

**CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL**

COUNCIL BILL NO. C/S O-17-49 ENACTMENT NO. O-2017-025

SPONSORED BY: Trudy E. Jones and Isaac Benton

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ORDINANCE

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ET SEQ.), WHOSE REGULATORY PURPOSES AND CONTENT HAVE BEEN INCORPORATED INTO THE IDO; REPLACING REFERENCES TO THE REPEALED ORDINANCES IN VARIOUS LOCATIONS OF REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994 (ROA 1994) WITH REFERENCES TO THE IDO IN ORDER TO MAINTAIN INTERNAL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

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

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

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

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

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

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

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1 provide goals and policies to protect and enhance distinct community
2 identity in each area; and

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

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

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

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

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

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

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

29 WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia
30 Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in
31 1988, (last amended in 2002), the East Mountain Area Plan in 1992 (never
32 amended), the North Valley Area Plan in 1993 (never amended), and the
33 West Side Strategic Plan in 1997 (last amended in 2014) – that provide

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1 policy guidance about sub-areas to help implement the Comp Plan, yet
2 three have not been amended since 2001, when the Comp Plan was
3 amended to adopt a Centers and Corridors vision for future growth and
4 development; and

5 WHEREAS, the Southwest Area Plan and East Mountain Area Plan were
6 jointly adopted with Bernalillo County, as the plan areas include land that is
7 predominantly within the unincorporated County area; and

8 WHEREAS, the City has adopted over 50 Sector Development Plans –
9 some of which include policies and some of which include tailored zoning,
10 regulations, and approval processes for properties within the plan
11 boundary; and

12 WHEREAS, approximately 51% of the adopted Rank 3 Sector
13 Development Plans were adopted or amended after 2001, when the Comp
14 Plan was amended to adopt a Centers and Corridors vision for future
15 growth and development; and

16 WHEREAS, the City intended to update each Sector Development Plan
17 every 10 years, but some have never been amended, some have been
18 amended multiple times, and over half are now more than 10 years old; and

19 WHEREAS, the Code of Resolutions indicates that the City has adopted
20 plans that the Planning Department cannot find, which may have been
21 repealed or replaced in whole or in part, and there may be other adopted
22 ranked plans that the Planning Department is no longer aware of and have
23 not been listed on the Planning Department’s publication list; and

24 WHEREAS, approximately half the properties in the city have not had the
25 benefit of long-range planning for specific sub-areas with trend analysis by
26 staff or engagement by area stakeholders, which is an inequitable and
27 untenable existing condition; and

28 WHEREAS, City staff and the budget have been restructured and
29 allocated over the years in such a way as to no longer be adequate to
30 maintain and update over 50 standalone Sector Development Plans, three
31 Area Plans, and three Arroyo Corridor Plans, much less the additional plans
32 that would be needed to provide an equal level of policy guidance and

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1 tailored regulations for the half of the city not currently covered by Rank 2
2 Area Plans or Rank 3 Sector Development Plans; and

3 WHEREAS, the mix of policy and regulations in Rank 3 Plans has
4 sometimes created confusion as to whether language is narrative, policy,
5 and/or regulatory; and

6 WHEREAS, the adopted Rank 3 Sector Development Plans have created
7 over 235 unique SU-2 zones outside of the Zoning Code, many of which
8 establish zone abbreviations unique to each plan; and

9 WHEREAS, there are enumerable SU-1 zones adopted for individual
10 properties throughout the city totaling over 28,500 acres (almost 25% of the
11 city's total acreage); and

12 WHEREAS, the Zoning Code has 24 base zone districts, not including
13 SU-1, SU-2, and SU-3 zones or overlay zones; and

14 WHEREAS, the City has struggled to administer and enforce all of these
15 unique zones consistently over time; and

16 WHEREAS, the separation of land use and zoning regulation from the
17 Zoning Code into multiple standalone plans has sometimes resulted in
18 conflicting language and/or regulations being lost or overlooked by staff
19 and decision-makers in the review/approval and enforcement processes,
20 which are the primary responsibility of the Planning Department and the
21 City Council as the ultimate land use and zoning authority; and

22 WHEREAS, some Rank 3 Sector Development Plans establish separate
23 decision-making processes and/or criteria, which introduces an uneven
24 playing field for development and inconsistent protections for
25 neighborhoods and natural/cultural resources from area to area; and

26 WHEREAS, the City Council directed the City in April 2014 via R-14-46
27 (Enactment No. R-2014-022) to update the Comp Plan *and the land*
28 *development regulations intended to implement it;* and

29 WHEREAS, the City Planning Department and Council Services initiated
30 a project in February 2015 called "ABC-Z" to update the Albuquerque-
31 Bernalillo County Comprehensive Plan and develop an Integrated
32 Development Ordinance ("IDO") to help implement it in the city; and

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1 WHEREAS, the public engagement process for ABC-Z offered a range of
2 opportunities for input, discussion, and consensus-building with over 130
3 workshops and public meetings, including daytime focus groups organized
4 by topic, evening meetings with a more traditional presentation and
5 question and answer session, “Comp Plan 101” and “Zoning 101” meetings,
6 and periodic “Ask an Expert” zoning clinics; and

7 WHEREAS, the project team spoke at over 100 meetings and local
8 conferences by invitation of various stakeholders; and

9 WHEREAS, the project team staffed booths and passed out promotional
10 material at community events and farmers markets to reach more people
11 and a broader cross-section of the community and met with individuals and
12 small groups during weekly office hours; and

13 WHEREAS, articles about the ABC-Z project appeared monthly in the
14 City’s Neighborhood News, ads specifically for the proposed IDO were
15 placed in print and social media, as well as on local radio stations, and the
16 project team maintained a project webpage and a social media page on
17 Facebook for the ABC-Z project; and

18 WHEREAS, the Planning Department has expended additional funds
19 from its general operating budget, and the City Council also provided
20 supplementary funds as part of a budget amendment in November 2015 (R-
21 15-266, Floor Amendment 2, Enactment No. R-2015-113) that were
22 subsequently used for additional paid advertising in print, radio, and social
23 media, including Spanish-language media outlets, to reach a broader and
24 more diverse audience; and

25 WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
26 County Comprehensive Plan (“ABC Comp Plan”) on March 20, 2017 via R-
27 16-108 (Enactment No. R-2017-026), including an updated community vision
28 that is still based on a Centers and Corridors approach to growth; and

29 WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
30 Corridors map that establishes boundaries for the Centers; designates
31 priority for transportation modes on certain Corridors; and identifies
32 Downtown, Urban Centers, Activity Centers, Premium Transit Corridors,
33 Major Transit Corridors, and Main Street Corridors as the Centers and

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1 Corridors that are intended to be walkable, with a mix of residential and
2 non-residential land uses, and with higher-density and higher-intensity
3 uses; and

4 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
5 and Corridors from the most to the least walkable, mixed-use, and dense,
6 with Downtown, Urban Centers, Premium Transit Corridors, and Main Street
7 Corridors all intended to be highly walkable, mixed-use, and dense; and

