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1 WHEREAS, prioritizing site plan approvals and construction permitting
2 processes for development projects within the Downtown Center may attract
3 investment and help to quickly revitalize the core of the City; and

4 WHEREAS, prioritizing site plan approvals and construction permitting
5 processes for projects that contribute to downtown revitalization aligns with
6 city goals related to downtown development; and

7 WHEREAS, the City of Albuquerque Planning Department has an optional
8 construction permitting fee-based program called "FasTrax" which commits to
9 expedited plan review, including an assigned plan expediter and guaranteed
10 plan review completion dates; and

11 WHEREAS, a time-limited prioritization of certain construction permits is
12 reasonable to help with certain development that is essential to the growth
13 and success of the City.

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

16 SECTION 1. PRIORITY PERMITTING

17 A. The Planning Department shall process completed construction permit
18 applications for the following land uses that will result in new dwelling units
19 that are located in or within ¼ mile of Downtown, Urban Centers, Employment
20 Centers, Activity Centers, Premium Transit Corridors, Main Street Corridors,
21 Major Transit Corridors, and/or Multi-modal Corridors, as identified on page 5-
22 9 of the 2017 Albuquerque/Bernalillo Comprehensive Plan, as "FasTrax"
23 applications. There shall be no additional "FasTrax" fees required for
24 applications processed this way.

- 25 I. Dwelling, single-family detached
- 26 II. Dwelling, mobile home
- 27 III. Dwelling, cluster development
- 28 IV. Dwelling, cottage development
- 29 V. Dwelling, two-family detached (duplex)
- 30 VI. Dwelling, townhouse
- 31 VII. Dwelling, live-work
- 32 VIII. Dwelling, multi-family
- 33 IX. Dwelling Unit, accessory

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- 1 X. Assisted living facility or nursing home
- 2 XI. Community residential facility - small or large
- 3 XII. Dormitory
- 4 XIII. Group home – small, medium, or large

5 B. The Planning Department shall process completed construction permit
6 applications within all Metropolitan Redevelopment Areas with an adopted
7 boundary and adopted plan, as “FasTrax” applications. There shall be no
8 additional “FasTrax” fees required for applications processed this way.

9 SECTION 2. SITE PLAN REVIEW

10 To expedite the review and approval of all site plans associated with the land
11 uses in Section 1 of this bill, Planning staff prioritize providing comments and
12 corrections to completed applications and shall provide additional meetings
13 as necessary to expedite the site plan approval process.

14 SECTION 3. EXPIRATION

15 Development applications for the land uses and/or areas listed in Sections 1
16 and 2 of this bill shall be processed as “FasTrax” applications for a two-year
17 period starting from the approval date of this resolution. The approval of
18 completed site plan applications for the land uses and/or areas listed in
19 Section 1 of this bill shall be prioritized and expedited for a two-year period
20 starting from the approval of this resolution.

21 SECTION 4. REPORTING

22 Every six months following approval of this resolution by the City Council, the
23 Planning Department shall provide, via Executive Communication, to the City
24 Council an update on the number of applications processed for the land uses
25 and/or areas listed in Section 1 of this bill.

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1 PASSED AND ADOPTED THIS 15th DAY OF April, 2024
2 BY A VOTE OF: 9 FOR 0 AGAINST.

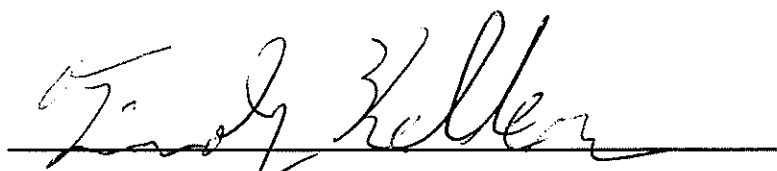
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Dan Lewis, President
City Council

