

## W66 - MAC Zone

**Intent:** The W66 Major Activity Center (W66 MAC) zone is designed to provide a highly concentrated mix of commercial, service, residential and employment uses in this critical segment of the corridor that intersects with two major north/south arterials. The W66 MAC zoning is intended to serve all of southwest Albuquerque and support West Route 66 as a destination within a recently designated Major Activity Center. Envisioned development in this area will be supported by capital projects in the public right-of-way recommended in Chapter 5 of this Plan.

**Justification:** The W66 MAC area consists of over 300 acres and serves the metropolitan population and beyond, providing commercial, office, and technology centers, including medium to high density residential in sensitive relationship to employment. The W66 MAC is accessible by all modes of travel and includes a major transit transfer point.



### Permissive Uses

1. Permissive and conditional uses of the R-3, O-1, C-1 and C-2 zones. Permissive uses only of the C-3 and IP zones. The following exceptions and/or modifications apply:
  - For multi-story residential structures within 200 feet of the Central ROW, constructing the first floor to commercial standards, to a minimum depth of 30 feet, is strongly encouraged so that they may be adapted to retail, service or similar uses as market demands evolve over time.
  - Drive-through and drive-up service window uses are permissive. Where such uses are located at the intersection of Central Ave. and an arterial street, direct pedestrian access shall be provided from the building to both intersecting streets and shall not cross a queuing lane or drive aisle. General Development Standards in Section 4.E. also apply.
  - Warehousing is permissive only if it is associated with a sales or display area on the premises.
  - Sheet metal working is permissive only in a fully enclosed building as regulated in the C-3 zone.
  - Adult amusement establishment and adult stores are prohibited, except in areas previously zoned C-3 or IP as of the adoption of this Plan.
  - Outdoor or Tent uses are permissive only for temporary uses that are allowed in this zone, with an Albuquerque Film Office or Special Events permit, subject to time period and frequency limits, provision of parking and restrooms, and prior approval by Fire Marshall.
  - Signs, off- and on-premise, per C-1 zone. For historic and iconic signs, see General Development Standards.

### Recommended Building Types

1. Residential - Townhouse, Rowhouse, Duplex/Triplex/Fourplex, Terrace apartments, Stacked flats, Courtyard apartments

2. *Mixed Use/Non-residential* - Loft unit, Podium building, Courtyard building, Flex building, Liner building, Light industrial, Civic institutional building, Structured parking - no ground floor uses, Structured parking - ground floor uses, Drive Through/Service Station.

**Floor Area Ratio**

1. No minimum or maximum Floor Area Ratio (FAR). A minimum of FAR 1.0 is strongly encouraged in order to create, over time, the walkable, transit-supportive and fine-grained development appropriate for a Major Activity Center.

**On-site Open Space**

1. A minimum 10% of the gross site acreage shall be designated as on-site open space, which consists of both *usable* and *public* open space, as defined in Section 5.0.
2. The *usable open space* component may consist of patios, plazas, balconies, roof decks, terraces, courtyards, exterior walkways and/or other open spaces for occupants. Usable open space is not required if building for residential or mixed residential/non-residential use is located within 1,500 feet of a park, plaza or other designated open space that is at least one acre in size and is accessible to the public.
3. The *public space* component shall be per §14-16-3-18(C)(4) and (5) of the Zoning Code with the following exceptions:
  - One public space area, a minimum of 200 square feet, shall be provided for every 10,000 square feet of building space.
  - See General Development Standards for additional public space requirements.

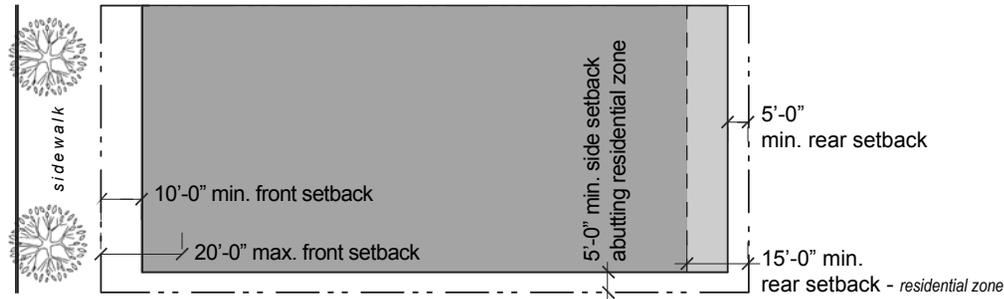
**Landscape Standards**

1. The total landscape area required for each development shall be a minimum 10% of the net lot area. See General Development Standards M. for additional requirements.

**Off-street parking Requirements**

1. All uses: No minimum parking requirement.
2. Maximum parking: 110% of requirements pursuant to §14-16-3-1 of the Comprehensive Zoning Code.
3. All other parking requirements shall conform to §14-16-3-22(C)(5) in the Comprehensive Zoning Code as well as the General Development Standards of this Plan.

