

**CITY COUNCIL
OF THE
CITY OF ALBUQUERQUE**

March 28, 2012

FLOOR AMENDMENT NO. _____ TO C/S R-11-225

AMENDMENT SPONSORED BY COUNCILLOR _____

1. On page 100, in the SU-2/DNA-MR zone, amend Section A.1.c as follows:
“c. [+Density: (1)+] There is no maximum floor area ratio. [+(2) Density of a lot may not exceed 50 dwelling units per acre.+]”
2. On page 100, in the SU-2/DNA-MR zone, amend Section B by adding the following new section “1” and renumber subsequent sections accordingly:
“1. More than 50 dwelling units per acre, provided a Site Development Plan for Building Permit, as defined in the Comprehensive City Zoning Code, is submitted with and tied to the approval of a conditional use.”

Explanation: The Draft Downtown Neighborhood Sector Development Plan (DNASDP) proposes to introduce a new residential zone – SU-2/DNA-MR (Mixed Residential) – to replace three existing zones: SU-2/HDA (High Density Apartment), SU-2/MDA (Medium Density Apartment), and SU-3/Housing Focus. The intent of the SU-2/DNA-MR zone is “to provide a transition between the lower-density residential core of the Downtown Neighborhood Area and the central business district of Downtown. The SU-2/MR zone provides for higher-density residential development, but excludes office and commercial uses” (C/S R-11-225, pg. 100).

The SU-2/DNA-MR zone generally corresponds to the Comprehensive City Zoning Code’s R-2 zone, which allows apartments of up to 30 dwelling units per acre. The SU-2/DNA-MR zone differs from the R-2 zone in that it does not restrict floor area ratio (FAR), where the R-2 zone establishes a maximum FAR of 0.5 (meaning that the total heated gross floor area cannot exceed 50% of the total area of the premises).

In reviewing the historic development pattern of the Downtown Neighborhood Area, staff realized that many existing developments exceed 30 dwelling units per acre (see map below) and, therefore, recommends changing the allowable density in the SU-2/DNA-MR zone, which is the DNASDP’s highest-density zone, as specified above. This will allow for new development to achieve higher densities that are consistent with the historic development pattern of the neighborhood and are justified given the area’s proximity to the Downtown Core.



Map showing examples of density of existing multi-family developments in southern half of DNASDP area.