

CITY of ALBUQUERQUE

TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-17-213 ENACTMENT NO. _____

SPONSORED BY: Trudy E. Jones and Isaac Benton

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3 AND CONTENT HAS BEEN REPLACED BY THE INTEGRATED DEVELOPMENT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14 THE TERMINOLOGY IN THE IDO; REPLACING REFERENCES TO REPEALED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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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-

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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

[Bracketed/Underlined Material] - New
[Bracketed/Strikethrough Material] - Deletion

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 and

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-4-8) 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 (§14-16-4-2.3) 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 (§14-16-2.4) to ensure that development near sensitive lands,
14 including archaeological sites (§14-16-2.4), arroyos (§14-16-2.5), and acequias
15 (§14-16-2.6), 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 (§14-16-2.8) to ensure that development
25 adjacent to or within 330 feet (one-sixteenth of a mile, a distance of one typical
26 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 (§14-16-2-7.3)
30 with design standards to ensure compatible new development and
31 redevelopment in historic districts, View Protection Overlay zones (§14-16-2-
32 7.4), and regulations for development next to sensitive lands (§14-16-4-2); and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-3.3) 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 (§14-16-3.3) 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 (§14-16-5-3.3) 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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-5-3) describes a Planning System (§14-16-5-3)
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 (e.g.
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 (§14-16-5-5.3.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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-2-7.2) 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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 16-2-7.3) 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 (§14-16-2-7.4) 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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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
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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 Corridors 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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-3-2) 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 (§14-16-3-3) 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 (§14-16-4)
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 (§14-16-4-4) and associated administrative and enforcement procedures
20 (§14-16-5) 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 (§14-16-5)
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 (§14-16-5-5.1) for minor projects based on
30 objective standards for high-quality, context-sensitive development
31 established by the IDO; and

32 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
33 decision-making body for major projects (§14-16-5-5.2) that require a public

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-5-5.3.E) and site plan
6 approval (§14-16-5-5.2.F) based on consideration of policy as well as objective
7 standards for high-quality, context-sensitive development established by the
8 IDO in 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 (§14-16-5-5.3.E) based on consideration of policy as
22 well 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 (§14-16-5-5.3.A), adoption or
29 amendment of a Rank 2 Facility Plan (§14-16-5-5.3.B), text amendments to the
30 IDO (§14-16-5-5.3.C), or annexations (§14-16-5-5.3.G) based on consideration
31 of 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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-5-3.D); 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 (§14-16-5-4.15); and

11 WHEREAS, the IDO establishes procedures and criteria for the Zoning
12 Hearing Examiner to decide on requests for conditional uses (§14-16-5-2.B) or
13 for variances from dimensional zoning standards (§14-16-5-2.K); and

14 WHEREAS, the IDO establishes procedures for the Development Review
15 Board (§14-16-5-2.L) 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 (§14-16-5-2.F); and

22 WHEREAS, the IDO establishes notice and meeting requirements (§14-16-5-
23 5) 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 §14-16-1-10) unless they expire (as described in §14-16-5-4.23) or
32 are amended (as described in §14-16-5-4.24); and

1 WHEREAS, the IDO establishes the period of validity for development
2 approvals that are subject to expiration; and
3 WHEREAS, the expiration of approvals granted prior to the effective date of
4 the IDO shall be calculated from the effective date of the IDO; and
5 WHEREAS, any compliance periods specified in the Zoning Code that are
6 carried over or replaced with new time periods for compliance in the IDO are
7 to be calculated from the effective date of the IDO; and
8 WHEREAS, all existing development that conforms to the Zoning Code on
9 the date the IDO becomes effective but that does not comply with the IDO shall
10 be considered nonconforming and allowed to continue, subject to limits on
11 expansion and thresholds after which the property must be brought into
12 compliance with the IDO as specified in §14-16-5-6; and
13 WHEREAS, the IDO establishes adequate provisions for the continuation
14 and expansion of nonconforming uses, structures, lots, signs, and site
15 features (§14-16-5-6), 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 (§14-16-5-7); 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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