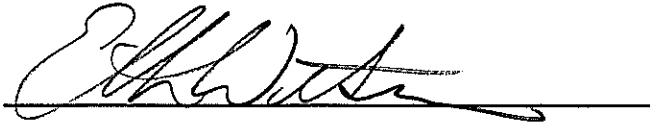
APPROVED THIS 26 DAY OF April, 2024

Bill No. R-24-22



Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

February 23, 2024

TO: Dan Lewis, President, City Council

FROM: Timothy M. Keller, Mayor 

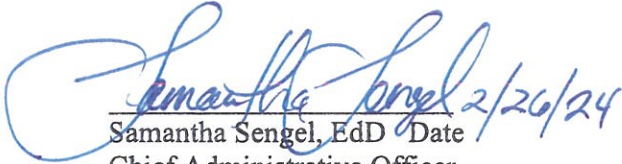
SUBJECT: Priority Permitting Resolution

If approved, this resolution will implement a two-year priority policy at the Planning Department for site plan and construction applications for housing-related uses in and within ¼ mile of Centers and Corridors and for development in the downtown center. The following land housing-related land uses would be prioritized per the instructions in the resolution:

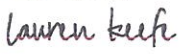
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|---|--|
| a) Dwelling, single-family detached | h) Dwelling, multi-family |
| b) Dwelling, mobile home | i) Dwelling Unit, accessory |
| c) Dwelling, cluster development | j) Assisted living facility or nursing home |
| d) Dwelling, cottage development | k) Community residential facility - small or large |
| e) Dwelling, two-family detached (duplex) | l) Dormitory |
| f) Dwelling, townhouse | m) Group home – small, medium, or large |
| g) Dwelling, live-work | |

This resolution also implements a two-year tracking requirement in which bi-annual reports must be submitted to the City Council regarding the number of applications processed for the legislated land uses and/or areas.


Approved:


Samantha Sengel, EdD Date 2/26/24
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
 2/26/2024 | 11:49 AM MST
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Date
City Attorney

Recommended:

DocuSigned by:
 2/23/2024 | 3:53 PM MST
047D88B6EF4C443...
Date
Director

Cover Analysis

1. What is it?

A resolution to implementing permitting policy at the Planning Department

2. What will this piece of legislation do?

This resolution will implement a two-year policy at the Planning Department to prioritizing applications for permanent housing-related land uses and applications in the Downtown Center. It also implements a reporting requirement on the number of applications processed this way.

3. Why is this project needed?

This resolution will continue the City's commitment to increasing the number of permanent housing units in the City and will highlight the City's commitment to revitalizing Downtown as an economic hub of the city. The prioritization of permits for these uses and the downtown area will signal to developers that housing and downtown are priorities.

4. How much will it cost and what is the funding source?

This resolution will not generate additional costs to the City, however, due to the FasTrax fees being waived there is an anticipated 10% loss in revenue, as depicted in the Fiscal Impact Analysis.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

There is no anticipated revenue as a result of this resolution.

6. What will happen if the project is not approved?

If not approved, applications for permanent housing land uses and development in the Downtown center will continue to be processed under the typical procedure – “first come, first served.” Absent the incentive this resolution offers, developers may choose to not submit applications at this time.

7. Is this service already provided by another entity?

No.

FISCAL IMPACT ANALYSIS

TITLE: Priority Site Plan Approval and Permitting within Downtown Center R: O:
 FUND: 110
 DEPT: 4962000

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years			Total
	2024	2025	2026	
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property				-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[] Estimated revenues not affected				
[X] Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH				
Total Revenue	\$ (10,000)	\$ (52,000)	\$ (39,000)	\$ (101,000)

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

Comments

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

This legislation would allow for fast tax treatment without the associated fee being charged for development that occurs within the Downtown Center that meets the criteria of the ordinance..

PREPARED BY:

DocuSigned by:
Debbie Dowbranski 2/23/2024 | 3:44 PM MST
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 FISCAL ANALYST

APPROVED:

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REVIEWED BY:

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 EXECUTIVE BUDGET ANALYST

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 CITY ECONOMIST