

**CITY COUNCIL
OF THE
CITY OF ALBUQUERQUE**

August 6, 2007

FLOOR AMENDMENT NO. _____ TO R-07-185

AMENDMENT SPONSORED BY COUNCILLOR _____

The Nob Hill Highland Sector Development Plan attached to R-07-185 is amended as follows:

1. On page 5, the last paragraph is amended to read:

“All new or updated Sector Development Plans must be reviewed by the Environmental Planning Commission. Upon the EPC’s review and recommendation, the plan goes to the Albuquerque City Council for adoption. Once the plan is adopted, the zoning map, language, design standards and other recommendations of the plan become legal land use regulation for the plan area.”
2. On page 14, insert a new Section B to read as follows and re-letter the subsequent sections:

“B. Streetscape, Character, and Scale

Scale and increment are especially important to the character of the streets in the plan area. Much of the commercial façade in the western side (i.e. Girard to Jefferson) of this sector has a regularity of increment and a distinct scale which is particular to mid-20th Century development, and is recognized as an asset to the streetscapes of this sector and to the City at large. Because this existing façade is an important asset to the City, the continuity, maintenance and retention of its component or contributing pieces shall be preserved or restored.”
4. On page 70, insert general language above the matrix which reads as follows:

“All new and reconstructed sidewalks and streetscapes shall be designed and built in accordance with the best practices described and illustrated in the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Planning, Design, and Operation of Pedestrian Facilities.”
5. On page 71, delete language under “Action” for Pedestrian Circulation A-3 and insert in lieu thereof “Modify Coal and Lead to shorten crosswalks, build level sidewalks, create buffers between sidewalks and vehicles, and slow traffic to

improve pedestrian safety, accessibility and comfort.”

6. On page 71, under “Action” for Pedestrian Circulation A-5, after “alleyways” insert “, but only where street orientation would not be compromised as a result. In these situations, double-fronted buildings are required.”
7. On page 71, delete the language under “Action” for Pedestrian Circulation A-8, and insert in lieu thereof “Establish Night Sky Friendly pedestrian-scale lighting on Central, Lead, Coal, Zuni Silver and Washington.”
8. On page 71, delete the language under “Action” for Pedestrian Circulation A-9, and insert in lieu thereof the following two paragraphs:

“In cooperation with local community organizations, conduct an inventory of all sidewalks and crosswalks in the plan area to identify barriers and other access limitations for people with disabilities.

”Develop a plan to remediate existing access deficiencies in the walkway network and widen sidewalks to the standards adopted in this plan, with higher priority accorded to safe travel routes along arterial and collector streets, and along local roads in close proximity to schools, bus stops, and other key pedestrian travel destinations. Incorporate into the plan a detailed description of all actions needed to achieve compliance with U.S. Access Board guidelines, a schedule to achieve compliance, a funding strategy, and an assignment of official responsibility for plan implementation.”
9. On page 72, delete the language under “Action” for Pedestrian Circulation A-13, and insert in lieu thereof “Encourage area restaurants to enhance street vitality by providing outdoor seating for patrons, but only in cases where a 5-foot clear passageway for pedestrians can be maintained at all times. Encourage businesses to provide awnings or shade trees over sidewalks to provide shade and relief from heat, subject to the vertical and horizontal clearance guidelines of the U.S. Access Board.”
10. On page 70, under “Coordination Required”, insert “City Forester (COA)”.
11. On page 74, under “Coordination Required” for Elements B-5, B-6 and B-7, insert “City Forester (COA)”.
13. On pages 82 and 84, in the third bullet of “2. Architecture: Form & Elements”, after ‘ 60” ‘, insert “above”.
15. On pages 83, 85 and 87, under “1. Parking Requirements”, after “Surface parking areas at rears of properties shall be shielded from streets by wall, fence, or solid, vertical landscaping.”, insert “Screening shall be a minimum of 30 inches in height but shall not exceed 36 inches in height.”

16. On page 86, under “2. Height”, delete “ [on site]”.
17. On pages 79 and 80, amend the maps to reflect two zone map amendments heard and approved by the EPC on November 16, 2006 (NE corner of Adams and Central, and between Central and Silver and Jefferson and Madison.) Both amendments were from C-2 to SU-1 for Mixed Use.
18. On page 81, Figure 31, the Allowable Building Heights map, in the map key, insert an asterisk next to the number of stories for each coded area to read, “Maximum number of stories and height.”
19. On page 81, Figure 31, amend the Allowable Building Heights map to reflect all sites zoned OR-1 as having an allowable building height of 26 feet.
20. On pages 89 and 91, under “1. Parking Requirements”, after “Surface parking areas at rears of properties shall be shielded from streets by wall, fence, or solid, vertical landscaping.”, insert “Screening shall be a minimum of 30 inches in height but shall not exceed 36 inches in height.”
21. On page 90, under “1. Setbacks”, insert a new subsection “B” to read as follows and re-letter the subsequent subsections accordingly:
“B. Side Street Setback: 10’ “.
22. On page 92, under “1. Signage”, delete the third bullet and insert in lieu thereof:
“Illumination, motion: in addition all regulations in the City’s sign code [Section 14-16-3-5 ROA 1994], change of illumination may produce apparent motion of the visual image on signs.”
23. On page 92, under “1. Signage”, in the fourth bullet, delete “Sandwich board/sidewalk signs by special permit.”
24. On page 92, under “2. Lighting”, insert a new bullet that reads:
“All light fixtures shall be in compliance with Section 14-16-3-9 ROA 1994, Area Lighting Regulations of the Comprehensive City Zoning Code.”
25. On page 96, under “B. Height” the second sentence of subsection 1 is amended to read:
“The additional height limitations of this section shall apply to any lot regardless of the age of the building, except that structures existing as of the date of adoption of the Plan are allowed subject to Zoning Code regulations for buildings that are nonconforming as to height.”
26. On page 96, wherever “14-6-3-3” appears, delete and insert in lieu thereof “14-16-3-3”.

27. On page 92, after section “2. Lighting”, insert a new section as follows:
“3. Application of Plan to Sites with Site Development Plan”
Those sites over 5 acres in size that are controlled by a Site Development Plan upon the adoption of this Plan shall comply with this standard regardless of platting action.”
28. All bulleted parts of adopted Floor Amendments to this plan shall be numbered or lettered as appropriate in the final Plan version. Modifications to the final Plan version shall be made by staff to insure consistency with the adopted Floor Amendments.

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