

CITY of ALBUQUERQUE

TWENTY- SECOND COUNCIL

COUNCIL BILL NO. C/S R-16-137 ENACTMENT NO. _____

SPONSORED BY: Klarissa Peña, by request

1 RESOLUTION
2 AMENDING THE RIO BRAVO SECTOR DEVELOPMENT PLAN ZONE MAP
3 FROM R-LT TO R-2 FOR TRACTS RR-3-A AND RR-3-B FOR TWO PARCELS OF
4 APPROXIMATELY 27-ACRES ABUTTING THE SOUTH SIDE OF DENNIS
5 CHAVEZ BLVD, JUST NORTH OF 98TH STREET.

6 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
7 has the authority to adopt plans for the physical development of areas within
8 the planning and platting jurisdiction of the City authorized by statute, §3-19-5,
9 NMSA 1978, and by its home rule powers; and

10 WHEREAS, the Council has the authority to adopt, amend, or repeal such a
11 sector development plan; and

12 WHEREAS, the City of Albuquerque adopted the Rio Bravo Sector
13 Development Plan, a Rank III Sector Development Plan, (RBSDP) in 1988
14 (Enactment No. 215-1988) and amended the plan in 1999 (Enactment No. 4-
15 2000) and in 2009 (Enactment No. R-2009-035); and

16 WHEREAS, the Rio Bravo Sector Development Plan establishes R-LT as the
17 predominant residential zone as well as R-2, with the intent to encourage a
18 variety of housing types, but has developed mostly as single-family housing;
19 and

20 WHEREAS, the Environmental Planning Commission found that the
21 residential areas within the Rio Bravo Sector Development Plan have primarily
22 developed as single-family units with little variation; and

23 WHEREAS, the Environmental Planning Commission found that the
24 allowance of residential development under R-2 zoning will provide a new
25 housing choice for the southwest side of the City that it lacks; and

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1 WHEREAS, the Environmental Planning Commission found that the
2 applicant justified the zone change request through the R-270-1980 criteria by
3 exhibiting there are changed community conditions through the designation
4 of new activity centers, the County’s adoption of the Ceja Vista Master Plan,
5 and the construction of new schools in the area; and

6 WHEREAS, the Environmental Planning Commission found that the subject
7 site is in close proximity of two activity centers designated through the
8 Comprehensive Plan and the Rio Bravo Sector Development Plan, where
9 higher density housing is most appropriate; and

10 WHEREAS, the Comprehensive Plan identifies that multi-unit housing is an
11 appropriate use in Neighborhood, Community, and Major Activity Centers; and

12 WHEREAS, the applicant proposes to reduce this development’s
13 contribution to school overcrowding in the area by developing a portion of the
14 multi-family units as senior housing; and

15 WHEREAS, the subject site is located along a Regional Principal Arterial
16 that has transit service today able to serve the proposed development; and

17 WHEREAS, planning staff received minimal opposition to the proposed
18 zone change; and

19 WHEREAS, on September 8, 2016, the Environmental Planning
20 Commission, in its advisory role on land use and planning matters,
21 recommended approval to the City Council of the request.

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

24 **SECTION 1: Illustration 8, Land Use and Revised Zoning Classes, in the**
25 **RBSDP shall be amended to show the R-2 zone on TRACTS RR-3-A and RR-3-**
26 **B.**

27 **SECTION 2: The Zone Atlas Page P-09-Z shall be amended to show the R-2**
28 **zone on TRACTS RR-3-A and RR-3-B.**

29 **SECTION 3: EFFECTIVE DATE. This resolution shall take effect five days**
30 **after publication by title and general summary.**