8 WHEREAS, the IDO, as a regulatory document that applies citywide, is
9 the primary mechanism to implement the 2017 ABC Comp Plan for land
10 within the municipal boundaries of the City of Albuquerque; and

11 WHEREAS, the IDO has been drafted to be consistent with and
12 implement Comp Plan goals and policies; and

13 WHEREAS, the IDO's stated purpose is to implement the 2017 ABC
14 Comp Plan; ensure that all development in the City is consistent with the
15 spirit and intent of other plans and policies adopted by City Council; ensure
16 provision of adequate public facilities and services for new development;
17 protect quality and character of residential neighborhoods; promote
18 economic development and fiscal sustainability of the City; provide efficient
19 administration of City land use and development regulations; protect health,
20 safety, and general welfare of the public; provide for orderly and
21 coordinated development patterns; encourage conservation and efficient
22 use of water and other natural resources; implement a connected system of
23 parks, trails, and open spaces to promote improved outdoor activity and
24 public health; provide reasonable protection from possible nuisances and
25 hazards and to otherwise protect and improve public health; and encourage
26 efficient and connected transportation and circulation systems for motor
27 vehicles, bicycles, and pedestrians; and

28 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
29 map with a new Downtown Center designation as the most urban, walkable,
30 dense, intense, and mixed-use Center in Albuquerque, with the same
31 boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan;
32 and

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1 WHEREAS, the IDO helps to implement the Downtown Center by carrying
2 over and updating zoning regulations and design standards from the
3 adopted Rank 3 Downtown 2025 Sector Development Plan as a mixed-use,
4 form-based zone district (MX-FB-DT); and

5 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
6 map with a new Center designation of Urban Centers – intended to be highly
7 walkable, with mixed-use development and high-density, high-intensity uses
8 – for Volcano Heights and Uptown, with the same boundaries as identified
9 in the 2013 Comp Plan, which followed boundaries established by SU-2
10 zoning in the adopted Rank 3 Volcano Heights and Uptown Sector
11 Development Plans; and

12 WHEREAS, the IDO helps implement these Urban Centers by allowing
13 additional building height and reducing parking requirements in these
14 Centers; and

15 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
16 map with a new Corridor designation of Premium Transit Corridors in order
17 to prioritize transit service in the public right-of-way and encourage higher-
18 density and mixed-use transit-oriented development that can support and
19 be supported by transit service; and

20 WHEREAS, the IDO helps implement Premium Transit Corridors for
21 which funding has been secured and transit station locations have been
22 identified by allowing additional building height and reducing parking
23 requirements within 660 feet (one-eighth of a mile, a distance of two typical
24 city blocks, considered a 5-minute walk) of Premium Transit stations; and

25 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
26 map with a new Corridor designation of Main Streets, intended to be
27 pedestrian-oriented and encourage mixed-use and high-density residential
28 development along them; and

29 WHEREAS, the IDO helps implement Main Street Corridors by allowing
30 additional building height and reducing parking requirements on parcels
31 within 660 feet (one-eighth of a mile, a distance of two typical city blocks,
32 considered a 5-minute walk) of the centerline of Main Street Corridors; and

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1 **WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors**
2 **map with a new Center designation of Activity Centers, intended to serve**
3 **surrounding neighborhoods, be more walkable and allow higher-density**
4 **and higher-intensity uses than non-Center areas; and**

5 **WHEREAS, the IDO helps implement Activity Centers by requiring**
6 **enhanced building façade design and site design for drive-throughs that**
7 **results in more pedestrian-oriented layouts within the boundary of these**
8 **Centers; and**

9 **WHEREAS, the IDO helps implement the Centers and Corridors vision by**
10 **converting existing mixed-use and non-residential zoning in Centers and**
11 **Corridors intended to be walkable, mixed-use, and dense to IDO zone**
12 **districts with the closest matching set of permissive uses, as described in**
13 **more detail below; and**

14 **WHEREAS, the IDO helps implement the Centers and Corridors vision by**
15 **providing different dimensional standards for density, height, and setbacks,**
16 **lower parking standards, additional building design and site layout**
17 **standards, and reduced buffering and landscaping requirements that will**
18 **allow more urban development forms as relevant for walkable, mixed-use,**
19 **dense Centers and Corridors (excluding Old Town, Employment Centers,**
20 **and Commuter Corridors); and**

21 **WHEREAS, the 2017 ABC Comp Plan included an updated map of City**
22 **Development Areas Map that replaced the 1975 Development Areas with one**
23 **of two new Development Area designations: Areas of Change, including all**
24 **Centers but Old Town and all Corridors but Commuter Corridors, or Areas**
25 **of Consistency, including single-family neighborhoods, parks, Major Public**
26 **Open Space, golf courses, airport runway zones, and many arroyos,**
27 **acequias; and**

28 **WHEREAS, the 2017 ABC Comp Plan includes policies to encourage**
29 **growth and development in Areas of Change and policies to protect the**
30 **character and built environment in Areas of Consistency from new**
31 **development or redevelopment; and**

32 **WHEREAS, the IDO helps implement the Comp Plan by providing**
33 **Neighborhood Edge regulations (§14-16-5-9) that require a transition and**

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1 buffering between Areas of Change and Residential zones, as well as other
2 design requirements for development in Areas of Change to minimize
3 negative impacts on Areas of Consistency; and

4 WHEREAS, the IDO helps implement the Comp Plan by including
5 regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
6 slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
7 stands of mature trees, archaeological sites; and

8 WHEREAS, the IDO helps implement the Comp Plan by including specific
9 regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
10 including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
11 acequias (§14-16-5-2(F)), is context-sensitive; and

12 WHEREAS, the IDO helps implement the Comp Plan by incorporating
13 and updating regulations from adopted Rank 3 Arroyo Corridor Plans as
14 general regulations for private property abutting any arroyo identified in the
15 Rank 2 Facility Plan for Arroyos in order to ensure context-sensitive
16 development next to these natural resources, which function as drainage
17 facilities as well as providing open space and, in some cases, recreational
18 opportunities through multi-use trails or parks; and

19 WHEREAS, the IDO helps implement the Comp Plan by including
20 specific use restrictions and design standards (§14-16-5-2(H)) to ensure that
21 development adjacent to or within 330 feet (one-sixteenth of a mile, a
22 distance of one typical city block) of Major Public Open Space is context-
23 sensitive; and

24 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to
25 protect historic assets and cultural resources, and the IDO implements
26 these goals and policies by incorporating Historic Protection Overlay zones
27 (§14-16-3-3) with design standards to ensure compatible new development
28 and redevelopment in historic districts and View Protection Overlay zones
29 (§14-16-3-4), and regulations for development next to sensitive lands (§14-
30 16-5-2); and

31 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to
32 protect community health and maintain safe and healthy environments
33 where people can thrive; and

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1 **WHEREAS, the IDO helps to implement these goals and policies by**
2 **providing a set of zones (§14-16-2) that range from low intensity to high**
3 **intensity and designating the appropriate mix of land uses in each zone;**
4 **and**