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 (§14-16-4.5.C), a Character Protection Overlay
27 zone (§14-16-2-7), a Historic Protection Overlay zone (§14-16-2-7.3), a View
28 Protection Overlay zone (§14-16-2-7.4), a use-specific standard (§14-16-3.3), a
29 development standard (§14-16-4), or an administrative procedure (§14-16-5-
30 5.2); and

31 WHEREAS, the public and staff from City departments and outside
32 agencies had opportunities to make written and verbal comments prior to and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 during the EPC’s review of the IDO, and the IDO was revised to reflect
2 Conditions of Approval recommended by the EPC; and

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

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

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

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

16 WHEREAS, the planning purpose of Rank 2 Area Plans and Rank 3 Sector
17 Development Plans for sub-areas of the city has been replaced with the 2017
18 ABC Comp Plan implementation policies and IDO Planning System (§14-16-5-
19 3) to provide a proactive, equitable system of long-range planning for all areas
20 of the city as assessments done every five years with residents and
21 stakeholders in each of 12 Community Planning Areas established by the ABC
22 Comp Plan; and

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

29 WHEREAS, the land use and zoning purpose of the Rank 3 Sector
30 Development Plans has been replaced with the IDO, which includes
31 regulations from adopted Rank 3 Sector Development Plans, and the zoning
32 conversion map, which converts SU-2 zoning from Rank 3 Sector

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 Development Plans to zones in the IDO with the closest matching set of
2 permissive uses; and

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

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

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

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

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

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, references in the Code of Resolutions to previous amendments
2 to the Comp Plan and other plans that are no longer necessary should be
3 removed to be consistent with changes to §14-13-2-2 in the Planning
4 Ordinance amended via O-17-49 and codified in §14-16-5-3 of the IDO.

5 WHEREAS, references in the Code of Resolutions to zone districts the
6 Zoning Code should be updated to reflect the new zone districts in the IDO.

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

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

15

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

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

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

- 26 • §1-11-2 Southwest Area Plan
- 27 • §1-11-3 East Mountain Area Plan
- 28 • §1-11-4 North Valley Area Plan
- 29 • §1-11-8 West Side Strategic Plan
- 30 • §1-11-10 Sandia Foothills Area Plan

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

- 32 • §1-11-5 Trails and Bikeways Plan; On-Street Comprehensive Bike Plan
33 adopting resolutions, which were replaced with the Bikeways & Trails

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 Facility Plan, are moved to become a new §4-2-9, for historical
2 reference, and sections (A)(1), (A)(2), (B)(1), and (B)(2) are hereby
3 rescinded. A reference to §1-14-1 Bikeways & Trails Facility Plan shall
4 be added.

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

- 8 • §4-2-5 Albuquerque International Airport Master Plan and Airport Noise
9 Compatibility Program is moved to become a new §1-15-1, with a
10 reference to §1-11-7 Airport Master Plan. The text in §1-11-7 is
11 rescinded.
- 12 • §1-11-6 Bosque Action Plan is moved to become a new §1-15-2.
- 13 • §4-4-2 Rio Grande Zoological Park Master Plan is moved to become a
14 new §1-15-3.
- 15 • §1-11-13 Los Poblanos Fields Open Space Resource Management Plan
16 is moved to become a new §1-15-23.
- 17 • §4-4-3 Rio Grande Valley State Park Management Plan is hereby
18 designated a Resource Management Plan and moved to become a new
19 §1-15-25.
- 20 • §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is
21 moved to become a new §1-15-26.

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

- 25 • §1-11-9 Level A Community Master Plan for Mesa del Sol is moved to
26 become a new §1-16-1.
- 27 • §1-11-12 Westland Master Plan is moved to become a new §1-16-2, and
28 shall be updated with the text of R-15-5, Enactment No. R-2016-007.

