CITY of ALBUQUERQUE TWENTY SIXTH COUNCIL

СО	UNCIL	BILL NO. 0-24-17 ENACTMENT NO. 1-2024-018
SP	ORNO	RED BY: Joaquín Baca, by request
	1	ORDINANCE
	2	ADOPTING A SMALL AREA TEXT AMENDMENT TO THE INTEGRATED
	3	DEVELOPMENT ORDINANCE TO REQUIRE DEVELOPMENT STANDARDS,
	4	INCLUDING BUILDING HEIGHT STEPDOWNS, LANDSCAPE BUFFERING,
	5	BUILDING DESIGN, AND PARKING REDUCTIONS, FOR PROPERTIES
	6	LOCATED ADJACENT TO THE RAIL TRAIL.
	7	WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
	8	County Comprehensive Plan ("ABC Comp Plan") in 2017 via R-16-108
	9	(Enactment No. R-2017-026); and
	10	WHEREAS, the City Council adopted the Integrated Development
- New Deletion	11	Ordinance (IDO) to implement Comp Plan Goals and Policies; and
- New Deletic	12	WHEREAS, the City of Albuquerque's Metropolitan Redevelopment Agency
	13	(MRA) has been planning the Albuquerque Rail Trail since 2020, and the Rail
Tien K	14	Trail's design reflects input from community members, City staff from MRA,
Mate Agte	15	Parks and Recreation, and Municipal Development, consultants, and the Rail
	16	Trail Steering Committee; and
Bracketed/Underscored Material 	17	WHEREAS, the MRA has requested a small area text amendment to the IDO
	18	to facilitate and encourage development along the planned Rail Trail corridor
引張		that will enhance it for the enjoyment, security, and safety of users; and
<u>Bracketed/l</u> Bracketed/Str	20	WHEREAS, the proposed amendment includes a building height stepdown
	21	and an outdoor seating and gathering area requirement that seek to create an
필 %	22	attractive and active pedestrian realm directly along the Rail Trail; and
<u>u</u>	23	WHEREAS, the City held public review meetings for proposed amendments
	24	in the 2023 IDO Annual update, including small area amendments, on October
	25	12, October 13, and November 17, 2023; and

31

ALBUQUERQUE:

1	WHEREAS, the City offered a Pre-submittal Neighborhood Meeting as
2	required by the IDO and held the meeting on September 20, 2023 to present
3	and discuss the Rail Trail proposed changes, respond to questions, and
4	gather feedback; and
5	WHEREAS, the City provided all required notice for an Amendment to IDO
6	Text – Small Area, including publishing a legal ad in the Albuquerque Journal,
7	emailing two representatives of each neighborhood organization registered
8	with the Office of Neighborhood Coordination (ONC), mailing property owners
9	within the small area and within 100 feet, and posting notice on the Planning
10	Department website and on the project website; and
11	WHEREAS, the IDO requires an Amendment to IDO Text – Small Area to be
12	reviewed by the Environmental Planning Commission (EPC) and decided as a
13	quasi-judicial action by City Council as the City's zoning authority in §14-16-6-
14	7(E)(2)(c) and (d); and
15	WHEREAS, the EPC held a study session for the 2023 IDO Annual Update
16	on December 7, 2023 and considered this request at two public hearings on
17	December 14, 2023 and January 11, 2024, prior to making a recommendation
18	on the request; and
19	WHEREAS, the EPC, following study and consideration, found that this
20	proposed amendment furthers the spirit and intent of the ABC Comp Plan,
21	including applicable goals and policies related to Land Use, Urban Design,
22	Economic Development, Housing, and Resilience and Sustainability and
23	therefore satisfies the review and decision criteria for an Amendment to IDO
24	Text – Small Area in §14-16-6-7(E)(3) and forwarded to the City Council a
25	recommendation of approval subject to findings and recommended conditions
26	in the record; and
27	WHEREAS, Planning staff has incorporated the proposed amendments
28	along with the EPC recommended conditions of approval into an exhibit for
29	review by City Council.
30	BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF

	2	new content as shown in Exhibit A and renumbering subsequent subsections,
	3	as needed.
	4	SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
	5	clause, word or phrase of this ordinance is for any reason held to be invalid or
	6	unenforceable by any court of competent jurisdiction, such decision shall not
	7	affect the validity of the remaining provisions of this ordinance. The Council
	8	hereby declares that it would have passed this ordinance and each section,
	9	paragraph, sentence, clause, word or phrase thereof irrespective of any
	10	provision being declared unconstitutional or otherwise invalid.
	11	SECTION 3. COMPILATION. Section 1 of this ordinance shall be
	12	incorporated in and made part of the Revised Ordinances of Albuquerque,
	13	New Mexico, 1994.
	14	SECTION 4. EFFECTIVE DATE. This ordinance shall take effect after
	15	publication by title and general summary upon the sooner of the effective date
	16	of the 2023 IDO Annual Update or January 31, 2025.
_	17	
¥ tion	18	
- New Deletion	19	
	20	
red Material]	21	
ĭ ¥	22	
[Bracketed/Undersco Bracketed/Strikethroue	24	
	25	
	26	
kete te de	27	
3rac eke	28	
	29	
	30	
	31	
	32	
	33	X:\CL\SHARE\CL-Staff_Legislative Staff\Legislation\26 Council\O-17final.docx

SECTION 1. Amend IDO §14-16-5-2, §14-16-5-5, and §14-16-7-1 by adding

1

X:\CL\SHARE\CL-Staff_Legislative Staff\Legislation\26 Council\O-17final.docx

	1	PASSED AND ADOPTED THIS 17 TH DAY OF <u>June</u> , 2024	
	2	BY A VOTE OF: 9 FOR 0 AGAINST.	
	3		
	4		
	5		
	6	· · · · · · · · · · · · · · · · · · ·	
	7		
	8	- Van O-	-
	9	Dan Lewis, President	
	10	City Council	
	11		
	12		
	13) /	
	14	APPROVED THIS, 2024	
	15		
	16		
_	17		
- New Deletion	18	Bill No. O-24-17	
- N Del	19		
[+ <u>Bracketed/Underscored Material</u> +] - New Bracketed/Strikethrough Material -] - Deletio	20	5 7/1/	
Materia Material	21	Lin Suffer	_
Ĭ Ž Ž	22	Timothy M. Keller, Mayor	
orec #	23	City of Albuquerque	
FSC	24		
<u>¥</u>	25		
<u>\$</u>	26	ATTEST:	
kete ted	27		
3rac eke	28		
[+Bracketed/Underscored [-Bracketed/Strikethrough A	29	Ethan Watson, City Clerk	
	30		
	31		
	32		
	33	4	