5 **WHEREAS, the IDO helps implement these goals and policies by**
6 **providing use-specific standards (§14-16-4-3) that require a distance**
7 **separation for certain nuisance uses – such as alcohol sales and heavy**
8 **manufacturing – from residential areas, schools, and churches to mitigate**
9 **the potential negative impact on quality of life; and**

10 **WHEREAS, the IDO helps implement these goals and policies by**
11 **providing use-specific standards (§14-16-4-3) that require distance**
12 **separations between uses that pose potential negative impacts on nearby**
13 **properties – such as pawn shops, bail bonds, small loan businesses, and**
14 **liquor retail – to prevent clustering of such uses; and**

15 **WHEREAS, the 2017 ABC Comp Plan recommends a transition from**
16 **long-range planning with communities on an as-needed basis to create**
17 **standalone Rank 2 and 3 plans to a 5-year cycle of planning with each of 12**
18 **Community Planning Areas in order to provide opportunities for all areas of**
19 **the city to benefit from area-specific long-range planning, including regular**
20 **and ongoing opportunities for stakeholder engagement and analysis by**
21 **staff of trends, performance measures, and progress toward implementation**
22 **actions in the Comp Plan; and**

23 **WHEREAS, the IDO implements the new proactive approach to long-**
24 **range planning by committing the City to a proactive, equitable system of**
25 **assessments (§14-16-6-3(D)) done every five years with residents and**
26 **stakeholders in each of 12 Community Planning Areas established by the**
27 **ABC Comp Plan; and**

28 **WHEREAS, the IDO furthers the purpose and intent of the Planning**
29 **Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by**
30 **establishing a regulatory framework that ensures that development is**
31 **consistent with the intent of other plans, policies, and ordinances adopted**
32 **by the City Council; that updated development standards help ensure**
33 **provision of adequate light, air, solar access, open spaces, and water; that**

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1 clarified and streamlined development processes will help ensure the
2 harmonious, orderly, and coordinated development of land in the City, and
3 help create efficiency in governmental operations; that land use is
4 coordinated with transportation corridors to help promote the convenient
5 circulation of people, goods, and vehicles while minimizing traffic hazards;
6 that subdivision standards and review/approval processes serve as a
7 framework to help Staff and the public ensure the safety and suitability of
8 land for development; and

9 WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-
10 3) that incorporates the ranked system of plans described in the Planning
11 Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans
12 must be consistent and that the lower-ranking plans are intended to help
13 implement, Rank 2 plans for facilities that exist throughout the City in
14 various areas and need to be coordinated and managed with a consistent
15 approach (i.e. Facility Plans), and Rank 3 plans for specific areas that
16 benefit from more detailed guidance related to the area's unique needs and
17 opportunities (e.g. Metropolitan Redevelopment Plans, Master Plans, and
18 Resource Management Plans); and

19 WHEREAS, the Planning Ordinance (§14-13-2) is being amended to
20 clarify that Ranked plans will hereby include narrative and policies but not
21 regulations; and

22 WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be
23 amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted
24 plan; and

25 WHEREAS, the 2017 ABC Comp Plan included and updated policies from
26 adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

27 WHEREAS, the 2017 ABC Comp Plan included Sector Development
28 Plans adopted as of March 2017 in the Appendix so that they can be used as
29 informational, reference documents for relevant sub-areas, especially in
30 creating and/or amending Community Planning Area assessments in the
31 future; and

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1 **WHEREAS, the IDO is intended to contain all the zoning and land use**
2 **laws of the City, superseding any and all other zoning and land use laws**
3 **whether written or based on prior practice; and**

4 **WHEREAS, the IDO is intended to integrate and adopt regulations**
5 **pertaining to land use and development on private land within the City’s**
6 **municipal boundaries into one document in order to eliminate duplication,**
7 **inconsistencies, and conflicts and to strengthen consistency, coordination,**
8 **efficiency, effectiveness, and enforcement of these regulations; and**

9 **WHEREAS, the IDO does not apply to properties within other**
10 **jurisdictions, such as the State of New Mexico, Federal lands, and lands in**
11 **unincorporated Bernalillo County or other municipalities; and**

12 **WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones,**
13 **development standards, and review/approval processes for specific sub-**
14 **areas to protect character, enhance neighborhood vitality, and respect**
15 **historic and natural resources; and**

16 **WHEREAS, regulations from the adopted Rank 3 Sector Development**
17 **Plans and Rank 3 Arroyo Corridor Plans have been coordinated, updated,**
18 **and included in the IDO either as citywide regulations or as regulations**
19 **applying to a mapped area consistent with the applicable area identified in**
20 **the relevant adopted Sector Development Plan; and**

21 **WHEREAS, the IDO carries over as Character Protection Overlay zones**
22 **(§14-16-3-2) distinct sets of building and site design standards intended to**
23 **reinforce the existing character of sub-areas of the city from adopted Rank 3**
24 **Sector Development Plans, including Coors Corridor Plan (last amended in**
25 **2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last**
26 **amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last**
27 **amended in 2014), Rio Grande Boulevard Corridor (adopted 1989),**
28 **Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in**
29 **2014), Volcano Heights (last amended in 2014), and Volcano Trails (last**
30 **amended in 2014); and**

31 **WHEREAS, within the Nob Hill Character Protection Overlay zone, the**
32 **IDO tailors the dimensional standards associated with Premium Transit**
33 **stations and Main Street Corridors, as well as the building height bonus**

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1 associated with Workforce Housing, to recognize the lower building heights
2 that contribute to the distinctive character of “Lower Nob Hill” between
3 Girard Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3
4 Nob Hill Highland Sector Development Plan; and

5 WHEREAS, the IDO carries over as Historic Protection Overlay zones
6 (§14-16-3-3) historic design standards from the Historic Zone (H-1) and
7 adopted historic overlay zones, including East Downtown (adopted 2005),
8 Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002),
9 Huning Highland (adopted 2010), and Silver Hill (last amended in 2010); and

10 WHEREAS, the IDO carries over and updates view preservation
11 regulations from the Rank 3 Coors Corridor Plan (last amended in 2013) and
12 Rank 3 Northwest Mesa Escarpment Plan (last amended in 2016) as View
13 Protection Overlay zones (§14-16-3-4) to protect views from public rights-of-
14 way to cultural landscapes designated by the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO includes and updates the content of the existing
16 Airport Zoning Ordinance (§14-15-1 et seq.) and the Airport Design Overlay
17 Zone regulations (§14-16-2-28(E)) in a manner that is clearer and easier to
18 apply and enforce than the existing article of ROA 1994, which is separate
19 from other zoning regulations; and

20 WHEREAS, the IDO includes and updates standards and review/approval
21 procedures for development from the existing Landmarks and Urban
22 Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
23 areas of historical, cultural, architectural, engineering, archeological, or
24 geographic significance; and

25 WHEREAS, the IDO includes and updates portions of the Development
26 Process Manual (DPM) that pertain to the engineering technical standards
27 for development on private land and these updates have been coordinated
28 with technical subcommittees that are updating relevant portions of the
29 DPM as part of a parallel effort in order to remove conflicts between zoning
30 regulations and technical standards related to street and parking design,
31 drainage, flood control, and sewer service; to ensure an orderly and
32 harmonious process and outcome for coordinating land use, transportation,
33 and infrastructure on private property and within the public right-of-way;