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

- 32 • Bikeways & Trails Facility Plan. The resolution adopting this plan (R-14-
33 142 / Enactment no. R-2015-045) shall be added as a new §1-14-1, with

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 references to §4-2-1 Bikeway Network Plan and §4-2-9 Trails and
2 Bikeways and On-Street Comprehensive Bike Plan. The text in §1-14-1
3 is hereby rescinded.

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

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

24 (A) Article 4 is amended to repeal the following Parts in their entirety:
25 • §1-4-1 Downtown 2025 Sector Development Plan

26 (B) Article 7 is amended to repeal the following Parts in their entirety:
27 • §1-7-1 Designation of Community Development Areas
28 • §1-7-2 Academy-Tramway-Eubank Sector Development Plan
29 • §1-7-3 Los Duranes Sector Development Plan and Community
30 Development Plan
31 • §1-7-4 Downtown Neighborhood Area Sector Development Plan and
32 Community Development Plan

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

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

- 1 • §1-7-32 Nob Hill Sector Development Plan
- 2 • §1-7-33 Rio Bravo Sector Development Plan
- 3 • §1-7-34 Tower/Unser Sector Development Plan
- 4 • §1-7-35 Martineztown/Santa Barbara Neighborhoods Sector
- 5 Development Plan
- 6 • §1-7-36 Vineyard Sector Development Plan
- 7 • §1-7-37 High Desert Sector Development Plan
- 8 • §1-7-38 Quintessence Sector Development Plan
- 9 • §1-7-39 Barelmas Sector Development Plan
- 10 • §1-7-40 South Martineztown Sector Development Plan
- 11 • §1-7-41 Window G Sector Development Plan
- 12 • §1-7-42 La Cueva Sector Development Plan
- 13 • §1-7-44 East Gateway Sector Planning and Interim Development
- 14 Management Area
- 15 • §1-7-45 Volcano Heights Sector Development Plan
- 16 • §1-7-46 2008 South Yale Sector Development Plan
- 17 • §1-7-47 North 4th Street Corridor Plan
- 18 • §1-7-48 Volcano Cliffs Sector Development Plan
- 19 • §1-7-49 Volcano Trails Sector Development Plan

20 (C) Article 11 is amended to repeal the following Parts in their entirety:

- 21 • §1-11-11 Northwest Mesa Escarpment Plan

22 (D) Article 13 is amended to repeal the following Parts in their entirety:

- 23 • §1-13-1 Rio Grande Boulevard Corridor Plan

24 Section 4. The City hereby severs and invalidates the regulatory content of
25 the jointly adopted Rank 3 Sector Development Plans and Metropolitan
26 Redevelopment Plans, which will no longer serve as Sector Development
27 Plans but will continue to serve as Metropolitan Redevelopment Plans to guide
28 the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic
29 projects, and public/private partnerships, subject to amendment pursuant to
30 the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)). Code of
31 Resolutions Land Use - Article 6: Redevelopment Plans is hereby repealed,
32 and Articles 7 and 12 are amended with the following related actions:

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

- 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): “~~Any~~
6 ~~subsequent amendment of that part of the McClellan Park Sector~~
7 ~~Development Plan, which is attached to Resolution No. 9-1984 as~~
8 ~~Section III, constitutes an amendment of the McClellan Park~~
9 ~~Metropolitan Redevelopment Plan. All amendments of the McClellan~~
10 ~~Park Metropolitan Redevelopment Plan which are hereafter desired shall~~
11 ~~be accomplished by amending the McClellan Park Sector Development~~
12 ~~Plan.”~~
 - 13 • Part §1-6-9 South Broadway Neighborhoods Metropolitan
14 Redevelopment Plan is moved to become a new §1-12-18 and is revised
15 as follows: “The South Broadway Neighborhoods Metropolitan
16 Redevelopment Plan, ~~which is the same as the Sector Plan for the South~~
17 ~~Broadway Neighborhoods Metropolitan Redevelopment Area~~ is hereby
18 approved in all respects.”
 - 19 • Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan,
20 is moved to become a new (A) through (F) of Part §1-12-4, and sections
21 (A) and (B) are renumbered to reflect the insertion.
 - 22 • Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to
23 become a new Part §1-12-19, Downtown 2025 Metropolitan
24 Redevelopment Plan. References to the “Downtown 2010 Sector
25 Development Plan” shall be deleted and replaced with “Downtown 2025
26 Metropolitan Redevelopment Area Plan.”
 - 27 • Part §1-12-12 Los Candelarias Village Center Metropolitan
28 Redevelopment Area, is revised to delete the words “Sector
29 Development Plan” in and replace with “Metropolitan Redevelopment
30 Area Plan.”
- 31 (B) The following Metropolitan Redevelopment Plan resolutions are amended
32 to update their citation reference in the Code of Ordinances and amended
33 with the following changes:

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

- 1 • Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its
- 2 entirety, whose purpose and intent has been incorporated into the
- 3 Sawmill Metropolitan Redevelopment Area Plan.
- 4 • Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new
- 5 §1-12-20.
- 6 • Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan,
- 7 is moved to become a new §1-12-21 and is revised as follows: “(A)(2)
- 8 The Plan conforms to the general plans of the city as a whole, ~~to the~~
- 9 ~~Downtown Neighborhoods Area Sector Development Plan, and to the~~
- 10 ~~Huning Castle/Raynold Addition Sector Development Plan; and”~~
- 11 • §1-6-10 South Barelmas Industrial Park Redevelopment Plan, is moved to
- 12 become a new §1-12-22, and it is renamed “South Barelmas Industrial
- 13 Park Redevelopment Area Plan.”
- 14 • §1-6-11 Barelmas Neighborhood Commercial Area Revitalization and
- 15 Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.
- 16 • §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to
- 17 become a new §1-12-24, and it is renamed “Near Heights Metropolitan
- 18 Redevelopment Area Plan.”
- 19 • §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to
- 20 become a new §1-12-25, and it is renamed “Highland Central
- 21 Metropolitan Redevelopment Area Plan.”
- 22 • §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to
- 23 become a new §1-12-26, and it is renamed “Clayton Heights
- 24 Metropolitan Redevelopment Area Plan.”
- 25 • §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to
- 26 become a new §1-12-27, and it is renamed “Historic Central Metropolitan
- 27 Redevelopment Area Plan.”

28 Section 5. The City hereby severs and invalidates the regulatory content of

29 the Rank 3 Arroyo Corridor Plans, which has been included or updated in the

30 Integrated Development Ordinance, and shall consider these plans as

31 Resource Management Plans that provide policy guidance to the

32 implementing department(s). Code of Resolutions Land Use - Article 13:

33 Corridor Plans is hereby repealed, with the following related actions:

- 1 (A) The following Parts are moved to a new Article 15, and the City hereby
2 designates the referenced plans as Rank 3 Resource Management Plans.
- 3 • §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-
4 24, and it is amended as follows: “The Pajarito Arroyo Corridor Plan,
5 attached to Resolution No. 115-1990 is hereby adopted as a Rank Three
6 Plan. ~~All development and improvement activities within the design~~
7 ~~overlay zone shall be guided by this plan. All management, operations,~~
8 ~~and improvement activities within the corridor shall be guided by this~~
9 ~~plan.”~~
10 • §1-13-3 Bear Canyon Arroyo Corridor Plan is moved to become a new
11 §1-15-22, and it is amended as follows: “(A) The Bear Canyon Arroyo
12 Corridor Plan, attached to Resolution No. 100-1991 is hereby adopted as
13 a Rank Three ~~3~~ Plan. All development ~~management, operations,~~ and
14 improvement activities within the corridor and the adjacent design
15 overlay zone shall be guided by this plan. (B) ~~The Design Overlay Zone,~~
16 ~~which includes all properties abutting the corridor is hereby mapped as~~
17 ~~an amendment to the city of Albuquerque Zone Map.”~~
 - 18 • §1-13-4 Amole Arroyo Corridor Plan is moved to become a new §1-15-
19 21, and it is amended as follows: “(A) The Amole Arroyo Corridor Plan,
20 attached to Resolution No. 165-1991 is hereby adopted as a Rank Three
21 Plan. All development ~~management, operations,~~ and improvement
22 activities within the corridor and the adjacent design overlay zone shall
23 be guided by this plan. (B) ~~The Design Overlay Zone is hereby mapped~~
24 ~~as an amendment to the city zone map with the boundary specified on~~
25 ~~the Amole Arroyo Corridor Plan pocket map.”~~
- 26 (B) The following Part is moved to Chapter 4: Programs and Plans, Article 2:
27 Transportation.
- 28 • Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become
29 a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to
30 reflect the insertion.
- 31 (C) The following Parts are moved to a new Article 15, and the City hereby
32 designates the referenced plans as Rank 3 Resource Management Plans.

