

LAND USE, PLANNING AND ZONING SUBCOMMITTEE
of the
CITY COUNCIL

April 12th, 2023

COMMITTEE AMENDMENT NO. _____ TO R-22-92

AMENDMENT SPONSORED BY COUNCILOR Tammy Fiebelkorn

1. On page 1, beginning Line 22, revise as follows:

WHEREAS, at the ~~[(insert date)]~~ [February 16th], 2023 Albuquerque Development Commission meeting, the Albuquerque Development Commission recommended ~~[(insert recommendation)]~~ [approval] to the City Council of the Menaul Metropolitan Redevelopment Area Plan; and

2. In Exhibit A, on page 16 of the plan, modify the Comprehensive Plan Corridors Map legend for the blue line referencing Premium Transit Corridor to read: “Premium Transit Corridor [(Planned, Not Active)]”
3. In Exhibit A, on page 17 of the plan, add the following text describing Major Transit Corridors: [Major Transit Corridors. There are no Major Transit Corridors in the Menaul MR Area. However, a Major Transit Corridor designation may benefit the area’s growth by enabling height bonuses for workforce housing, and may be more appropriate for a more mixed-use corridor as envisioned in this Plan. Major Transit Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor.]
4. In Exhibit A, on page 33, under the “Real Estate Market” profile, add a subsection describing the motels in the MR Area: [Hotel and Motel Accommodations. There are eight hotels/motels in the Menaul MR Area, offering a total of 1,527 rooms.
 1. Crowne Plaza = 261
 2. The Querque = 189
 3. Tree Inn = 198
 4. Ramada = 339

- 5. La Quinta = 72
- 6. Red Roof Inn = 135
- 7. Holiday Inn = 122
- 8. Sigel Select = 211]

5. In Exhibit A, on page 44 of the plan, make the following amendment correcting the reference to NR-BP to NR-LM: “The MR Area is dominated by ~~[NR-BP]~~ [NR-LM] and NR-C zoning, which limits the types of land uses allowed.”
6. In Exhibit A, on page 44, rename the section title Zone Map Amendments to “Zone Map Amendments and Comprehensive Plan Designations.”
7. In Exhibit A, on page 44 of the plan, add the following text to clarify the purpose of the zoning change recommendation: “Zone changes to MX-M or MX-H would allow for a greater variety of land uses and taller building heights, 48 feet and 68 feet, respectively. [Zone changes to mixed-use districts would enable the development of high-density housing and the conversion of motels into affordable rental housing. Mixed-use parcels may also take advantage of height bonuses allowed in certain transit corridors. Zone changes should be led by prospective developers on an as-needed basis.]”
8. In Exhibit A, on page 44 of the plan, modify the following text referencing comprehensive plan corridors: “While Menaul Boulevard and University Boulevard are not designated accordingly, in the future there may be an opportunity to designate those roadways particularly if the UNM/CNM/Sunport Bus Rapid Transit (BRT) project moves forward as recommended by the study. [Premium Transit bonuses would be limited to development sites within 660 feet of a Premium Transit Station. Few developments in the Menaul MR Area would be likely to take advantage of these benefits, if or when a Premium Transit Bus Route is added to University Boulevard. The City’s Transit Department is currently undergoing a comprehensive review of existing transit services and considering ways to enhance its network and service options in its ABQ RIDE Forward Plan. Following the publication of updated transit service routes along Menaul Boulevard, the City should consider, if appropriate, designating the Menaul corridor as a Major Transit Corridor in the next Comprehensive Plan update. This would allow nearly all developments within the Menaul MR Area to take advantage of Major Transit Corridor building height, setback, open space, affordable housing, and structured parking bonuses.]”

Explanation: This amendment makes the following changes:

- Action 1: Updates the bill to include the date of the ADC’s recommendation on the bill.

- Actions 2 through 8: Contains the changes proposed as conditions by the ADC. At the ADC meeting on February 16th 2023, the ADC recommended approval of the plan. Their recommendation included 7 conditions. These conditions seek to make the document clearer, and correct an error.