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1 and to improve the viability of multiple transportation methods throughout
2 the city; and

3 WHEREAS, the IDO references, and as appropriate, defers to the Humane
4 and Ethical Animal Rules and Treatment (HEART) Ordinance (Article 9-2-1 et
5 seq., Enactment O-2006-029), which was adopted to regulate animal-keeping
6 within city municipal boundaries; and

7 WHEREAS, companion legislation (R-17-213) will revise Resolutions that
8 are incorporated or that need to be amended for consistency with the IDO;
9 and

10 WHEREAS, the IDO incorporates the purpose and updates the content of
11 the existing Zoning Code (§14-16 et seq.); and

12 WHEREAS, the IDO includes three categories of uses – Residential,
13 Mixed-use, and Non-residential – with zones in each category that range
14 from the least to the most intense that are appropriate to a mid-size,
15 Southwestern, 21st century city; and

16 WHEREAS, the existing Official Zoning Map is included by reference in
17 the Zoning Code (§14-16-4-9); and

18 WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with
19 zones converted from existing zone districts pursuant to the zoning
20 conversion rules described below; and

21 WHEREAS, properties with zoning from the Zoning Code have been
22 converted on the zoning conversion map to the IDO zone district with the
23 closest matching set of permissive uses on a conversion map that has been
24 available to the public for review and comment since April 2016; and

25 WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3
26 Sector Development Plans have been converted on the zoning conversion
27 map to the IDO zone district with the closest matching set of permissive
28 uses; and

29 WHEREAS, properties with Residential and Related Uses – Developing
30 Area (RD) zoning, Planned Residential Development (PRD) zoning, or
31 Planned Development Area (PDA) zoning have been converted on the
32 zoning conversion map to the Planned Development (PD) zone district in the

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1 IDO, which is site-plan controlled and allows uses as specified on the
2 approved site plan; and

3 WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector
4 Development Plan that describes the zones by referring to the existing
5 Zoning Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion
6 is described above) have been converted in the conversion zoning map to
7 the IDO zone with the closest matching set of permissive uses; and

8 WHEREAS, properties with SU-1 zoning whose zone descriptions refer to
9 zones from the existing Zoning Code have been converted on the zoning
10 conversion map to the IDO zone with the closest matching set of permissive
11 uses; and

12 WHEREAS, properties with SU-1 zoning with zoning descriptions that
13 refer to permitted uses but do not refer to zones from the existing Zoning
14 Code have been converted on the conversion zoning map to the IDO zone
15 district that is site plan controlled – Planned Development (PD); and

16 WHEREAS, the zoning conversion rules for properties with C-2 zoning,
17 or SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses
18 allowed permissively, were different for the east and west sides of the Rio
19 Grande in order to address the imbalance of jobs and housing on the West
20 Side, so that C-2 properties on the East Side were converted to MX-M to
21 encourage an ongoing mix of residential and commercial uses, while
22 properties on the West Side were converted to Non-Residential Commercial
23 (NR-C) to ensure the addition of retail and services that are currently
24 lacking; and

25 WHEREAS, the zoning conversion rules for properties with C-3 zoning,
26 or SU-1 and SU-2 zones that reference C-3 zones as the highest uses
27 allowed permissively, were different inside and outside of Centers to help
28 implement the ABC Comp Plan and result in more mixed-use, walkable
29 development within Centers, so that C-3 properties outside of Centers were
30 converted to Non-Residential Commercial (NR-C), while properties east of
31 the river within Urban Centers or Activity Centers or within 660 feet of
32 Premium Transit station areas or 660 feet of the centerline of a Main Street

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1 Corridors were converted to MX-H, west of the river only properties within
2 660 feet of Premium Transit station areas were converted to MX-H; and

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

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

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

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

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

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

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1 WHEREAS, the IDO includes and updates standards for the subdivision
2 of land (§14-16-5-4) and associated administrative and enforcement
3 procedures (§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et
4 seq.) in order to ensure that land suitable for development is served by the
5 necessary public services and infrastructure, including a multi-modal
6 transportation network, and platted accordingly; and

7 WHEREAS, the IDO establishes review and approval processes (§14-16-
8 6) appropriate for each type of land development application in order to
9 clearly establish notice requirements, decision-making bodies, and criteria
10 for decision-making bodies; and

11 WHEREAS, the IDO establishes thresholds and criteria for administrative
12 review and decision by staff (§14-16-6-5) for minor projects based on
13 objective standards for high-quality, context-sensitive development
14 established by the IDO; and

15 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
16 decision-making body for major projects (§14-16-6-6) that require a public
17 meeting and/or hearing and whose approval should be based on
18 consideration of objective standards for high-quality, context-sensitive land
19 use and development established by the IDO; and

20 WHEREAS, the IDO requires review and decision by the Environmental
21 Planning Commission for a zone change (§14-16-6-7(E)) and site plan
22 approval (§14-16-6-6(F)) based on consideration of policy as well as
23 objective standards for high-quality, context-sensitive development
24 established by the IDO in Planned Development (PD), Non-residential
25 Sensitive Use (NR-SU) zone districts, and new Master Development Plans in
26 Non-residential Business Park (NR-BP) zone districts; and

27 WHEREAS, the IDO incorporates and updates criteria for amendments of
28 the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates
29 between criteria for Areas of Change and Areas of Consistency to help
30 implement the 2017 ABC Comp Plan; and

31 WHEREAS, the IDO requires applicants requesting amendments of the
32 zoning map on properties wholly or partially within Areas of Consistency to
33 demonstrate that the new zone would clearly reinforce or strengthen the

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1 established character of the surrounding Area of Consistency and would
2 not permit development that is significantly different from that character;
3 and

4 WHEREAS, the IDO requires review and decision by the Environmental
5 Planning Commission (§14-16-6-7(E)) based on consideration of policy as
6 well as objective standards for high-quality, context-sensitive development
7 established by the IDO for amendments to the zoning map up to 10 acres in
8 Areas of Consistency and up to 20 acres in Areas of Change, above which
9 Council has authority; and

10 WHEREAS, the IDO requires review and recommendation by the
11 Environmental Planning Commission and review and final decision by the
12 City Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or
13 amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the
14 IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration
15 of policy as well as objective standards for high-quality, context-sensitive
16 development established by the IDO for zone changes of 10 acres or more
17 in Areas of Consistency and 20 acres or more in Areas of Change; and

18 WHEREAS, the IDO establishes procedures and criteria for alterations
19 and demolition within and outside Historic Protection Overlay zones and for
20 amending existing and designating new Historic Protection Overlay zones
21 and landmarks (§14-16-6-7(C)); and

22 WHEREAS, the IDO requires appeals of all decisions to be reviewed and
23 recommended by the Land Use Hearing Officer and reviewed and decided
24 by the City Council as the City's ultimate land use and zoning authority; and

25 WHEREAS, the IDO establishes criteria and thresholds appropriate for
26 staff review and decision of minor deviations from zoning dimensional
27 standards (§14-16-6-4(X)(2)); and