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 • Part §1-11-13 Los Poblanos Fields Open Space Resource Management
2 Plan is moved to become a new §1-15-23.

3 • Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management
4 Plan is moved to become a new §1-15-25.

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

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

- 11 • Alameda Boulevard Design Overlay Zone (July 28, 1998)
- 12 • Atrisco Vista Wall Overlay Zone (Z-84-115)
- 13 • Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-
14 065))
- 15 • Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-
16 1992)
- 17 • Unser Boulevard Overlay Zone (R-14, Enactment No. 95-1992)

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

20 Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change
21 Applications, which is commonly referred to by its enactment number of “R-
22 270-1980,” whose procedures and criteria for zone change requests have been
23 replaced by the Integrated Development Ordinance (O-17-49).

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

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

31 Section 10. The City hereby repeals §1-1-11, Bed and Breakfast
32 Establishments in Residential Areas, whose procedures and criteria for

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 establishing bed and breakfast zoning has been replaced by the Integrated
2 Development Ordinance (O-17-49).

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

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

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

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

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

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

- 28 • Subsection §1-1-10(A) is revised as follows: “Acceptance of planned
29 communities criteria: policy element. The Planned Community Criteria:
30 Policy Element, attached to Resolution No. 151-1990 are accepted and
31 approved in fulfillment of Subsection 2.D of Resolution 138-1988,
32 conditioned upon public hearing and approval by the Albuquerque City
33 Council and the Bernalillo County Commission of the following

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

- 1 ~~amendments to the Albuquerque/Bernalillo County Comprehensive~~
2 ~~Plan; Reserve Area section;”~~
- 3 • Subsections §1-1-10(A)(1) through (A)(4) are deleted.
 - 4 • Subsection §1-1-10(C) et seq. is deleted with subsequent sections
5 renumbered to reflect the deletion.
 - 6 • Subsection §1-1-10(E) is revised as follows: “Plan ranking. Planned
7 community master plan ranking relationships are as follows: (1)
8 Planned community master plans will implement and be compatible with
9 the Rank ~~One~~ 1 Comprehensive Plan. (2) Planned community master
10 plans will implement and be compatible with relevant Rank ~~Two~~ 2 plans.
11 However, planned community Level A Community Master Plans may,
12 when specifically so adopted constitute or contain an amendment to a
13 Rank ~~Two~~ 2 Area Plan previously adopted. ~~Where no Rank Two Area~~
14 ~~Plan has been adopted, the planned community master plan shall be~~
15 ~~adopted as a Rank Two plan.~~ (3) Planned community Level B Village
16 Plans ~~shall be adopted as Rank Three plans; they shall not conflict with~~
17 ~~other Rank Three~~ 2 or Rank 3 plans affecting the same area. ~~However,~~
18 ~~Level B Community Master Plans may, when specifically so adopted,~~
19 ~~constitute or contain an amendment to relevant Rank Three plan~~
20 ~~previously adopted.”~~

- 21 • Subsection §1-1-10(F) et seq. is deleted.

