

# CITY of ALBUQUERQUE

## SEVENTEENTH COUNCIL

COUNCIL BILL NO. F/S(2) R-06-18 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Don Harris

1 RESOLUTION  
2 REQUIRING A METROPOLITAN REDEVELOPMENT PLAN/ SECTOR  
3 DEVELOPMENT PLAN FOR AN INTERIM DEVELOPMENT MANAGEMENT  
4 AREA DELINEATED IN EXHIBIT A OF THIS RESOLUTION; DEFINING AN  
5 INTERIM DEVELOPMENT MANAGEMENT AREA; DECLARING AN INTERIM  
6 DEVELOPMENT MANAGEMENT AREA FOR RESIDENTIAL BUILDING PERMITS  
7 AND FOR PERMIT, LICENSE OR OTHER AUTHORIZATION FOR OPERATION  
8 OF MOBILE HOME SALES ENTERPRISE OR ADULT BUSINESS. UNTIL SUCH  
9 PLAN IS ADOPTED; POSTPONING ISSUANCE OF BUILDING PERMITS FOR  
10 RESIDENTIAL DEVELOPMENT AND PERMITS, LICENSES OR OTHER  
11 AUTHORIZATON FOR MOBILE HOME SALES AND ADULT BUSINESSES ;  
12 REQUIRING THE CITY TO PROMULGATE INTERIM DEVELOPMENT  
13 REGULATIONS; MAKING AN APPROPRIATION.

14 WHEREAS, commercial properties adjacent to Central Avenue between  
15 Eubank Boulevard and Tramway Road are in transition resulting in vacant  
16 buildings and large vacant lots; and

17 WHEREAS, blighted conditions may exist in the multi-family housing area  
18 located in the central portion of the Singing Arrow Neighborhood. The Singing  
19 Arrow Sector Plan is more then 20 years old and does not include  
20 redevelopment policies; and

21 WHEREAS, the City of Albuquerque/Bernalillo County Comprehensive Plan  
22 has identified Central Avenue and Juan Tabo Boulevard as enhanced transit  
23 corridors. The current land uses adjoining these roads were constructed for  
24 single occupancy vehicles; and

25 WHEREAS, the Comprehensive Plan policies for established urban areas  
26 state, “the location, intensity and design of new development shall respect

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1 existing neighborhood values, natural environmental conditions and carrying  
2 capacities, scenic resources, and resources of other social cultural  
3 recreational concern; that new growth shall be accommodated through  
4 development in areas where vacant land is contiguous to existing or  
5 programmed urban facilities and services and where the integrity of existing  
6 neighborhoods can be ensured and that employment and service uses shall  
7 be located to complement residential areas and shall be sited to minimize  
8 adverse effects of noise, lighting, pollution, and traffic on residential  
9 environments; and that land adjacent to arterial streets shall be planned to  
10 minimize harmful effects of traffic and that livability and safety of established  
11 residential neighborhoods shall be protected in transportation planning and  
12 operation”; and

13 WHEREAS, building permits issued in the Interim Development  
14 Management Area between now and the time the City has taken action to  
15 address the issues raised in the metropolitan redevelopment/sector planning  
16 process, that allow development that is contrary to the adopted policies or the  
17 policies under consideration, will adversely affect or negate the planning  
18 process; and the City should postpone the issuance of building permits in the  
19 area.

20 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY  
21 OF ALBUQUERQUE:

22 Section 1. The City shall develop a Metropolitan Redevelopment Area Plan  
23 /Sector Development Plan for the Interim Development Management Area  
24 delineated in Exhibit A to this Resolution. Upon enactment of this legislation,  
25 development of the plan shall commence immediately and shall become a part  
26 of the Planning Department’s work plan for Fiscal Year 2006 and Fiscal Year  
27 2007. Throughout development of the plan the Administration shall seek the  
28 advice and consultation of the City Councilor from Albuquerque City Council  
29 District 9 and provide monthly status reports on the progress of the plan.

30 Section 2. Upon enactment of this legislation, the administration shall  
31 include in the proposed Fiscal Year 2007 General Fund Budget the amount of  
32 \$300,000 to defray the cost of the development of the Metropolitan

1 **Redevelopment Area Plan /Sector Development Plan referred to in Section 1**  
2 **above.**

3 **Section 3. An Interim Development Management Area for the purposes**  
4 **of this resolution is herein defined as an area within the City of Albuquerque**  
5 **for which interim development regulations are developed and adopted to**  
6 **regulate development during the period when a new sector plan is under**  
7 **development or an existing sector plan is undergoing revision for the purpose**  
8 **of preventing development and or zone changes that would adversely impact**  
9 **the goals of the planning that is underway.**

10 **Section 4. An Interim Development Management Area is declared**  
11 **comprising property entirely or partially within the boundaries designated in**  
12 **Exhibit A of this Resolution until the Metropolitan Redevelopment Plan/ Sector**  
13 **Development Plan defined in Section 1 of this Resolution are adopted. Upon**  
14 **enactment of this legislation until June 1<sup>st</sup>, 2006, for any property that is**  
15 **entirely or partially within the Interim Development Management Area the City**  
16 **shall not approve any application for permit, license or other authorization for**  
17 **the operation of a mobile home sales enterprise or adult business, approve**  
18 **any application for a conditional use for dwelling units or mobile home parks**  
19 **within a C-1, C-2 or C-3 zone or for a request for residential development**  
20 **within a SU-1 zone. The City shall not issue a building permit for any property**  
21 **entirely or partially within the Interim Development Management Area until**  
22 **June 1st 2006. By May 28th, 2006 the City shall promulgate interim**  
23 **development regulations for any property entirely or partially within the**  
24 **boundaries of said area.**

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