28 WHEREAS, the IDO establishes procedures and criteria for the Zoning
29 Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A))
30 or for variances from dimensional zoning standards (§14-16-6-6(L)); and

31 WHEREAS, the IDO establishes procedures for the Development Review
32 Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way

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1 standards, and subdivision standards, based on criteria established in the
2 Development Process Manual; and

3 WHEREAS, the IDO establishes procedures and criteria for the
4 Environmental Planning Commission to grant exceptions to zoning
5 dimensional standards that provide civic benefits or that benefit the natural
6 environment (§14-16-6-6(K)); and

7 WHEREAS, the IDO establishes notice and meeting requirements (§14-
8 16-6-4) that provide public awareness of development projects and input
9 opportunities appropriate to the scale of the development project – minor
10 projects that are administratively decided requiring notice but no meetings
11 or hearings, major projects that require notice and either a meeting or
12 hearing, and projects requiring discretionary decision-making based on
13 consideration of policy in addition to IDO regulations that are heard and
14 decided at public hearings; and

15 WHEREAS, approved site plans and permits shall remain valid (as
16 described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-
17 4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and

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

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

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

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

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

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1 **WHEREAS, the IDO establishes appropriate standards and procedures**
2 **for enforcing violations and assessing penalties (§14-16-6-9); and**
3 **WHEREAS, any violation of the City zoning, subdivision, or land**
4 **development regulations in effect prior to the effective date of this IDO will**
5 **continue to be a violation under this IDO and subject to enforcement**
6 **actions, unless the development or other activity that was a violation of the**
7 **previous regulations is consistent with the requirements and regulations of**
8 **this IDO; and**
9 **WHEREAS, the City and private property owners will need time to**
10 **transition from processes related to the existing zoning code to the new**
11 **IDO, and the IDO is therefore intended to become effective six months from**
12 **its adoption date; and**
13 **WHEREAS, the Planning Department intends to submit and sponsor a**
14 **series of zone change requests for review/approval within a year of the IDO**
15 **effective date to address mismatches of land use and zoning that pre-**
16 **existed the IDO adoption, to address properties with uses that become**
17 **nonconforming upon the IDO becoming effective, and to consider requests**
18 **from property owners desiring to downzone their existing zoning to a less**
19 **intense, less dense zone district in Areas of Consistency; and**
20 **WHEREAS, the Planning Department intends to initiate the Community**
21 **Planning Areas assessments within two years after the effective date of the**
22 **IDO to assess current and anticipated trends and conditions, to understand**
23 **planning issues and develop solutions to address them, and to track**
24 **progress on performance measures identified in the ABC Comp Plan over**
25 **time; and**
26 **WHEREAS, the IDO requires the City to create an update process and**
27 **annual schedule for updates to the IDO; and**
28 **WHEREAS, the Office of Neighborhood Coordination sent e-mail**
29 **notification to neighborhood representatives on December 29, 2016, as**
30 **required, as part of the Environmental Planning Commission (EPC)**
31 **application process, and Planning Staff sent a re-notification reminder and**
32 **Notice of Decision for each hearing to neighborhood representatives on**
33 **March 21, April 11, April 25, and May 5, 2017; and**

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

4 WHEREAS, staff prepared summary handouts for each adopted Sector
5 Development Plan to explain how Sector Development Plan policies were
6 incorporated into the 2017 ABC Comp Plan, how regulations from Sector
7 Development Plan regulations were incorporated into the Integrated
8 Development Ordinance as either a best practice approach to land-use
9 regulation and zoning that was extended citywide or as a regulation that
10 was mapped to apply to the same area as specified in the Sector
11 Development Plan, either as a zone district (§14-16-2-3), a Character
12 Protection Overlay zone (§14-16-3-2), a Historic Protection Overlay zone
13 (§14-16-3-3), a View Protection Overlay zone (§14-16-3-4), a use-specific
14 standard (§14-16-4-3), a development standard (§14-16-5), or an
15 administrative procedure (§14-16-6); and

16 WHEREAS, the public and staff from City departments and outside
17 agencies had opportunities to make written and verbal comments prior to
18 and during the EPC’s review of the IDO, and the IDO was revised to reflect
19 Conditions of Approval recommended by the EPC; and

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

23 WHEREAS, the public and staff had opportunities to make written and
24 verbal comments prior to and during the Land Use, Planning, and Zoning
25 Committee’s review of the IDO, and the IDO was revised to reflect changes
26 recommended by the LUPZ Committee; and

27 WHEREAS, the public and staff had an opportunity to make written and
28 verbal comments prior to and during the full Council’s review of the IDO,
29 and the Council adopted Floor Amendments to change the IDO in response.

30 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY
31 OF ALBUQUERQUE:

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1 Section 1. The City hereby repeals the existing Zoning Code (§14-16-1 et
2 seq.) and adopts the Integrated Development Ordinance, attached to O-17-
3 49 and made a part hereof, as the new §14-16-1 et seq.

4 Section 2. The City hereby repeals the existing zoning map and replaces
5 it with the Integrated Development Ordinance zoning conversion map.

6 Section 3. The City hereby repeals the existing Articles of the City Code
7 of Ordinances: Landmarks and Urban Conservation Ordinance (§14-12-1 et
8 seq.), the Subdivision Ordinance (§14-14-1 et seq.), and the Airport Zoning
9 Ordinance (§14-15-1 et seq.), which are incorporated and updated in the
10 Integrated Development Ordinance.

11 Section 4. Upon its adoption this IDO is the City’s sole document
12 regulating land use within the municipal boundaries. In the event of any
13 conflicts, the terms, requirements and obligations established by this IDO
14 shall prevail over any other ordinance not specifically repealed herein or
15 otherwise remaining after its adoption.

16 Section 5. The City hereby amends existing ordinances to ensure
17 consistency with Integrated Development Ordinance by replacing the words
18 “Zoning Code,” “Comprehensive City Zoning Code,” or “city’s
19 Comprehensive Zoning Code” with the words “Integrated Development
20 Ordinance” in the following Parts and Sections of the City Code of
21 Ordinances:

- 22 • Part 5-1-4, Other Provisions Effect.
- 23 • Part 6-9-1(A), General Policies.
- 24 • Part 7-5-2, Findings.
- 25 • Part 7-5-3, Display and Sale of Motor Vehicles.
- 26 • Section 8-2-2-15(D), Clear Sight Triangle.
- 27 • Section 9-2-1-4, Definitions, Commercial Property.
- 28 • Section 9-2-3-3(E), Permit Holders: General Duties and Requirements.
- 29 • Section 9-6-3-4(A), Operational Requirements.
- 30 • Section 9-9-2, Definitions, Residential, Office/Commercial,
31 Industrial/Manufacturing.
- 32 • Section 9-10-1-7(B)(3)(c), Storage of Solid Waste for Commercial and
33 Multi-Family Dwelling Collection.