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

- 26 • Subsections §1-2-1(B)4 and §1-2-1(B)5 are deleted.
- 27 • Subsection §1-2-1(C) is amended as follows: “The ~~Monitoring and~~
28 ~~Implementation Section~~ Chapter shall be used as a foundation for
29 procedures to evaluate accomplishments and recommend amendments
30 to the plan and revisions to the work priorities associated with
31 implementation; and such evaluation and adjustment shall be done at
32 least biennially every 5 years.”

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

- 1 • Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-
2 1(BB) are deleted. This resolution shall become a new §1-2-1(D).

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

- 6 • The title is amended to read: “Railyards Master Development Plan”
- 7 • Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master
8 Development Plan and accompanying Site Development Plan for
9 ~~Subdivision~~ (attached hereto as Exhibit A) are hereby approved and
10 adopted.”
- 11 • Subsection §1-6-12(B) is amended as follows: “The City Council adopts
12 the following Findings as recommended by the Environmental Planning
13 Commission: (1) This is a ~~request for a Master Development Plan and~~
14 ~~accompanying Site Development Plan for Subdivision~~ for Tract A of the
15 ~~Plot Plat~~ of Tract A of AT&SF Railway Co. Machine Shop located on 2nd
16 Street SW between Cromwell Avenue and Hazeldine Avenue and
17 containing approximately 27.3 acres. (2) The Rail Yards are zoned ~~SU2-~~
18 ~~HLS (Historic Locomotive Shops) per the Barelvas Sector Development~~
19 ~~Pian PD~~. The ~~SU2-HLS zone Section A~~ Master Plan allows for a wide
20 range of permissive uses, including multifamily residential (~~R-3~~ R-MH),
21 community commercial uses such as retail, restaurants, services (~~C-2~~
22 MX-M), and light industrial (~~1-P~~ NR-BP) each with some limited
23 exceptions. The ~~Barelvas SOP SU-2/HLS zone Section K~~ provides
24 ~~specifically for a Master Development Plan was reviewed~~ by the EPC
25 and ~~approved~~ by the City Council prior to the issuance of a building
26 permit for the site (with very ~~limited~~ limited exceptions). (3) The Master
27 ~~Development Plan as submitted~~ contains a site development plan for
28 subdivision with an accompanying Master ~~Development Plan~~ document.
29 The Master ~~Development Plan~~ is the document that will guide
30 redevelopment of the City-owned Albuquerque Rail Yards site. The
31 Albuquerque Rail Yards are located within the Barelvas neighborhood
32 and adjacent to the South Broadway neighborhood. [...] (5) The Rail
33 Yards property is located within the ~~Central Urban Area of~~ Area of

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 Change Development Area of the Albuquerque Bernalillo County
2 ~~Comprehensive Plan (2003) and the Barelás Sector Development Plan~~
3 ~~(2008). [...] (9) Section 10.4 of the Master Plan requests delegation of~~
4 ~~Site Development Plan for Subdivision to the Development Review~~
5 Board with its review to include historic preservation planner and a
6 Metropolitan Redevelopment planner.”

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

10 • Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to
11 the City Zoning Code and requirements that there will be no sales of
12 fortified wines or single beers and there will be no sales of any alcoholic
13 beverages in miniature size zoning requirements in the Integrated
14 Development Ordinance.”

15 Section 20. The City hereby invalidates any other policy related to zoning
16 and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3
17 Sector Development Plans not otherwise listed above, which have been
18 replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-
19 026).

20 Section 21. The City hereby invalidates any other regulation related to
21 zoning and land use within existing Resolutions not otherwise listed above,
22 which have been replaced by the Integrated Development Ordinance, intended
23 to be the City’s sole document regulating zoning and land use within the city’s
24 municipal boundaries.

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

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

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

[Bracketed/Underscored Material] - New
[~~Bracketed/Strikethrough Material~~] - Deletion