

0-2017-008

**CITY OF ALBUQUERQUE
CITY COUNCIL**

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RECEIVED
ALBUQUERQUE CITY CLERK

INTEROFFICE MEMORANDUM

TO: Richard J. Berry, Mayor

FROM: Jon K. Zaman, Director of Council Services 

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. O-16-27 Revising ROA 1994 To Change The Terms "Developing Urban," "Established Urban," "Redeveloping Urban," And "Central Urban" Areas That Refer To Designated Comprehensive Plan Areas, Which Are Being Updated To Areas Of Change And Areas Of Consistency (Jones, Benton), which was passed at the Council meeting of March 20, 2017 by a vote of 6 FOR AND 2 AGAINST.

**Against: Peña, Sanchez
Excused: Winter**

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

JKZ:mh
Attachment

1 Urban, Established Urban Areas, and/or Central Urban areas, shall be updated
2 as follows:

3 A. Complete Streets Ordinance

4 §6-5-6-2 Intent and Purposes.

5 (A) The intent of Ch. 6, Article 5, Part 6 is as follows:

6 (2) To express the city's commitment to creating and maintaining
7 complete streets within the City of Albuquerque.

8 §6-5-6-4 Applicability.

9 (A) Are located within the City limits and are listed on the Mid
10 Region Council of Governments Current Roadway Functional Classification
11 Map;

12 B. Special Assessment District Policy

13 §6-8-2-2 Preparation of SAD Engineer's Report.

14 (B) Coordination that has occurred with the Department of Finance
15 and Administrative Services, Office of Management and Budget, the Planning
16 Department, and the Municipal Development Department for other applicable
17 requirements such as financing, funding, platting, zoning, street widths, water
18 and sanitary sewer line sizes, storm drainage needs, neighborhood or regional
19 parks, and the like.

20 §6-8-6-2 City Credit Support.

21 (B) The city may pledge supplemental revenues to bonds only for
22 SADs where (a) the city owns the improvements; (b) the SAD is contiguous to
23 existing urban facilities or services (including improvements located in
24 Bernalillo County); and (c) the SAD is for the benefit of areas within the City
25 limits. Notwithstanding the condition set forth in clause (c) of the preceding
26 sentence, the city may pledge supplemental revenues to bonds for an SAD for
27 the benefit of the city, in the instance of an obsolete subdivision as defined in
28 this article and when the SAD will improve transportation, storm drainage,
29 water and sewer system or other infrastructure deficiencies, as certified by the
30 Mayor and recommended by the Environmental Planning Commission. The
31 Environmental Planning Commission review shall occur prior to preparation of
32 Resolution No. 1 and, in reviewing the SAD, the Environmental Planning
33 Commission shall consider the factors set forth in §6-8-2-1. After completing

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1 the review, the Environmental Planning Commission shall prepare and submit
2 a written recommendation to the City Council on whether the SAD should be
3 approved. Bonds for a SAD not meeting the preceding conditions of this
4 subsection will be issued only to the extent that the owner(s) of the
5 improvements to be constructed or the owners of the benefitted property
6 provide credit enhancement for the bonds in an adequate amount to obtain an
7 investment grade bond rating from at least one national rating agency.

8 C. Subdivision Regulations

9 §14-14-4-5 Public Right of Way Standards and Street Characteristics.

10 (A) Public streets and alleys, if needed, shall be provided in
11 accordance with the minimum standards and requirements in the
12 Development Process Manual and as described below, except roadways that
13 will be constructed within the city boundary and are listed on the Mid-Region
14 Council of Governments Current Roadway Functional Classification Map or
15 are designated Complete Streets by Resolution of the City Council or action of
16 the Mayor shall be subject to the provisions set forth in §6-5-6 or any
17 successor documents or standards that may result from their amendment or
18 replacement. In areas covered by sector development plans or site
19 development plans duly approved under the terms of the Zoning Code, which
20 plans specify different right of way widths as appropriate, those plans shall
21 control.

22 (1) Principal Arterial Streets, Right of Way Width. As established in
23 the adopted Long Range Major Street Plan or if not established therein, as
24 specified in the Development Process Manual.

25 §14-14-5-1 Improvements Required.

26 (B) Roadway improvements that will be constructed within the city
27 boundary and are listed on the Mid-Region Council of Governments Current
28 Roadway Functional Classification Map or are designated Complete Streets by
29 Resolution of the City Council or action of the Mayor shall be subject to the
30 provisions set forth in § 6-5-6 or any successor documents or standards that
31 may result from their amendment or replacement.