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

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

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

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

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

14 Section 9. City Code of Ordinances Section 6-5-5-3, Pedestrian Sidewalk,
15 Drive Pad, and Curb and Gutter Required, is amended as follows: “All
16 properties within the city shall have sidewalk, drive pad, curb ramps, curb
17 and gutter in accordance with the standards set forth by § 6-5-5-1 et seq.,
18 unless a variance from these standards is allowed through the procedures
19 established by § 6-5-5-1 et seq. or unless such sidewalks, curb ramps, drive
20 pads, curbs and gutters were constructed under standards previously in
21 force. Such previously constructed improvements shall be considered non-
22 conforming and as such may be repaired and maintained but if and when
23 replacement becomes necessary shall be replaced according to the current
24 standards or variance procedures of § 6-5-5-1 et seq. Compliance with the
25 provisions of § 6-5-5-1 et seq. shall be the responsibility of the property
26 owner. The cost of installing sidewalk shall be borne by the abutting
27 property. On property in residential zones where only houses and
28 townhouses are allowed, and where the lot abuts public streets at both its
29 front and the rear lot lines, the property does not bear the cost of
30 constructing missing sidewalk abutting the rear lot line where the property
31 does not have the legal right to vehicular access from that street; this
32 exception applies only to lots platted before June 29, 1983 (the effective
33 date of the city's Subdivision Ordinance, set forth in §14-16-5-4).”

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1 Section 10. City Code of Ordinances Section 6-5-5-4, Definitions, is
2 amended as follows: “DRB. The Development Review Board, an
3 administrative board consisting of six representatives of city departments
4 and other agencies, including the Planning Director as Chairperson, Zoning
5 Enforcement Officer, City Engineer (who may also function as the AMAFCA
6 designee), Traffic Engineer, Parks and Recreation Director, and
7 Albuquerque-Bernalillo County Water Utility Authority Water Resources
8 Engineer.” ... “LANDSCAPE/BUFFER AREA. The part of the public right-of-
9 way that is not occupied or planned to be occupied by street, curb, gutter,
10 or sidewalk; that may be used for street furniture, street trees and
11 vegetation, and utilities; and that is typically located between the back of
12 curb and adjacent property line.”

13 Section 11. City Code of Ordinances Section 6-5-5-12, Setback Use, is
14 amended as follows: “LANDSCAPE/BUFFER AREA USE. The
15 landscape/buffer area may be used for the following public purposes so
16 long as such uses are not in conflict with the provisions of §§ 6-5-5-1 et seq.
17 or any other applicable provision of this code or any other ordinance of the
18 city.”

19 Section 12. City Code of Ordinances Section 6-5-5-14(B)(1)(d), Design
20 and Construction Standards and Procedures, is amended as follows: “2.
21 Land zoned for a residential density greater than allowed in the R-T
22 (Residential Townhouse) zone district.”

23 Section 13. City Code of Ordinances Section 6-5-5-14(E), Design and
24 Construction Standards and Procedures, is amended as follows:
25 “Transverse Slope. The transverse slope of the sidewalk and
26 landscape/buffer area shall be no greater than a ratio of 1:50 or 2%, sloping
27 toward the street.”

28 Section 14. City Code of Ordinances Section 6-5-5-15, Development
29 Review Board, is amended as follows: “The DRB as established by §14-16-
30 2(D) Development Review Board, will have responsibilities that may include,
31 but not be limited to, the following:”

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1 Section 15. City Code of Ordinances Sections §6-5-5-16, Variances, and
2 §6-5-5-17, Appeals, are deleted and the subsequent sections are
3 renumbered to reflect the deletion.

4 Section 16. City Code of Ordinances Section § 6-5-5-18, Sidewalks, Drive
5 Pad, and Curb Ramp Repair and Maintenance; Permitting Commercial
6 Advertising on Transit Shelters, is amended as follows: “(A)(4) The lot was
7 platted before June 29, 1983, the effective date of the city's Subdivision
8 Ordinance, set forth in §14-16-5-4.” and sub-sections (D) and (F) are
9 amended to replace the words “sidewalk setback” with “landscape/buffer.”

10 Section 17. City Code of Ordinances Section 6-6-1-2, Definitions, is
11 amended as follows: “LANDSCAPE/BUFFER AREA. The part of the public
12 right-of-way that is not occupied or planned to be occupied by street, curb,
13 gutter, or sidewalk; that may be used for street furniture, street trees and
14 vegetation, and utilities; and that is typically located between the back of
15 curb and adjacent property line.”

16 Section 18. City Code of Ordinances Section §6-6-2-2, Intent, is amended
17 as follows: “Sections 6-6-2-1 et seq. are intended to secure the following
18 objectives, in accordance with Policy 5.1.9, Policy 7.1.3, Policy 7.2.1, Policy
19 7.6.2, and other policies of the Albuquerque/Bernalillo County
20 Comprehensive Plan.”

21 Section 19. City Code of Ordinances Section §6-6-2-3, Definitions, is
22 amended as follows: “DEVELOPMENT REVIEW BOARD. An administrative
23 board, consisting of six city departments and other agencies. Membership
24 consists of the Planning Director as Chairperson, Zoning Enforcement
25 Officer, City Engineer (who may also function as the AMAFCA designee),
26 Traffic Engineer, Parks and Recreation Director, and Albuquerque-Bernalillo
27 County Water Utility Authority Water Resources Engineer ”...

28 “LANDSCAPE/BUFFER AREA. The part of the public right-of-way that is not
29 occupied or planned to be occupied by street, curb, gutter, or sidewalk; that
30 may be used for street furniture, street trees and vegetation, and utilities;
31 and that is typically located between the back of curb and adjacent property
32 line.”...

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1 Section 20. City Code of Ordinances Section §6-6-2-4(A), Required Street
2 Trees, is amended as follows: “(1) All applicants for building permits for
3 construction of a new building or building addition of 200 square feet or
4 more shall submit a street tree plan for those parts of the lot abutting a
5 major street, a major local street, or another street where street trees are
6 required. (2) Any person who constructs a new building addition of 200
7 square feet or more or who paves a parking lot or required off-street parking
8 area for apartments and/or non-residential development on a lot abutting a
9 major street, a major local street, or another street where street trees are
10 required shall plant street trees according to a street tree plan approved by
11 the Mayor. Such planting shall occur no later than 60 calendar days after the
12 completion of construction and shall occur before final inspection as
13 required in the Building Code. (3) Street trees shown on an approved street
14 tree plan and required to meet the requirements of §14-16-5-6 shall be
15 maintained alive and healthy. Maintenance and trimming of street trees and
16 replacement of dead trees are the responsibility of the owner of the lot
17 abutting or on which the tree is located. (4) The City shall maintain a list of
18 trees, as part of the Official Albuquerque Plant Palette and Sizing List,
19 generally suitable for use as street trees in Albuquerque. This list shall
20 include a description of the physical characteristics and cultural
21 requirements of each species. (5) City staff, in coordination with appropriate
22 private sector input, shall develop and make available information regarding
23 the required soil volume for trees of a given mature size, and the Planning
24 Director shall make this information available in the Development Process
25 Manual. This soil volume consists of un-compacted and irrigated soil. The
26 root space may be long and linear, to match a landscape/buffer area size,
27 and/or the space may be created through mechanical de-compaction, or the
28 use of either structural soils under pavements, or soil vault systems under
29 pavements.”

