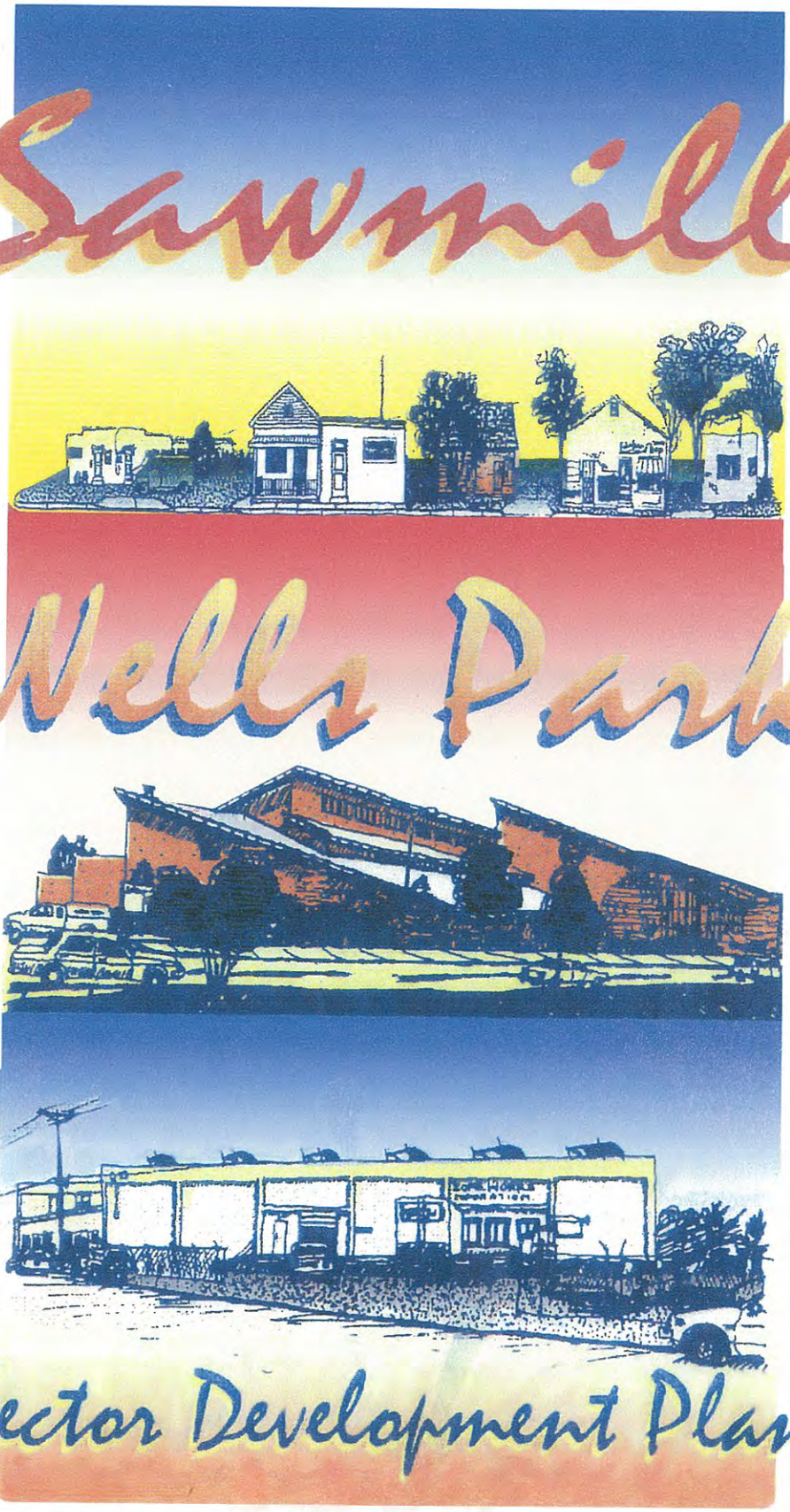
Sawmill Wells Park Sector Development Plan



Adopted by the City Council January 17, 1996
and amended January 2000 & November 2002
by the City Council

ADMINISTRATION

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Lawrence Rael, CAO
Jay Czar, Deputy CAO