32 D. Zoning Code

33 §14-16-1-5 Definitions.

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1 **AREAS OF CHANGE.** An area designated "Areas of Change" by the
2 Albuquerque/Bernalillo County Comprehensive Plan; generally,
3 development+], redevelopment, or rehabilitation is appropriate.

4 **AREAS OF CONSISTENCY.** The areas designated "Areas of
5 Consistency" by the Albuquerque/Bernalillo County Comprehensive Plan; are
6 generally stable and developed, and new development, redevelopment, or
7 rehabilitation is to reinforce the pattern, intensity, and character of the existing
8 built environment.

9 **PLANNED COMMUNITY.** A substantially self-sufficient urban
10 development separated from existing development within the city boundary by
11 permanent open space. Such a community includes Areas of Change and
12 may include Areas of Consistency, as designated by the
13 Albuquerque/Bernalillo County Comprehensive Plan; the community's
14 development is guided by a series of plans.

15 **§14-16-2-6 R-1 RESIDENTIAL ZONE.**

16 This zone provides suitable sites for houses and uses incidental
17 thereto in the Comprehensive Plan designated Areas of Consistency.

18 **§14-16-2-9 R-T RESIDENTIAL ZONE.**

19 This zone provides suitable sites for houses, townhouses, and uses
20 incidental thereto.

21 **§14-16-2-10 R-G RESIDENTIAL GARDEN APARTMENT ZONE.**

22 This zone provides suitable sites for houses, townhouses, and low
23 density apartments.

24 **§14-16-2-11 R-2 RESIDENTIAL ZONE.**

25 This zone provides suitable sites for houses, townhouses, and medium
26 density apartments, and uses incidental thereto.

27 **§14-16-2-12 R-3 RESIDENTIAL ZONE.**

28 This zone provides suitable sites for the highest density housing
29 outside of urban centers. It is most appropriately mapped adjacent to
30 commercial, office, or employment centers, where primary access to a major
31 street is available.

32 **§14-16-2-22 SU-1 SPECIAL USE ZONE.**

1 (E) Open Space. If the SU-1 zone is mapped in an area designated by
2 the master plan as Area of Consistency, 2,400 or more square feet of open
3 space per dwelling shall be preserved.

4 §14-16-2-24 SU-3 SPECIAL CENTER ZONE.

5 (D) Open Space. The amount of open space required per dwelling
6 and the alternatives for satisfying the requirement shall be stated in the Sector
7 Development Plan for each SU-3 zone mapped in an area designated by the
8 master plan as an Area of Consistency.

9 §14-16-2-1 Establishment of Zones.

10 The area within the boundaries of the city is divided into the following
11 basic zones and overlay zones:

12 (L) R-D Residential and Related Uses Zone;

13 SECTION 2. COMPILATION. Section 1 shall amend, be incorporated in
14 and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

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

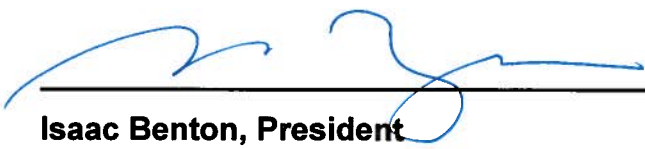
17 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
18 clause, word, or phrase of this ordinance is for any reason held to be invalid
19 or unenforceable by any court of competent jurisdiction, such decision shall
20 not affect the validity of the remaining provisions of this ordinance. The
21 Council hereby declares that it would have passed this ordinance and each
22 section, paragraph, sentence, clause, word, or phrase thereof irrespective of
23 any provisions being declared unconstitutional or otherwise invalid.

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

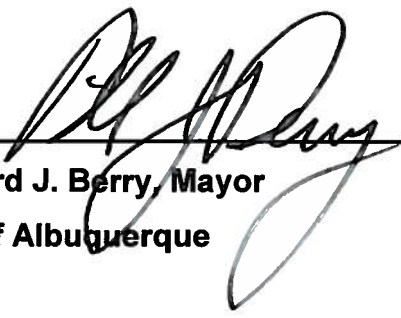
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4 Against: Peña, Sanchez
5 Excused: Winter

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10 Isaac Benton, President
11 City Council

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13 APPROVED THIS 7th DAY OF April, 2017

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18 Bill No. O-16-27

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

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26 ATTEST:

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30 Natalie Y. Howard, City Clerk

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