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1 SECTION 1. The Official Zone Map is hereby amended to show the R-MC  
2 zone on 3000 AZTEC RD. NE, PORTERS REPLAT PORTION SW 1/4 SE 1/4 SEC  
3 3 T1ON R3E.

4 SECTION 2. FINDINGS.

5 (A) Per IDO Subsection 14-16-6-7(H), a new zone in an Area of  
6 Consistency and is 10 gross acres or above is established through a Zoning  
7 Map Amendment – Council, which is first reviewed and recommended by the  
8 Environmental Planning Commission (EPC) and decided by the City Council  
9 as the City’s zoning authority.

10 (B) The Albuquerque City Charter, the Albuquerque/Bernalillo County  
11 Comprehensive Plan, and the City of Albuquerque Integrated Development  
12 Ordinance (IDO) are incorporated herein by reference and made part of the  
13 record for all purposes.

14 (C) The request furthers the following applicable Comprehensive Plan  
15 goals and policies:

16 (1) Goal 4.1 Character: Enhance, protect, and preserve distinct  
17 communities.

18 (2) Policy 4.1.4: Enhance, protect, and preserve neighborhoods and  
19 traditional communities as key to our long-term health and vitality.

20 (3) Goal 5.1 Centers & Corridors: Grow as a community of strong  
21 Centers connected by a multi-modal network of Corridors.

22 (4) Policy 5.1.8: Premium Transit Corridors: Foster corridors that  
23 prioritize high-capacity, high-frequency transit service, with mixed-use,  
24 transit-oriented development within walking distance of transit stations.

25 (5) Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize  
26 high-frequency transit service with pedestrian-oriented development.

27 (6) Goal 5.6 City Development Areas: Encourage and direct growth to  
28 Areas of Change where it is expected and desired to ensure that development  
29 in and near Areas of Consistency reinforces the character and intensity of the  
30 surrounding area.

31 (7) Policy 5.6.3 Areas of Consistency: Protect and enhance the  
32 character of existing single-family neighborhoods, areas, outside of Centers  
33 and Corridors, parks, and Major Public Open Space.

1           **(8) Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality**  
2 **housing types that meet current and future needs at a variety of price levels to**  
3 **ensure more balanced housing options.**

4           **(9) Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods**  
5 **by encouraging high-quality, affordable and mixed income housing options**  
6 **throughout the area.**

7           **a) Prioritize support for affordable housing that the market is**  
8 **unable to provide for populations with the lowest income levels and/or**  
9 **special needs.**

10           **(10) Goal 9.5 Vulnerable Populations: Expand capacity to provide quality**  
11 **housing and services to vulnerable populations.**

12           **(D) The request is justified pursuant to IDO Subsection 6-7(F)(3) Review**  
13 **and Decision Criteria for Zoning Map Amendments as follows:**

14           **(1) Criterion a: Consistency with the City's health, safety, and general**  
15 **welfare is shown by demonstrating that a request furthers applicable ABC**  
16 **Comprehensive Plan goals and policies and does not significantly conflict**  
17 **with them. The zone map amendment would be consistent with the City's**  
18 **health safety, morals, and general welfare by allowing the site to continue**  
19 **operating as a mobile home community which provides affordable housing**  
20 **and avoids potential displacement of community members. It is important that**  
21 **affordable housing options like the Aztec Village remain protected to prevent**  
22 **homelessness and provide shelter, which is a major component of health,**  
23 **safety, and general welfare.**

24           **(2) Criterion b: The Zone Map Amendment for R-MC will be more**  
25 **advantageous by preserving an existing use that will continue to offer**  
26 **affordable housing options to community members. Additionally, it will not**  
27 **allow for an increase in density or intensity of use. The use will be strictly**  
28 **limited to residential with the option of adding amenities such as a club house,**  
29 **pool, or recreation center. The requested zoning district is more**  
30 **advantageous to the community as articulated by the ABC Comp Plan.**

31           **(3) Criterion c: This criterion does not apply as the subject site is not**  
32 **located in an Area of Change.**

1 (4) Criterion d: Overall, the number and intensity of uses will decrease  
2 dramatically. The only permitted uses are residential and site amenities (pool,  
3 club house etc.). This is a significant downzone that will not be harmful to  
4 those residing on the site, nor the adjacent properties.

5 (5) Criterion e: This criterion does not apply due to the site being fully  
6 developed and use on the subject site will not require any capital expenditure  
7 by the City.

8 (6) Criterion f: This Zone Map Amendment is not based on locality. This  
9 request is based on securing conforming use status of the site and to  
10 preserve and protect an already limited supply of affordable housing and not  
11 on the property's location on a major street.

12 (7) Criterion g: The new zone is not based primarily on economic  
13 considerations, but rather on fulfilling the policy intentions for designated  
14 Centers and Corridors in the ABC Comp Plan, as amended.

15 (8) Criterion h: This request will create a "spot zone" that aligns with 6-  
16 7(F)(3)(h)(3) as the existing mobile home community makes the premises  
17 unsuitable for the uses allowed in any other zoning district of adjacent  
18 properties.

19 SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
20 clause, word or phrase of this ordinance is for any reason held to be invalid or  
21 unenforceable by any court of competent jurisdiction, such decision shall not  
22 affect the validity of the remaining provisions of this ordinance and each  
23 section, paragraph, sentence, clause, word, or phrase thereof irrespective of  
24 any provision being declared unconstitutional or otherwise invalid.

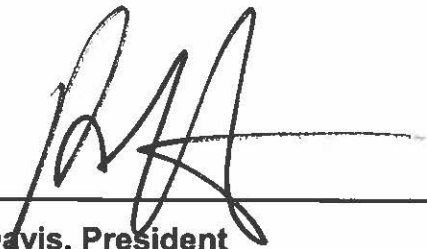
25 SECTION 4. COMPILATION. Section 1 of this ordinance shall be  
26 incorporated in and made part of the Revised Ordinances of Albuquerque,  
27 New Mexico, 1994.

28 SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect five days  
29 after publication by title and general summary.

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1 PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF December, 2020  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

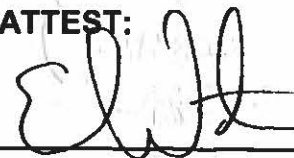
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Patrick Davis, President  
City Council

APPROVED THIS 18 DAY OF December, 2020

Bill No. O-20-43

  
\_\_\_\_\_  
Timothy M. Keller, Mayor  
City of Albuquerque

ATTEST:  
  
\_\_\_\_\_  
Ethan Watson, City Clerk

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