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PLANNING DEPARTMENT

Ron Short, Director, Planning Department
Richard Sertich, Principal Planner, Policy Planning Division
Mary Davis, Planner, Area History
Jesse Garves, Graphics and Paste-up
Joe Lujan, Charts, Area Map and Trails and Parks Map
Neal Weinberg and Colleen Griever, AGIS Maps
Laura Bristow, Copy Center Technician
Donna Otero, Student Intern 1991-92, Research/Graphics 1992 Discussion Dra
Pam Riley, Student Intern 1993, Environmental Protection Research

PROJECT PLANNERS

Paula Donahue, Planning Department
Victoria Prinz, Office of Economic Development

CONSULTANTS

Vivian Harder, Drawings
Clarion Associates, Inc., Industrial Performance Zoning
Dekker, Perich and Associates, Metropolitan Redevelopment Plan

Cover Design, Jesse Garves.....Cover Drawings, Vivian Harder

IMPORTANT NOTE

This Plan includes maps showing property zoning and platting which is dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System or current Zone Atlas for up-to-date zoning and platting information.

PLEASE NOTE

Amendments to the original plan are underlined.

SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN

City of Albuquerque Planning Department

Adopted by City Council, January 17, 1996.

Special thanks
to the many people who worked on this plan:

Meeting Attendees

Members of the Sawmill Plan Subcommittees

The Sawmill Advisory Council

The Wells Park Neighborhood Association

Jan Hess of Neighborhood Housing Services

Staff from State Agencies and almost all City Departments

and others who called, wrote, filled out questionnaires and
came to the City Planning Department office
to offer their recommendations.

See Appendix A for a list of names.

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APPENDICES

A. PLAN PARTICIPATION AND DEVELOPMENT

- Technical Assistance and Plan Review
- Public Participants
- Spring 1991 Technical Team Observations
- Summer 1991 Community Issues
- Fall 1991 Business Survey Questionnaire and Responses
- 1992 Planning Committee Reports
- Plan Mission and Goals

B. ENVIRONMENTAL STATUS, POLICIES AND FORMS

- Sawmill/Wells Park Environmental Status 1992
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- Hazardous Materials and Waste Storage Policy
  (Attachment G, pp.140-141, Ground-Water Protection Policy and Action Plan)
- Hazardous Materials Emergency Response Plan Forms
- City of Albuquerque Building Permit - Applicant Signature Page

C. ECONOMIC DEVELOPMENT STRATEGIES

- Executive Summary of the Sawmill Revitalization Strategy
- Sources of Technical Assistance for Small Businesses

D. CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE

- Council Bill #O-80, Enactment #18-1995
- Albuquerque Plant List

CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. R-02-135 ENACTMENT NO. 128-2002

SPONSORED BY: Vincent E. Griego

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RESOLUTION

SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN AMENDMENT 02EPC-00815, AMENDING LANGUAGE IN THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN, SPECIFICALLY ADDING TO THE S-DR (SAWMILL-DEVELOPING RESIDENTIAL) ZONE A PERMISSIVE USE, ITS DEFINITION, AND REGULATIONS FOR ITS LOT SIZE, LOT WIDTH, SETBACKS, OFF-STREET PARKING, AND USABLE OPEN SPACE.

WHEREAS, the City of Albuquerque adopted the Sawmill/Wells Park Sector Development Plan in January 1996 through Council Bill R-326: and

WHEREAS, the Council has the authority to not only adopt but amend such a sector development plan; and

WHEREAS, the Sector Development Plan established SU-2 zoning for the plan area; and

WHEREAS, on July 18, 2002, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended to the City Council approval of amendments to the Sawmill/Wells Park Sector Development Plan; and

WHEREAS, the amendments further the applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan by maintaining the overall gross density established in the Sector Development Plan; by respecting existing neighborhood values by enabling people of all ages, income, and family type to live in the neighborhood; by ensuring appropriate redevelopment of an area that was vacant, proclaimed blighted and designated a Metropolitan Redevelopment Area; by enabling a mixed density pattern similar to that of the existing adjacent

neighborhood by allowing a housing type that would not currently be allowed by the existing S-DR zoning in the Sector Development Plan; by enabling development that will exercise the policy to encourage innovative, quality design in development; and by enabling development of a small housing product that will reflect the scale and intensity of the existing adjacent neighborhood and will serve small low-income households; and

WHEREAS, the amendments further the intent of the Sawmill/Wells Park Sector Development Plan by adding a housing type that will ensure the provision of a range of housing types for single adults, families without children, families with children, and older individuals and couples in order to help extended families stay in the area; and

WHEREAS, the Environmental Planning Commission found this Sector Development Plan amendment was not in conflict with any applicable plans including the Albuquerque/Bernalillo County Comprehensive Plan:

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

Section 1. That the S-DR Zone of the Sawmill/Wells Park Sector Development Plan is amended as follows.