# W66 - MAC Development



Site Layout Diagram

## Building Placement

### Front Setback

1. Front setback from Central R.O.W.: 10 feet minimum; 20 feet maximum. Vehicular circulation is not permitted in the front setback between a building and the street.
2. Front setback from other arterials: 10 feet minimum; no maximum
3. All others: 5 feet minimum, 10 feet maximum.

### Side Setback

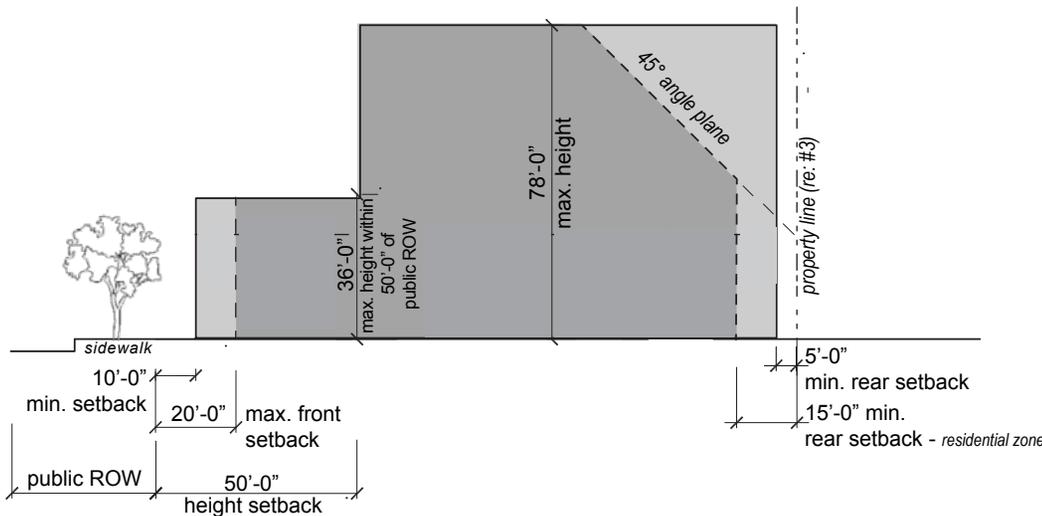
none/5 feet minimum abutting a residential zone

### Rear Setback

5 feet minimum/ 15 feet minimum abutting a residential zone

## Building Height

1. Heights shall be limited to 78 feet maximum.
2. Abutting R-1 through R-T zone or corresponding SU-1 zone including SU-1 for MH, building heights shall not exceed a 45 degree angle plane that begins at a height of 26 feet measured from the residential property line
3. Within 50 feet of a public ROW, heights shall be limited to 36 feet.



Building Section Diagram

### Additional Development Requirements

#### All properties

1. The General Development Standards, p. 111, shall apply to this zone.
2. For lots with over 400 linear feet of frontage along Central, 1 curb cut shall be permitted for every 300 linear feet.
3. No new parking shall be permitted between an existing building and a public right of way.
4. For lots 150 feet or less in width, a maximum of 50% of the street frontage may consist of parking areas. All other parking areas shall be located behind a building.
5. For lots greater than 150 feet in width, a maximum of 30% of the street frontage may consist of parking areas. All other parking areas shall be located behind a building. Remaining street frontage shall consist of buildings, courtyards, patios and seating areas, site walls up to 3-feet in height and/or landscaping.
6. A ten foot minimum landscaped setback is required between the sidewalk and the parking area. Remaining street frontage shall consist of buildings, courtyards, patios and seating areas, site walls up to 3 feet in height and/or landscaping.
7. Standalone ATM stations shall be walk-up only. See General Standards for standalone ATM station requirements.
4. Streets, which may remain private, shall separate blocks. (Also included in Subdivision Standards Streets shall not have more than two travel lanes a maximum of 10 feet in width, except service drives may have 2 lanes up to 15 feet in width.
5. All on site streets, unless used primarily as service drives shall have on-street parking. On-street parking may be parallel, angled or perpendicular.
6. All on-site streets that are not used primarily as service drives shall have a minimum 6 foot wide sidewalk, separated from the curb by a 4 foot wide landscaped area. Tree wells may be substituted for the continuous landscape strip. Cuts shall be permitted into curb to allow water to flow into planting areas, see Low Impact Development standards in General Development Standards section.

#### For properties greater than 4 acres

1. In order to provide connectivity between public sidewalks, parking areas and development, no more than 400 linear feet of development shall front Central or other public ROWs without a pedestrian passage from public R.O.W. to parking areas or a vehicular drive with sidewalks on both sides.
2. Block face dimensions: 600 feet maximum fronting Central, 850 feet perpendicular to Central.
3. Block perimeter: 2,900 feet maximum.