

**LAND USE PLANNING AND ZONING COMMITTEE  
OF THE  
CITY COUNCIL**

**January 11, 2012**

**COMMITTEE AMENDMENT NO.   E        TO   C/S R-11-225**

**AMENDMENT SPONSORED BY COUNCILLOR   O'Malley**

On page 124, in the SU-2/DNA-CC (Central Corridor) zone, amend section C.2 by deleting "parking" from the second sentence and, correspondingly, amend the diagram that illustrates the Setbacks regulation:

"2. A minimum of 50% of the Central Avenue frontage shall be building. The remaining 50% may be ~~parking~~, courtyard, landscaping, outdoor restaurant seating, or a combination thereof."

**Explanation:** This amendment would remove the allowance for off-street parking to front Central Avenue. According to the record, Planning staff included this allowance in response to an objection raised by the property owners of 1433-35-45 Central Ave., NW: "Staff tried to work with the concerns raised by this property owner and proposed some modifications to the zoning, for example a maximum of 50% of the parking is allowed to face Central, prior to this no parking was allowed to face Central" ("DNASDP COMMENTS" spreadsheet, line 66, p. 378). Also, the existing development pattern for this section of Central Avenue contains parking lots that face the street.

However, this provision is clearly inconsistent with the Comprehensive Plan, which provides that parking should be "Separated from the street by the building" for development along Major Transit Corridors, which Central Avenue is so designated (see Albuquerque/Bernalillo County Comprehensive Plan, II.d.4, Policy a/Table 11). Therefore, Council staff is recommending this amendment in order to provide required consistency with the City's Rank 1 Plan.