On page104, A. PERMISSIVE USES are renumbered and text is added. A.2. Attached Cottages – An attached cottage is a small townhouse type similar to townhouses permitted in the R-LT Zone in that only one (1) dwelling unit is permitted per lot and no more than two (2) dwelling units are permitted in a building. Not more than 10% of the net land area within this zone and portions of other zones specifically permitting S-DR uses may be developed as attached cottages, A.3 Apartments other than townhouses*, A.4. Congregate meal site and, A.5. Community building in conjunction with a public park, A.6. Recreational Trails, and A.7. C-1 uses listed under A.5. of the S-MRN Zone;

On page 105, D. LOT SIZE, the following text is added. D.4. Minimum lot size for attached cottages shall be 1,350 square feet and minimum lot width shall be 24 feet.

On page 106, F. SETBACK existing text is renumbered and the following text is added. F.1. Setbacks are the same as those listed in the R-LT Zone in the

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Comprehensive Zoning code except F.2. No driveways are required with attached cottages. and F.3. Attached cottages shall maintain a minimum 15 foot rear yard set back unless the rear yard is a zero lot line.

On page 106, G. OFF-STREET PARKING, existing text is renumbered and the following text is added. G.1. Off-street parking shall be as regulated in the General Parking Regulations of the Comprehensive Zoning Code provided the Sector Plan's General SU-2 Regulations are met G.2. Attached cottages shall be required to have no more than two (2) off-street parking spaces.

On page 106, H. USABLE OPEN SPACE the following text is added. H.3. The minimum usable open space provided for attached cottages shall be 500 square feet per dwelling unit.

Section 2. FINDINGS ACCEPTED. The following Sector Plan amendment findings are adopted by the City Council:

(A) This is a request to amend the S-DR Zone of the Sawmill/Wells Park Sector Development Plan by adding a permissive use "attached cottages", its definition, and regulations for its lot size and width, setbacks, parking, and usable open space.

On page 106 in the right hand column "Notes and Illustrations" the following text is added. F. and G. Attached cottages are relatively small dwelling units on small lots. The lots should be designed to maximize living space for small families, the elderly and people with disabilities. To capitalize on lot space, no more than two parking spaces are required. Dwelling units with only one bath may provide only one parking space. The elimination of a standard driveway leading to a garage also maximizes space. Parking spaces can be accommodated in a garage, a standard size parking space, or a combination of the two.

(B) The amendment to page 104, A. PERMISSIVE USES includes the following text: "A.7. Attached Cottages – An attached cottage is an urban housing type for small families, the elderly, and singles that allows home ownership and amenities such as a garden. Not more than 10% of the net land area within this zone may be developed as attached cottages."

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(C) The amendment to page 105, D. LOT SIZE includes the following text: "D.4. Minimum lot size for attached cottages shall be 1,350 square feet and minimum lot width shall be 24 feet."

(D) The amendment to page 106, F. SETBACK numbers the existing text as "F.1." and adds the following text: "F.2. No driveways are required with attached cottages." and "F.3. Attached cottages shall maintain a minimum 15 foot rear yard set back unless the rear yard is a zero lot line."

(E) The amendment to page 106, G. OFF-STREET PARKING numbers the existing text as "G.1" and adds the following text: "G.2. Attached cottages shall be required to have no more than two (2) off-street parking spaces."

(F) The amendment to page 106, H. USABLE OPEN SPACE includes the following text: "H.3. The minimum usable open space provided for attached cottages shall be 500 square feet per dwelling unit."

(G) The request is consistent with the goals and policies of the Comprehensive Plan. The additional permissive use maintains the overall gross density established in the Sawmill/Wells Park Sector Development Plan (Policy II.B.5.a.), respects existing neighborhood values by enabling people of all ages, income, and family type (single, couples, with children, aging) to live in the neighborhood (Policy II.B.5.d), ensures appropriate redevelopment of an area that was vacant, proclaimed blighted and designated a Metropolitan Redevelopment Area in the early 1990s (Policy II.B.5.e), enables a mixed density pattern similar to that of the existing adjacent neighborhood by allowing a housing type that would not currently be allowed by the existing S-DR zoning in the Sector Plan (Policy II.B.5.h), enables development that will exercise the policy to encourage innovative, quality design in all development, particularly that which is appropriate to the plan area (Policy II.B.5.l), and enables development of a small housing product that will serve small households. This housing type reflects the scale and intensity of housing in the existing adjacent neighborhood (Policy II.B.5.o).

