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

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

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

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

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

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

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

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

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

32 WHEREAS, the City provided all required notice for an Amendment to IDO
33 Text, including publishing a legal ad in the Albuquerque Journal, mailing two

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1 representatives of each neighborhood organization registered with the Office
2 of Neighborhood Coordination (ONC), and posting notice on the Planning
3 Department website and on the project website; and

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

9 WHEREAS, though a neighborhood meeting is not required for an
10 Amendment to IDO Text, Planning staff held a series of 12 public meetings and
11 4 open houses on the proposed IDO Annual Update text amendments in May,
12 June, and August 2019 to present proposed changes and gather feedback;
13 and

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

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

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

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

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

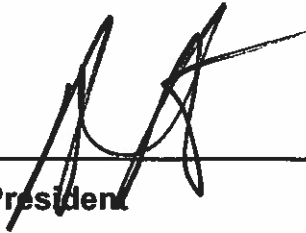
24 SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
25 clause, word or phrase of this ordinance is for any reason held to be invalid or
26 unenforceable by any court of competent jurisdiction, such decision shall not
27 affect the validity of the remaining provisions of this ordinance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

30 SECTION 3. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
31 take effect one month after publication by title and general summary.

32
33

1 PASSED AND ADOPTED THIS 16th DAY OF September, 2020
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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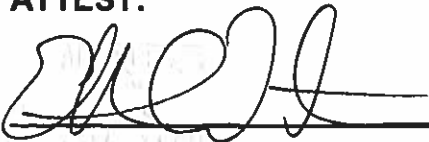


Patrick Davis, President
City Council

APPROVED THIS _____ DAY OF _____, 2020

Bill No. O-20-10

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:


Ethan Watson, City Clerk

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