30 Section 21. City Code of Ordinances Section §6-6-2-5, Street Tree
31 Policies, is amended as follows: “(A)(1) Adequate room and spacing for
32 Street Trees shall be accommodated/provided pursuant to the details and
33 specifications developed by the City in the Development Process Manual. ...

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1 (B) Street trees shall be placed between the curb and the public sidewalk
2 and in the landscape/buffer area, unless traffic safety requires different
3 locations of trees, as specified in division (2) of this division (B). ... (B)(1)(b)
4 Where less than three feet of space exists, street trees shall not be planted
5 into the landscape/buffer area. ... (C)(6)(a) Plantings of ten (10) or fewer
6 trees may all be of the same genus; (b) Plantings of more than ten trees
7 must use at least two different genera, with roughly equal numbers of each;
8 ... (C)(7) One of every three street trees planted may be an accent tree per
9 the Official Albuquerque Plant Palette and Sizing List, provided the
10 guidelines in §14-16-5-6(D) are met.”

11 Section 22. City Code of Ordinances Section §6-6-2-7, More Detailed
12 Regulations, is amended as follows: “Regulations detailing the provisions
13 of §§ 6-6-2-1 et seq. should be enacted in coordination with and through the
14 Departments with installation and maintenance responsibilities, and be
15 amended by the Environmental Planning Commission for regulations in the
16 Integrated Development Ordinance and by the DPM Executive Committee
17 for technical standards in the Development Process Manual at an advertised
18 public hearing.”

19 Section 23. City Code of Ordinances Section §6-6-2-9, Appeals, is
20 amended as follows: “Appeals from the decision of the Mayor on requests
21 for waivers or variances may be taken to the City Council, through the Land
22 Use Hearing Officer, by filing written notice with the Planning Division
23 within 15 days after the request for variance has been decided.”

24 Section 24. City Code of Ordinances Part 6-7-2(B), Definitions, is
25 amended as follows: “Words not defined herein, but which are defined in
26 §14-16-7-1 of the Integrated Development Ordinance, are to be construed as
27 defined therein.”

28 Section 25. City Code of Ordinances Section 8-5-1-42(H), Mobile Food
29 Units on Public Streets, is amended as follows: “This section establishes
30 traffic code regulations pertaining to Mobile Food Units. Other aspects of
31 Mobile Food Units are regulated in other parts of the Municipal Code. Please
32 refer to Integrated Development Ordinance §14-16 and Health, Safety &
33 Sanitation Code §9-6-5.”

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1 Section 26. City Code of Ordinances Part 9-2-1-4, Definitions, is amended
2 as follows: “RESIDENTIAL ZONE. “Zone District, Residential” as defined in
3 the Integrated Development Ordinance.”

4 Section 27. City Code of Ordinances Part 9-9-2, Definitions, is amended
5 as follows: “DOWNTOWN ARTS AND ENTERTAINMENT FOCUS AREA. The
6 area designated as the Downtown Arts and Entertainment Focus Area in the
7 Integrated Development Ordinance.”

8 Section 28. City Code of Ordinances Section 9-10-1-7(B)(3)(e), Storage of
9 Solid Waste for Commercial and Multi-Family Dwelling Collection, is
10 amended as follows: “Commercial collection sites shall be paved with a
11 concrete apron meeting City of Albuquerque Solid Waste specifications for
12 the designated container. However, commercial collection sites approved
13 prior to October 1, 1985, which sites were paved in a way that met the off-
14 street parking requirements of the Zoning Code (§ 14-16-3-1(E)(1)) in effect
15 at the time of the issuance of building permit are exempt from the concrete-
16 paving requirement if the owner of the property agrees in writing to maintain
17 the paving and hold the city harmless for any damage to the pavement
18 resulting from solid waste collection.”

19 Section 29. City Code of Ordinances Part 11-2-3, Definitions, is amended
20 as follows: “ADULT ENTERTAINMENT ESTABLISHMENT. An establishment
21 that meets the definition provided by §14-16-7-1 of the Integrated
22 Development Ordinance.”

23 Section 30. City Code of Ordinances Part 12-2-28, Safety in Public
24 Places, is amended as follows: “ARTS AND ENTERTAINMENT DISTRICT.
25 The Arts and Entertainment District is roughly bordered by Copper Avenue
26 on the north, 8th Street on the west, the alley between Gold and Silver
27 Avenues to the south, and First Street to the East.” ... “NOB HILL DISTRICT.
28 For purposes of this section, the Nob Hill District is the area within the
29 following streets: beginning at the intersection of Girard and Silver, then to
30 Monte Vista to Campus to Copper to Washington to Silver to Carlisle to
31 Silver to Girard.”

32 Section 31. City Code of Ordinances Section 14-5-2-10(B), Multiple Use of
33 Rights-of-way and Easements, is amended as follows: “Certain drainage

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1 rights-of-way may be credited toward requirements for detached open
2 space in the Integrated Development Ordinance, except for any area which
3 is exclusively used for the drainage control, flood control, stormwater
4 control, or erosion control function.”

5 Section 32. City Code of Ordinances Section 14-8-2-3(A), Definitions, is
6 amended as follows: “REGISTERED NEIGHBORHOOD OR HOMEOWNER
7 ASSOCIATION. A neighborhood association other than the Recognized
8 neighborhood association for an area, homeowners association, or other
9 association that has notified the City Office of Neighborhood Coordination
10 of two persons' addresses where it wishes notice to be sent pursuant to §
11 14-8-2-1 et seq.”

12 Section 33. City Code of Ordinances Section 14-8-2-4(D), Criteria for
13 Recognition of Neighborhood Associations, is amended as follows: “The
14 appropriate district City Councilor and the City Office of Neighborhood
15 Coordination shall be furnished with names, addresses, email addresses,
16 and available phone numbers of current neighborhood association officers
17 and/or board members.”

18 Section 34. City Code of Ordinances Section 14-8-2-5, Responsibilities of
19 Recognized and Non-Recognized Neighborhood or Homeowner
20 Associations, is amended as follows: The word “non-recognized” is
21 replaced with “registered” throughout this section, including the title; the
22 word “Councillor” is replaced with “Councilor.”

23 Section 35. City Code of Ordinances Section 14-8-2-6, Responsibilities of
24 the City, is amended as follows: “(A) The Mayor shall make reasonable
25 attempts to provide electronic or mailed notice of City-initiated amendments
26 of Rank 1, Rank 2, or Rank 3 plans or new Rank 2 or Rank 3 plans to
27 recognized and registered neighborhood or homeowner associations
28 located partially or completely within or adjacent to the relevant plan area.
29 Notice is required at the initiation of the planning effort and at the
30 application for approval; proof of both notices shall be required when the
31 application is filed. The Mayor shall make reasonable attempts to provide
32 notice to such associations concerning all subsequent public hearings of
33 city boards, commissions, and task forces concerning such plan proposals,

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

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

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

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

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

28 Section 39. City Code of Ordinances Part 14-9-3, Definitions, is amended
29 as follows: “WORKFORCE HOUSING. Dwelling units serving residents and
30 their families whose annualized income is at or below 80% of the Area
31 Median Income for Albuquerque (AMI) as adjusted for household size and
32 determined by the U.S. Department of Housing and Urban Development, and
33 whose monthly housing payment does not exceed 30% of the imputed

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1 income limit applicable to such unit or 35% under special conditions to be
2 defined in the Workforce Housing Plan. “Dwelling unit” is used in this article
3 as defined in the Integrated Development Ordinance (see §14-16-7-1).”