(H) The request is consistent with the goals and policies of the Sawmill/Wells Park Sector Development Plan. The addition of the proposed permissive use "attached cottage" will help the community reach the goals they

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articulated in the housing section of the Sawmill/Wells Park Sector Development Plan. The additional permissive use will allow small, attached dwellings to be built so that each unit is on its own small, individual lot. The small individual lot will allow home ownership for individuals and couples with low incomes (P.21, 22, and.23). Its definition and cap of 10% of the net land area within the S-DR zone will ensure an adequate mixture of many housing types (P.22). The minimum lot size of 1,350 square feet rather than the 2,400 square feet required for S-DR townhouses and minimum lot width of 24 feet rather than the 32 feet required for S-DR townhouses will make the units more affordable and sized more appropriately for individuals and couples (P.22 and 23). To maximize lot usage for housing and open space, driveways are not required, rear yard set backs are not required when two units are attached back to back, and off-street parking spaces are limited to two (P.23). Minimum usable open space is reduced to 500 square feet per dwelling unit to maximize housing unit size on a small lot and eliminate extensive grounds upkeep for single individuals, the elderly, and people with disabilities (P.21 and 23).

Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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PASSED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2002

BY A VOTE OF: 9 FOR 0 AGAINST.

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 8th DAY OF November, 2002

Bill No. R-02-135

Martin Chávez, Mayor

City of Albuquerque

ATTEST:

City Clerk

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CITY of ALBUQUERQUE
FOURTEENTH COUNCIL

COUNCIL BILL NO. R-14 ENACTMENT NO. 24-2000

SPONSORED BY: Vincent E. Griego

RESOLUTION

SECTOR DEVELOPMENT PLAN AMENDMENT SD-95-3-1, AMENDING LANGUAGE IN THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN, SPECIFICALLY LANGUAGE FOR THE S-DR SAWMILL-DEVELOPING RESIDENTIAL ZONE, S-MI SAWMILL-MIXED INDUSTRIAL ZONE, AND GENERAL SU-2 REGULATIONS.

THE SET OF AMENDMENTS TO THE S-DR ZONE WILL ACCOMPLISH THE FOLLOWING: 1) REDUCES THE FRONT YARD BUILDING SETBACK DISTANCE FROM 15 TO 9 FEET, 2) ESTABLISHES AN ADDITIONAL SET BACK OF 5 FEET FROM THE FRONT FACADE OF BUILDINGS FOR BUILDING PORTIONS OVER 15 FEET HIGH FACING THE PUBLIC RIGHT-OF-WAY OR A PRIVATE STREET, 3) REMOVES REFERENCES TO BUILDING SETBACK REQUIREMENTS OF THE SECTOR PLAN'S GENERAL SU-2 REGULATIONS NOW FOUND UNDER C. HEIGHT, 4) INCLUDES A REFERENCE UNDER C. HEIGHT TO THE SET BACK REQUIREMENTS OF THE S-DR ZONE, 5) EXEMPTS PERMISSIVE AND CONDITIONAL USES IN THE S-DR ZONE FROM GENERAL SU-2 REGULATION 3.G. WHICH REQUIRES GARAGE FRONTS TO BE SET BACK 25 FEET FROM THE PROPERTY LINE ABUTTING A PUBLIC RIGHT-OF-WAY OR PRIVATE STREET AND ADDS A REQUIREMENT IN THE S-DR ZONE SET BACK REGULATIONS THAT GARAGE FRONTS BE SET BACK A MINIMUM OF 2 FEET FROM THE FRONT FACADE OF THE BUILDING, AND 6) REDUCES THE LOT SIZE FOR TOWNHOUSES FROM 3,200 SQUARE FEET TO 2,400 SQUARE FEET.

THE AMENDMENT TO THE GENERAL SU-2 REGULATION 3.J. REDUCES THE AMOUNT OF WINDOWS REQUIRED ON RESIDENTIAL BUILDING FACADES

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FROM NOT LESS THAN 25% OF A BUILDING FACADE FACING A PUBLIC RIGHT-OF-WAY OR PRIVATE STREET TO NOT LESS THAN 12.5%.

