CITY of ALBUQUERQUE
TWENTY FOURTH COUNCIL

COUNCIL BILL NO. O-20-10       ENACTMENT NO. 0-2020-037

SPONSORED BY: Isaac Benton and Trudy E. Jones

1. ORDINANCE
2. ADOPTING TEXT AMENDMENTS TO THE INTEGRATED DEVELOPMENT
4. WHEREAS, the City Council, the Governing Body of the City of
5. Albuquerque, has the authority to adopt and amend plans for the physical
6. development of areas within the planning and platting jurisdiction of the City
7. authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
8. powers; and
9. WHEREAS, the City’s zoning powers are established by the City charter, in
10. which: Article I, Incorporation and Powers, allows the City to adopt new
11. regulatory structures and processes to implement the Albuquerque-Bernalillo
12. County Comprehensive Plan (“Comp Plan”) and help guide future legislation;
13. Article IX, Environmental Protection, empowers the City to adopt regulations
14. and procedures to provide for orderly and coordinated development patterns
15. and encourage conservation and efficient use of water and other natural
16. resources; and Article XVII, Planning, establishes the City Council as the
17. City’s ultimate planning and zoning authority; and
18. WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
20. (Enactment No. R-2017-026), including an updated community vision that is
21. based on a Centers and Corridors approach to growth; and
22. WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
23. Corridors map that establishes boundaries for the Centers; designates priority
24. for transportation modes on certain Corridors; and identifies Downtown,
25. Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit
26. Corridors, and Main Street Corridors as the Centers and Corridors that are
intended to be walkable, with a mix of residential and non-residential land
uses, and with higher-density and higher-intensity uses; and

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

WHEREAS, the City Council adopted the Integrated Development
Ordinance (IDO) to implement Comp Plan goals and policies; and

WHEREAS, the IDO requires the City to submit proposed changes on an
annual basis to further the implementation of the Comp Plan (§14-16-6-3); and

WHEREAS, the IDO implements the ABC Comp Plan by establishing
building design standards specific to Urban Centers (UC), Main Streets (MS),
and Premium Transit (PT) areas; and

WHEREAS, the IDO establishes zone districts, overlay zones, allowable
uses, use-specific standards, and general regulations in Parts 1 through 5 that
set the bar for high-quality development that is compatible with surrounding
land uses and provides appropriate transitions and buffers to lower-intensity
uses nearby; procedures for review and decision of applications related to
land use and development in Part 6; and definitions and acronyms in Part 7;

WHEREAS, after the first year of implementing the IDO, Planning staff
compiled Technical Edits to improve the clarity and implementation of the IDO
based on challenges in applying new regulations and neighborhood
protections in real-world contexts with real-world projects while also
responding to changes in market demands for housing and business needs;

WHEREAS, City Councilors proposed amendments to IDO text based on
new regulatory intent as Council Amendments; and

WHEREAS, the IDO requires Amendments to IDO Text to be reviewed by
the Environmental Planning Commission (EPC) and decided by City Council
as the City’s zoning authority (§14-16-6-7(D)); and

WHEREAS, the City provided all required notice for an Amendment to IDO
Text, including publishing a legal ad in the Albuquerque Journal, mailing two
representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC), and posting notice on the Planning Department website and on the project website; and

WHEREAS, the City provided additional notice with articles in the Neighborhood News in June and July 2019, a banner on the Library webpage, announcements on the Planning Department webpage, and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on July 26, 2019; and

WHEREAS, though a neighborhood meeting is not required for an Amendment to IDO Text, Planning staff held a series of 12 public meetings and 4 open houses on the proposed IDO Annual Update text amendments in May, June, and August 2019 to present proposed changes and gather feedback; and

WHEREAS, the EPC found that the Technical Edits and Council Amendments would further a preponderance of adopted City policies; and

WHEREAS, the EPC voted to send a recommendation of APPROVAL to the City Council with findings and recommended conditions that are in the official record; and

WHEREAS, Planning staff has incorporated EPC conditions of approval related to Technical Edits into a redline draft for review by City Council.

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

SECTION 1. The IDO text is amended as shown in Exhibit 1 (Redline Draft).

SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance and each section, paragraph, sentence, clause, word, or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 3. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take effect one month after publication by title and general summary.
PASSED AND ADOPTED THIS 16th DAY OF September, 2020
BY A VOTE OF: 9 FOR 0 AGAINST.

Patrick Davis, President
City Council

APPROVED THIS _______ DAY OF ______________________, 2020

Bill No. O-20-10

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:

Ethan Watson, City Clerk