

CITY of ALBUQUERQUE

EIGHTEENTH COUNCIL

COUNCIL BILL NO. F/S O-08-58 ENACTMENT NO. _____

SPONSORED BY: ISAAC BENTON

1 ORDINANCE

2 AMENDING A PORTION OF THE ZONING CODE, SECTION 14-16-2-22(B) ROA
3 1994, THE SU-1 SPECIAL USE ZONE, TO INCLUDE FORM BASED ZONES AS A
4 SPECIAL USE; AMENDING CHAPTER 14, ARTICLE 16, PART 3, ROA 1994, THE
5 GENERAL REGULATIONS OF THE ZONING CODE, TO ADD FORM BASED
6 ZONES THAT PRESCRIBE BUILDING FORM, FRONTAGE TYPE, PARKING,
7 CONNECTIVITY, DESIGN, SIGNAGE AND LIGHTING STANDARDS, AND THAT
8 DESCRIBE FORM BASED ZONES THAT ALLOW MIXED USE DEVELOPMENT
9 THAT IS TRANSIT ORIENTED AND DEVELOPMENT THAT IS ORIENTED
10 TOWARD PEDESTRIAN TRAFFIC.

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

13 Section 1. Section 14-16-2-22(B) ROA 1994 is amended by inserting the
14 following new subsection:

15 “ (37) Form Based Zones (TOD-MAC, TOD-COM, MX, ID and PND),
16 provided:

17 (a) The Form Based Zones shall comply with the standards of §14-16-3-
18 22 Form Based Zones. The provisions of §14-16-3-22 shall control where
19 inconsistent with §14-16-2-22.

20 (b) A Site Development Plan for a Form Based Zone is required for
21 approval by the Planning Commission in conjunction with a zone map
22 amendment and prior to building permit approval, with specific submittal
23 requirements that include, but are not limited to:

24 1. An accurate site plan at a scale of at least 1 inch to 100 feet
25 showing: Building Placement, Parking Location, Street Layout, Lot Layout,

[-Bracketed/Strikethrough Material-] - Deletion

1 Placement of Mechanical Equipment, Lighting and Signage, Public Amenities,
2 Walls, and required Usable Open Space,

3 2. A Preliminary Grading Plan,

4 3. A Preliminary Utility Plan,

5 4. A Landscape Plan showing landscape areas, plant material,
6 water harvesting areas, and

7 5. Building Elevations demonstrating Building Types, Frontage
8 Types, heights, fenestration, shading elements, articulation, ground story
9 clear height.

10 (c) The Form Based Zones shall meet the eligibility requirements set
11 forth in §14-16-3-22 (B).

12 (d) Modifications to any of the standards of the (§14-16-3-22) Form
13 Base Zones may be granted by the Environmental Planning Commission or
14 other City Council designated approval body, as set forth in §14-16-3-22
15 (A)(6)."

16 Section 2. Chapter 14, Article 16, Part 3 ROA 1994 (GENERAL
17 REGULATIONS) of the Zoning Code is amended by inserting the following new
18 Section 22 entitled "§14-16-3-22 FORM BASED ZONES" (attached hereto and
19 incorporated herein).

20 Section 3. This bill is the reintroduction of F/S O-07-116, which expired one
21 year from introduction pursuant to the Council's rules of procedure. The
22 reintroduction is intended to prevent interruption in consideration of the
23 adoption of the Form Based Zones and is necessary due to the extended
24 public comment that was sought by the Council; the Council sponsored one
25 citywide town hall meeting as well as one meeting in each City Council district
26 for a total of ten public meetings. The substantive sections of this bill and the
27 entire attachment are identical to what was fully considered and commented
28 upon by the Environmental Planning Commission during the course of four
29 public hearings. The EPC proposed amendments to the legislation and
30 recommended approval of F/S O-07-116 with conditions by action taken on
31 September 25, 2008.

32 Section 4. SEVERABILITY CLAUSE. If any section, subsection, sentence,
33 clause, word or phrase of this ordinance is for any reason held to be

1 unconstitutional or otherwise invalid by any court of competent jurisdiction,
2 such decision shall not affect the validity of the remaining portions of this
3 ordinance. The City Council hereby declares that it would have passed this
4 ordinance and each section, subsection, sentence, clause, word or phrase
5 thereof irrespective of any one or more sections, subsections, sentences,
6 clauses, words, or phrases being declared unconstitutional or otherwise valid.

7 Section 5. COMPILATION. Sections 1 and 2 of this ordinance shall be
8 incorporated in and compiled as part of the Revised Ordinances of
9 Albuquerque, New Mexico.

10 Section 6. EFFECTIVE DATE. These amendments shall be effective 5
11 days after having been published by title and general summary.