



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

Interoffice Memorandum

June 28, 2022

To: CITY COUNCIL

From: Camille Chavez, Assistant City Clerk *cc*

Subject: BILL NO. O-22-10; ENACTMENT NO. O-2022-022

I hereby certify that on June 24, 2022, the Office of the City Clerk received Bill No. O-22-10 as signed by the president of the City Council, Isaac Benton. Enactment No. O-2022-022 was passed at the June 6, 2022 City Council meeting. Mayor Keller did not sign the approved Ordinance within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Ordinance is in full effect beginning July 29, 2022 without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. O-22-10.

Sincerely,

Ethan Watson *EW*

Ethan Watson
City Clerk

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1 Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit
2 Corridors, and Main Street Corridors as the Centers and Corridors that are
3 intended to be walkable, with a mix of residential and non-residential land
4 uses, and with higher-density and higher-intensity uses; and
5 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
6 and Corridors from the most to the least walkable, mixed-use, and dense, with
7 Downtown, Urban Centers, Premium Transit Corridors, and Main Street
8 Corridors all intended to be highly walkable, mixed-use, and dense; and
9 WHEREAS, the City Council adopted the Integrated Development
10 Ordinance (IDO) to implement Comp Plan Goals and policies; and
11 WHEREAS, the IDO implements the ABC Comp Plan by establishing
12 building design standards specific to Urban Centers (UC), Main Streets (MS),
13 and Premium Transit (PT) areas; and
14 WHEREAS, the IDO establishes zone districts, overlay zones, allowable
15 uses, use-specific standards, and general regulations in Parts 1 through 5 that
16 set the bar for high-quality development that is compatible with surrounding
17 land uses and provides appropriate transitions and buffers to lower-intensity
18 uses nearby; procedures for review and decision of applications related to
19 land use and development in Part 6; and definitions and acronyms in Part 7;
20 and
21 WHEREAS, the IDO requires the City to submit proposed changes on an
22 annual basis to further the implementation of the Comp Plan (§14-16-6-3); and
23 WHEREAS, Planning staff compiled proposed amendments that would
24 improve the clarity and implementation of the IDO based on challenges in
25 applying regulations and neighborhood protections in real-world contexts with
26 real-world projects; and
27 WHEREAS, other proposed amendments to IDO text would establish a new
28 regulatory intent responding to changes in demands for housing and business
29 needs as well as other current trends; and
30 WHEREAS, the City understands that predictability of zoning and
31 compatibility of land use and zoning are essential in order to maintain and
32 strengthen economic value and viability for property owners and businesses,

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1 and to ensure appropriate and adequate protections for neighboring
2 properties; and
3 WHEREAS, the IDO establishes procedures for adopting and amending
4 small area regulations in areas where different regulations are needed to
5 support and achieve a character of development that differs from results
6 intended from general regulations that apply citywide; and
7 WHEREAS, the Planning Department submitted two applications for
8 Amendment to IDO Text – one for citywide amendments and one for small area
9 amendments – that met all application requirements; and
10 WHEREAS, the IDO requires Amendments to IDO Text to be reviewed by
11 the Environmental Planning Commission (EPC) and decided by City Council
12 as the City’s zoning authority §14-16-6-7(D)(2)(c) and (E)(2)(c); and
13 WHEREAS, the City provided all required notice for an Amendment to IDO
14 Text - Citywide, including publishing a legal ad in the Albuquerque Journal,
15 emailing two representatives of each neighborhood organization registered
16 with the Office of Neighborhood Coordination (ONC), and posting notice on
17 the Planning Department website and on the project website; and
18 WHEREAS, the City provided additional notice with announcements on the
19 Planning Department webpage, and email notice sent to approximately 10,000
20 subscribers to the ABC-Z project update email list on October 29, 2021; and
21 WHEREAS, the Amendment to IDO Text – Citywide is to be reviewed and
22 decided as a legislative action; and
23 WHEREAS, though a neighborhood meeting is not required for an
24 Amendment to IDO Text - Citywide, Planning staff held two public study
25 sessions and three open houses on the proposed IDO Annual Update text
26 amendments in 2021 to present and discuss the proposed changes, respond
27 to questions, and gather feedback; and
28 WHEREAS, the EPC found that the proposed amendments would further a
29 preponderance of adopted City goals and policies, particularly those that
30 pertain to land use and implementation processes; and
31 WHEREAS, the City provided all required notice for an Amendment to IDO
32 Text – Small Area, including publishing a legal ad in the Albuquerque Journal,
33 emailing two representatives of each affected neighborhood organization

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1 registered with the Office of Neighborhood Coordination (ONC), posting notice
2 on the Planning Department website and on the project website, and mailing
3 individual property owners within the small mapped area; and

4 WHEREAS, the Amendment to IDO Text – Small Area is to be reviewed and
5 decided as a quasi-judicial action; and

6 WHEREAS, offer of a neighborhood meeting is required for an Amendment
7 to IDO Text – Small Area, and Planning staff held a neighborhood meeting on
8 October 6, 2021 on the proposed IDO text amendments to the Old Town
9 Historic Protection Overlay Zone (HPO-5) to present proposed changes,
10 respond to questions, and gather feedback; and

11 WHEREAS, the EPC voted to forward a recommendation of APPROVAL for
12 both the Text Amendment – Citywide and Text Amendment – Small Area
13 applications to the City Council with findings and recommended conditions
14 that are in the official record; and

15 WHEREAS, Planning staff has incorporated the proposed amendments
16 along with the EPC recommended conditions of approval for both applications
17 into a single redline draft for review by City Council.

18 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:

20 SECTION 1. The IDO text is amended as shown in Exhibit 1 (Redline Draft).

21 SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
22 clause, word or phrase of this ordinance is for any reason held to be invalid or
23 unenforceable by any court of competent jurisdiction, such decision shall not
24 affect the validity of the remaining provisions of this ordinance and each
25 section, paragraph, sentence, clause, word, or phrase thereof irrespective of
26 any provision being declared unconstitutional or otherwise invalid.

27 SECTION 3. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
28 take effect one month after publication by title and general summary

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1 PASSED AND ADOPTED THIS 6th DAY OF June, 2022
2 BY A VOTE OF: 5 FOR 4 AGAINST.

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4 For: Bassan, Benton, Davis, Fiebelkorn, Jones
5 Against: Grout, Lewis, Peña, Sanchez
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10 Isaac Benton, President
11 City Council
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15 APPROVED THIS _____ DAY OF _____, 2022
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18 Bill No. O-22-10
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23 _____
24 Timothy M. Keller, Mayor
25 City of Albuquerque
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27 ATTEST:

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29 _____
30 Ethan Watson, City Clerk
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