4 Section 40. City Code of Ordinances Part 14-11-3(A), Intent, is amended
5 as follows: “This article is intended to help achieve Article IX of the Charter
6 of the City of Albuquerque. It is also a means of conforming solar rights to
7 local plans and laws: the Albuquerque/Bernalillo County Comprehensive
8 Plan and the Integrated Development Ordinance of this code of ordinances.
9 It is intended to create orderly, harmonious, and economically sound
10 development in order to promote the health, safety, convenience, and
11 general welfare of the citizens of the city.”

12 Section 41. City Code of Ordinances Section 14-13-1-4(E), Impact Fees;
13 Other Development Related Charges, is amended in title and as follows:
14 “Waivers to impact fees are as is provided in §14-19-15 Exemptions.”

15 Section 42. City Code of Ordinances Section 14-13-2-2, Rank Importance
16 of City Plans, is amended as follows: “Adopted City plans to coordinate
17 land use, development, facilities, and resources are of varying rank
18 importance. Lower-ranking plans should be consistent with higher-ranking
19 plans, and when this is indisputably not the case, the conflicting provision
20 of the lower-ranking plan is null and void. Plans should identify how they
21 relate to relevant, higher-ranking plans. Ranked plans shall only contain
22 policy and may not be regulatory. The highest ranks of City plans are as
23 follows in this section and in § 14-13-2-4” ... “(B)(2)” ... “(C)(1) Metropolitan
24 Redevelopment Plans provide guidance to the Metropolitan Redevelopment
25 Agency on redevelopment efforts, catalytic projects, and public/private
26 partnerships, subject to amendment per the Metropolitan Redevelopment
27 Agency Ordinance (§14-8-4-3(B)), for an area with common characteristics,
28 typically one square mile but occasionally considerably smaller. (2) Master
29 Plans provide guidance to the implementing department for the
30 development of a City facility or joint facilities, such as a community center,
31 library, and/or park. Master Plans typically include land uses, site layout,
32 and design standards. (3) Resource Management Plans provide guidance to
33 the Parks and Recreation Department’s Open Space Division about how

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1 best to manage and protect natural, historic, or cultural resources on City-
2 owned or City-managed Major Public Open Space (MPOS). Resource
3 Management Plans can also guide the overall planning, visitor uses,
4 budgeting, and decision-making for specific MPOS properties.”

5 Section 43. City Code of Ordinances Section 14-13-2-3, Planned Growth
6 Strategy, is amended as follows: “(B)(4) *Planned Communities in the City of*
7 *Albuquerque*. (B)(5) The current annexation review and decision criteria in
8 the Integrated Development Ordinance (Section 14-16-6-7(G)), in part,
9 indicate conditions under which an annexation request may be denied by
10 the City. (B)(6) The City shall request that the Albuquerque/Bernalillo
11 County Water Utility Authority (ABCWUA) continue to establish and update
12 new conservation goals below 135 gallons per person per day beyond 2024.
13 The City shall continue to be involved in the ABCWUA’s implementation of
14 the Water Resources Management Strategy including the updating of
15 building codes, zoning regulations, and technical standards for rainwater
16 harvesting.”

17 Section 44. City Code of Ordinances Section 14-13-2-4(B),
18 Redevelopment Plans, is amended as follows: “Metropolitan
19 Redevelopment Plans are Rank 3 plans that provide guidance to the
20 Metropolitan Redevelopment Agency on redevelopment efforts, catalytic
21 projects, and public/private partnerships, subject to amendment per the
22 Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)), for an area
23 with common characteristics, typically one square mile or more but
24 occasionally considerably smaller.”

25 Section 45. City Code of Ordinances Section 14-13-2-5, Procedure for
26 Plan Adoption or Amendment; Fee, is deleted in whole.

27 Section 46. City Code of Ordinances Section 14-13-2-6, Annually Revised
28 Planning Program, is deleted in whole.

29 Section 47. The City Council hereby amends Part 14-13-3, et seq.,
30 Environmental Planning Commission, is deleted in whole. Sections 14-13-3-
31 5 Beautification Committee, 14-13-3-6 City of Albuquerque’s Greater
32 Albuquerque Bicycling Advisory Committee, 14-13-3-7 Open Space
33 Advisory Board, and 14-13-3-8 City of Albuquerque’s Greater Albuquerque

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

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

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

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

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

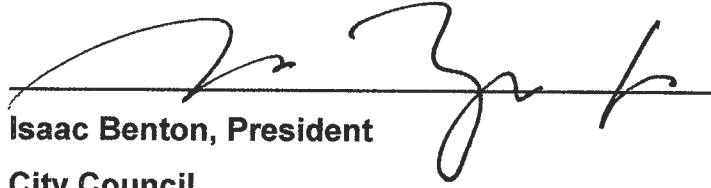
12 Section 51. COMPILATION. Sections 1 through 48 of this ordinance shall
13 amend, be incorporated in and made part of the Revised Ordinances of
14 Albuquerque, New Mexico, 1994.

15 Section 52. EFFECTIVE DATE AND PUBLICATION; INTERIM
16 AMENDMENTS. This legislation shall take effect six months after
17 publication by title and general summary. Any amendments to the IDO
18 proposed prior to the effective date shall be introduced through the normal
19 City Council process for direct review by Council or Committee of the
20 Council without any requirement for initial referral to the Environmental
21 Planning Commission or any other review board or body.
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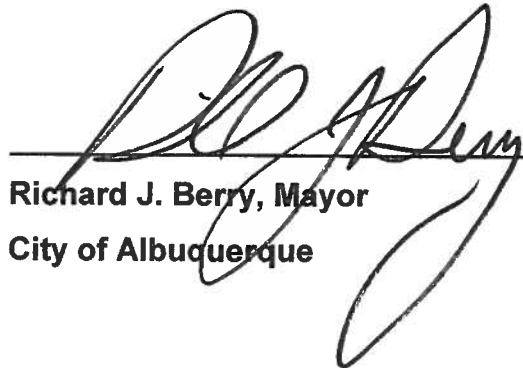
1 PASSED AND ADOPTED THIS 13th DAY OF November, 2017
2 BY A VOTE OF: 6 FOR 3 AGAINST.

3
4 For: Benton, Davis, Gibson, Harris, Jones, Lewis
5 Against: Peña, Sanchez, Winter
6

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9 
10 _____
11 Isaac Benton, President
12 City Council

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14 APPROVED THIS 16 DAY OF NOVEMBER, 2017
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17

18 Bill No. C/S O-17-49

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

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29 
30 _____
31 Natalie Y. Howard, City Clerk
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