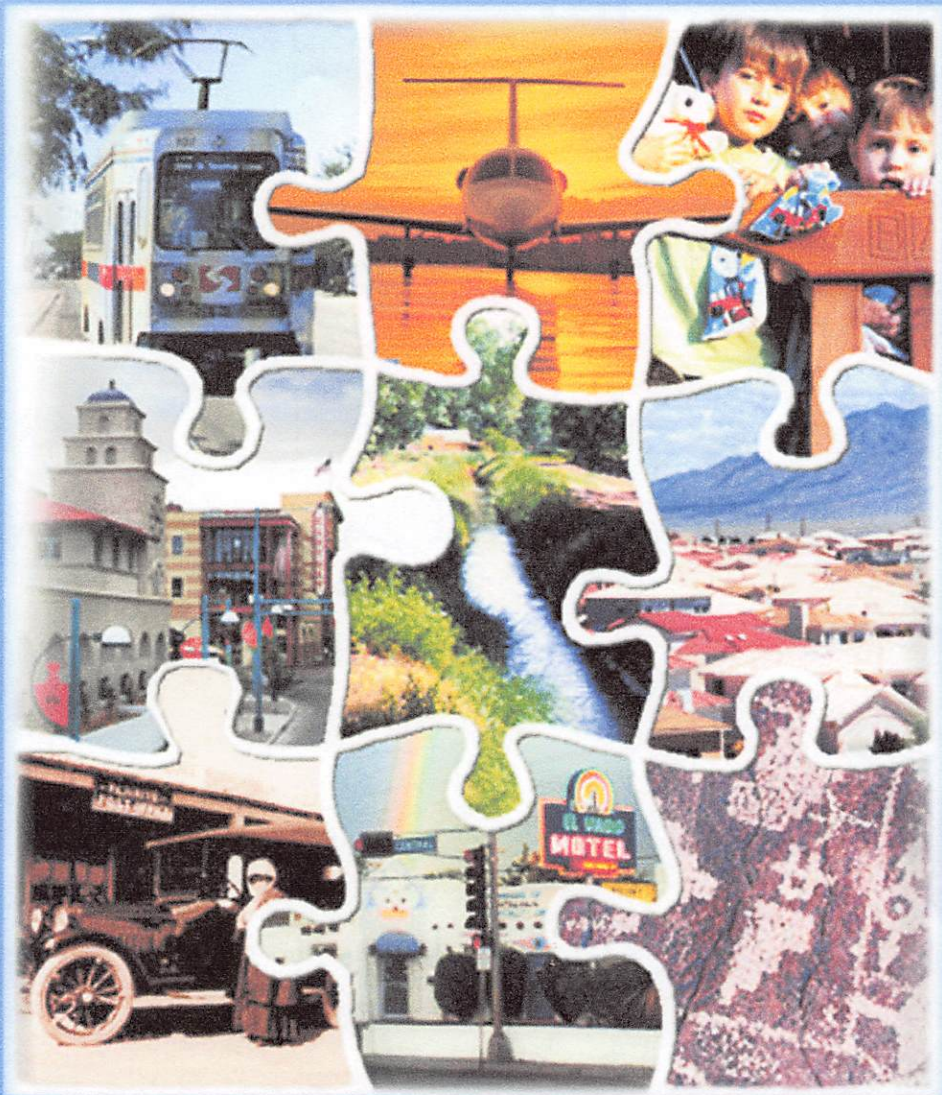


Albuquerque/ As Amended Bernalillo 2002 County

COMPREHENSIVE



P L A N

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

**As Adopted by the Mayor and by City Council
City Enactment No. 138-1988, August 30, 1988**

**As Adopted by the Board of County Commissioners
Bernalillo County Resolution No. 103-88, August 23, 1988**

Amended through:

**Bernalillo County Resolution No. 2-2002, January 22, 2002
Bernalillo County Resolution No. 3-2002, January 22, 2002
Bernalillo County Resolution No. 6-2002, January 22, 2002
Bernalillo County Resolution No. 7-2002, January 22, 2002
City Enactment No: 171-2001, November 30, 2001
City Enactment No: 172-2001, November 30, 2001
City Enactment No: 145-2001, October 24, 2001
City Enactment No. 160-1991, October 25, 1991
City Enactment No. 56-1993, June 2, 1993
Bernalillo County Resolution No. AR 37-93, April 27, 1993
Bernalillo County Resolution No. AR 84-91, February 27, 1991
Bernalillo County Resolution No. AR 32-91, January 29, 1991**

**City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103-1293
(505) 924-3860 Fax: (505) 924-3339
Website Address: cabq.gov/planning**



5. DEVELOPING AND ESTABLISHED URBAN AREAS

The **Goal** is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy a

The Developing Urban and Established Urban Areas as shown by the **Plan** map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Possible Techniques

- 1) Develop and adopt area and sector development plans stating density patterns.
- 2) Control through Zoning Ordinance performance standards or possibly through a Land Development Code.
- 3) Control through zoning and subdivision review processes.
- 4) Achieve by annexation and utility provision (see also Goal section C-1 Service Provision)
- 5) Achieve by public/private cooperation in preparing area and/or sector development plans.
- 6) Assess fees on new development to help maintain a major open space acquisition fund.
- 7) Include performance clauses in the Subdivision and the Zoning Ordinance which invalidates plans if construction has not begun within a specified period of time.
- 8) Monitor zone map amendment requests by sub-areas; prepare annual review of development trends.

Policy e

New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Possible Techniques

- 1) Identify and remove unnecessary obstacles to appropriate infill development.
- 2) Identify incentives for inducing infill in appropriate areas through sub-area analysis and more efficient administration.
- 3) Consistently appraise vacant land at current market value.
- 4) Consider use of differential taxation of land and improvements.
- 5) Investigate means to encourage public/private cooperation to promote infill development.

Policy f

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

Possible Techniques

- 1) Guide through sector plans.
- 2) Implement through zoning and subdivision processes.
- 3) Identify incentives (e.g. density bonuses) potentially sponsored by local government.

Policy g

Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

Possible Techniques

- 1) Guide through sector and area plans.
- 2) Implement through Zoning and Subdivision Ordinances.
- 3) Implement the Bikeways Master Plan.

Policy j

Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- **In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.**
- **In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.**
- **In free-standing retailing and contiguous storefronts along streets in older neighborhoods.**

Possible Techniques

- 1) Limit extension of strip zoning.
- 2) Control through sector plans, zoning and platting process.
- 3) Coordinate with transportation and transit planning.
- 4) Monitor zoning and zone change requests by sub-area; prepare annual review of commercial development trends.

Policy k

Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

Possible Techniques

- 1) Amend City Zoning Ordinance to improve lot configuration requirements for sites adjacent to arterial streets to prevent conflicts between private driveways and arterial traffic.
- 2) Employ street tree planting, barriers, buffering, and other landscaping methods to minimize effect of traffic on adjacent uses; achieve by Zoning Ordinance site development plan review.
- 3) Use noise impact analysis for noise-sensitive uses proposed adjacent to arterial streets; analyze projected traffic and noise impacts of proposed street widening and similar projects upon adjacent neighborhoods and mitigate accordingly.

6. CENTRAL URBAN AREA*

The Goal is to promote the Central Urban Area as a focus for arts, cultural, and public facilities/ activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

Policy a

New public, cultural, and arts facilities should be located in the Central Urban area and existing facilities preserved.

Possible Techniques

- 1) Design an analytical method to address boundary modification and sites.
- 2) Encourage public/private partnerships and cooperative efforts; initially target redevelopment tools and strategies to this area.
- 3) Support efforts to promote a cultural corridor along which cultural activities are located.

Policy b

Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

Possible Techniques

- 1) Address area-wide opportunities and issues by the Capital Implementation Program.
- 2) Target Capital Implementation Program funds and special expenditures (i.e. Urban Enhancement Trust Funds) toward added amenities.
- 3) Program the construction of area-specific pedestrian, bike, and transit amenities.

***NOTE:** The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.