THE AMENDMENT TO THE S-MI ZONE EXPANDS THE AREA WITHIN WHICH S-DR USES CAN BE DEVELOPED ADJACENT TO THE S-DR ZONE. THE EXPANDED AREA WILL CONTINUE TO MAINTAIN SUFFICIENT SEPARATION BETWEEN RESIDENTIAL DEVELOPMENT AND S-I ZONE INDUSTRIES.

WHEREAS, the City adopted the *Sawmill-Wells Park Sector Development Plan* in January 1996 through Council Bill R-326; and

WHEREAS, the Council has the authority to not only adopt but amend such a sector development plan; and

WHEREAS, the Sector Plan established SU-2 zoning for the plan area; and

WHEREAS, on November 18, 1999, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval of amendment to the *Sawmill/Wells Park Sector Development Plan* to the City Council; and

WHEREAS, the amendment furthers the applicable goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan* by supporting vacant land redevelopment that will complement adjacent historic development in Albuquerque's Central Urban Area; and

WHEREAS, the amendment furthers the intent of the Sawmill/Wells Park Sector Development Plan by fostering positive change and reinforcing community stability, vitality, and character; and

WHEREAS, the proposed amendment is compatible with the goals of the community and will be enforceable because it was written in conjunction with the Sawmill Community Land Trust, the Zoning Enforcement Division of the Planning Department, the City Legal Department, the City Public Works Department and was reviewed by City Council Staff; and

WHEREAS, the Environmental Planning Commission found the Sector Development Plan Amendment was not in conflict with any applicable plans including the *Albuquerque/Bernalillo County Comprehensive Plan.*

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF

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ALBUQUERQUE:

Section 1. The amendment will change specific sections of the Sawmill/Wells Park Sector Development Plan to read as follows:

F. (Setback Requirements, S-DR Zone, page 106):

Setbacks are the same as those listed in the R-LT Zone in the City of Albuquerque Comprehensive Zoning Code except that front yard setbacks shall be not less than 9 feet with driveways not less than 20 feet long and except as provided in the Supplementary Height, Area, and Use Regulations of the Comprehensive Zoning Code.

Garage fronts shall be set back from the front facade of the building a minimum of 2 feet. Residential buildings in the S-DR zone are not subject to the garage setback requirements in 3.g. of the General SU-2 Regulations of this Sector Plan.

Building portions over 15 feet high facing the public right-of-way or a private street shall be set back not less than 5 feet from the front facade of the building.

The clear sight triangle shall not be infringed upon.

C. (Height Requirements, S-DR Zone, page 105):

Structures shall not exceed 26 feet in height as established in the R-LT Zone in the Comprehensive Zoning Code provided new construction and building additions exceeding 15 feet in height comply with the residential roof regulations in the Sector Plan's General SU-2 Regulations and setback requirements of the S-DR Zone.

D. (Lot Size Requirements, S-DR Zone, page 105):

Minimum lot size for townhouses shall be 2,400 square feet per dwelling unit. Minimum lot width shall be 32 feet per dwelling unit.

3.j. (Residential Building Design Requirements, General SU-2 Regulations, page 87):

Not less than 12.5% of a building facade facing a public right-of-way or private street shall be windows.

A-12 (Permissive Uses, S-MI zone, page 116):

New residential uses as regulated in the S-DR Zone provided they are located as follows:

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- north of the straight line connecting Aspen Avenue NW at 19th Street NW and Aspen Avenue at Mill Pond Road NW; and
- at least 100 feet from the eastern boundary of the property more particularly described as Lot lettered "B-1-A-1", Duke City Lumber Company Addition, as shown and designated on the plat entitled "LOTS B-1-A-1. B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 1995; and
- at least 250 feet from the S-I zone.

Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 3. EFFECTIVE DATE AND PUBLICATION. This resolution shall become effective five or more days after publication in full when a copy of the resolution is filed in the office of the County Clerk.

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PASSED AND ADOPTED THIS 6th DAY OF MARCH, 2000

BY A VOTE OF: 9 FOR 0 AGAINST.

Michael Brasher, President
City Council

APPROVED THIS 21st DAY OF March, 2000

Bill No. R-14

Jim Baca, Mayor
City of Albuquerque

ATTEST:

City Clerk

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CITY of ALBUQUERQUE
ELEVENTH COUNCIL

COUNCIL BILL NO. R-326 ENACTMENT NO. 20-1996

SPONSORED BY: Vincent E. Griego

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RESOLUTION

ADOPTING THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN AND ITS PLAN BOUNDARIES, REPEALING THE 1978 SAWMILL SECTOR DEVELOPMENT PLAN AND ITS PLAN BOUNDARIES, AND ESTABLISHING SU-2 ZONING FOR THE PLAN AREA.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt plans and zoning within its planning and platting jurisdiction, as specified by Articles 19 and 21 of New Mexico Statutes Annotated 1978, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Sawmill/Wells Park area of Albuquerque is designated by the Albuquerque/Bernalillo County Comprehensive Plan as a Central Urban Area that has goals and policies about improving air and water quality, conserving historic resources, rehabilitating housing and infrastructure, and improving linkages between neighbhoods and employment, cultural, art and recreational facilities and the sector plan is consistent with the Comprehensive Plan; and

WHEREAS, the Sawmill Sector Development Plan adopted in 1978 emphasized basic public infrastructure projects for drainage, streets, and lighting and most of those projects have been implemented; and

WHEREAS, the area's current needs have been expressed by the community as nine goals that the 1978 sector plan does not address:

- Conserve and build on community identity and historic character.
- Protect and improve existing residential neighborhoods.
- Prevent new environmental hazards, correct existing environmental problems and promote resource conservation.

- Increase and improve housing without displacing current residents.
- Improve circulation for people walking, bicycling, using public transportation and/or driving.
- Develop local recreational opportunities for people living and working in and near the plan area.
- Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums, and Historic Old Town.
- Support commercial and industrial revitalization, jobs, and job training for local residents.
- Continue to improve City owned properties, public right-of-way, and public infrastructure; and

WHEREAS, the Plan's five action plans which include projects, programs, and proposed amendments to city-wide and regional ordinances, and the Plan's implementation strategies, Plan Implementation Committee, public design policies, and zoning regulations will fortify the community's existing strengths and help address community issues; and

WHEREAS, the City Planning Department has received substantial public and inter-departmental input in developing the Plan; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection, has approved and recommends adoption of the Sawmill/Wells Park Sector Development Plan.

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

Section 1. The attached Sawmill/Wells Park Sector Development Plan is adopted as a detailed plan consistent with and leading to implementation of Central Urban Area policies of the Albuquerque/Bernalillo County Comprehensive Plan.

Section 2. The Sawmill/Wells Park Sector Development Plan, attached hereto and made a part hereof, is hereby adopted as a land use control pursuant to the the Comprehensive City Zoning Code.

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The 11" x 17" color map in the Plan entitled "Sawmill/Wells Park Sector Plan Zoning" and the text of Plan Chapter 7. "Zoning" are adopted as an extension of the Zoning Code and its zone map.

Section 3. The projects, programs, amendments to city-wide ordinances and other actions called for in the five action plans in Plan Chapter 4. "Action Plans" shall be scheduled and initiated within 10 years of plan adoption. Capital projects included in the plan shall be considered for timely inclusion in the Capital Implementation Program. The five action plans are 1) Area Character and History Conservation, 2) Housing Development and Improvement, 3) Environmental Protection, 4) Economic Development, and 5) Public Projects.

Section 4. The Plan Implementation Committee described in Plan chapter 5. "Implementing the Action Plans" shall be formed within six months of sector plan adoption. An interagency team that includes City of Albuquerque departments, public utilities, public agencies, and local service providers shall be formed simultaneously to work closely with the Plan Implementation Committee to ensure coordinated and successful plan implementation.

Section 5. The policies described in Plan Chapter 6. "Public Project Design Policies" shall be considered for all public projects initiated in the Plan area.

Section 6. The Sawmill/Wells Park Sector Development Plan and sector plan boundaries as adopted in 1978 are hereby repealed and replaced with the attached Sawmill/Wells Park Sector Development Plan and sector plan boundaries. In the event of conflicting statements between the two plans, the newer attached Plan shall govern.

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PASSED AND ADOPTED THIS 17th DAY OF January, 1996

BY A VOTE OF 8 FOR AND 1 AGAINST.

Yes: 8
No: Cummins

Steve D. Gallegos, President
City Council

APPROVED THIS _____ DAY OF _____, 1996

"Pursuant to Article XI, Section 3, City Charter, this Resolution is in full force and effect without the Mayor's approval."

Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk

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